



# LIMONERO

GOLF RESIDENCE



Building Specifications



*“ Welcome to  
a world apart*

## WELCOME HOME

*Imagine a heaven  
where the comforts of home  
meet the enchanting vistas  
and surroundings of a green  
oasis on the  
Spanish Mediterranean coast.  
Where your loved ones can  
gather, where captivating  
entertainment unfolds in the  
clubhouse and local restaurants.  
Enjoy a game of golf or relax on  
your south facing terrace.  
Welcome to your world apart.*



LIMONERO  
GOLF RESIDENCE

**Limonero Golf Residences**  
**Frontline Golf Apartments**  
Prime location surrounded by Mediterranean forest

## Index

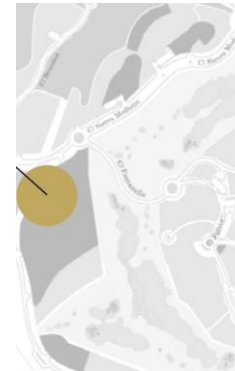
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1 - THE BUILDING

2- COMMUNITY AREA

3- INTERIORS

4- INSTALLATIONS



1

## The Building

1- Foundation & Structure

2- Facade & Roof

3- Exterior Carpentry





## FOUNDATION & STRUCTURE

- Foundation footings and strapping made of HA-25/B/40/IIa concrete, reinforced with B-500SD steel.
- Reinforced concrete walls made of HA-25/B/25/IIa, reinforced with B-500SD steel, two-sided formwork and waterproofed.
- Mixed concrete and steel structure. Reinforced concrete retaining walls.
- One-way sanitary floor slab made of HA-25/B/20/I concrete, reinforced with B-500SD steel, with 25+5 cm edge on ground floor.
- Waffle slab made of HA-25/B/20/I concrete, reinforced with B-500SD steel, with 25+5 cm edge on the ground floor and 30+5 cm on the floor slab. 30+5 cm on first floor and roof slabs.
- Solid concrete slab and overhangs executed with a light metal structure.



## FACADE & ROOF

- The walls and ceiling are finished with smooth plastic paint in all apartments. The standard paint is RAL 9010. On the outside, the finish is coloured water-repellent single-layer mortar.
- Exterior wall with 12 cm ceramic bricks. Extruded polystyrene EPS insulation, 8 cm Rockwool insulation or similar and double internal plasterboard lining wall cladding.
- Dry, double, reinforced partitioning system, with thermal and acoustic "rock wool" insulation where appropriate in the areas defined by the interior design.
- Flat roof with thermal and acoustic insulation and waterproofed with asphalt membrane. Finished with porcelain/ceramic flooring to match the design of the project.
- Solarium and open-air terraces on the ground floor with non-slip stoneware/tiles.
- Non-trafficable flat roof with XPS 12 cm insulation in the covered area.
- Thermal and acoustic insulation and waterproofing with asphalt sheeting.



## EXTERIOR CARPENTRY

Windows made of aluminium with a high quality thermal and double glazing, with low thermal emission. Carpentry from SCHÜCO or similar in antrasite colour. Laminated double thickness safety glass railings on terraces 8+8 (10+10).

 **GRIESSER**



**SCHÜCO**

PARTNER

Minimalist Schüco aluminium joinery, V-sliding and tilt-and-turn system, with anti-leverage frame security, thermal break, double glazing with argon chamber and double glazing with laminated glass, argon chamber and double perimeter sealing.

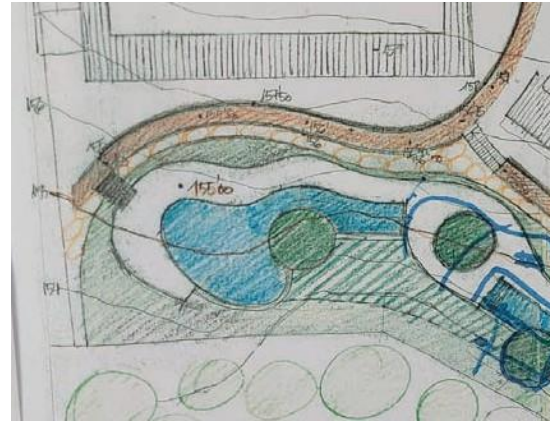


1

2

## Community Area

- 1- Pool & Landscaping
- 2- Garage
- 3- Building Entrance



## Communal Pool Area

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Beautiful landscaped gardens with Mediterranean plants, trees and vegetation surrounding a designer swimming pool.



## Parking & Storage area

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Exterior covered parking spaces with private storage area for each property.



## Building Entrance

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Stone wall featured entrance area to the building with intercom system and floor to ceiling windows/doors from the brand Schüco.

## POOL





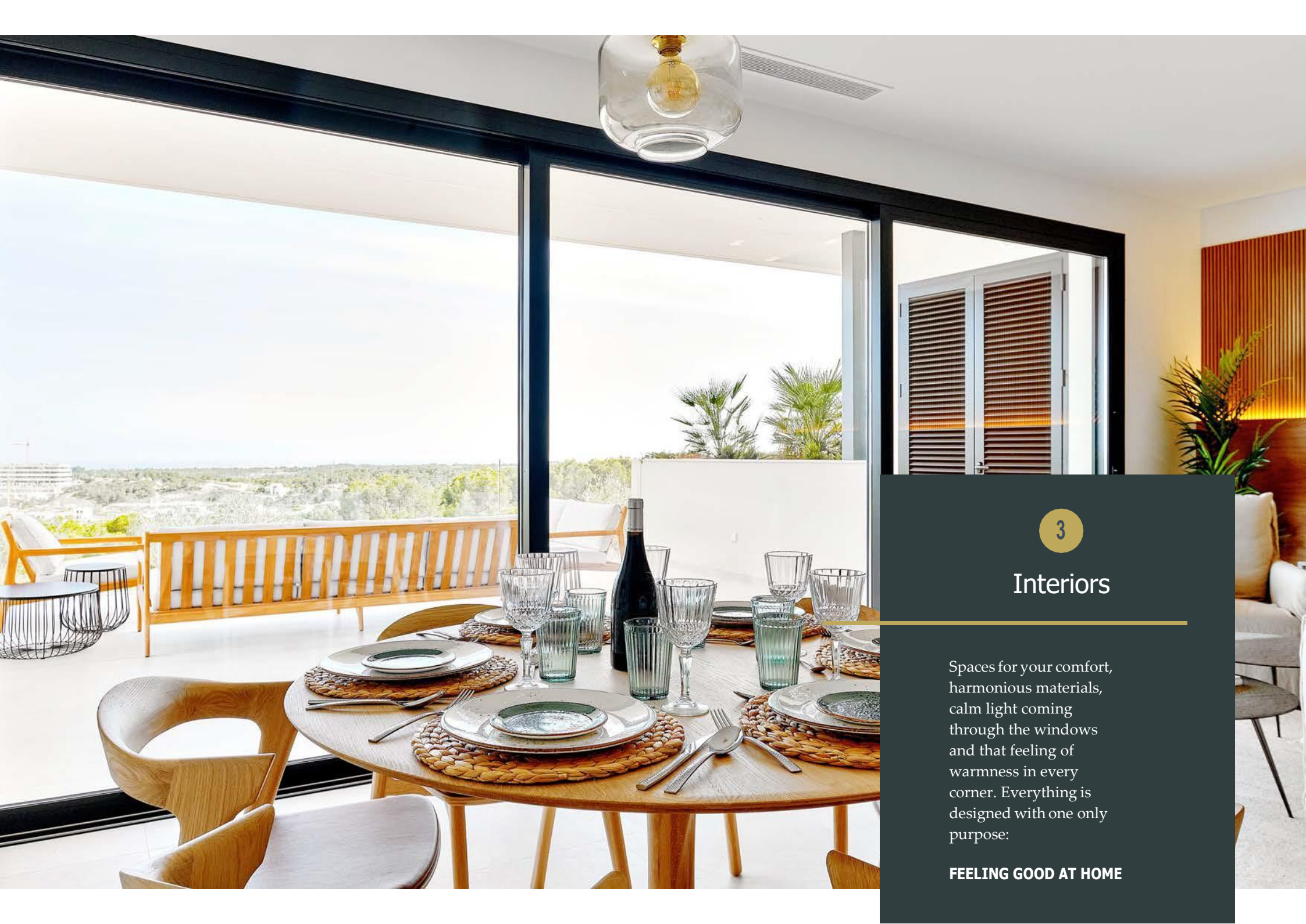
## *The Golf*

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The heart of this valley is its golf course, awarded five times as “Best Golf Course in Spain” at the World Golf Awards.

The 18-hole championship par-71 course is complemented by a short game area designed by golf legend Miguel Angel Jimenez, an academy, driving range, putting green and approach area.





3

## Interiors

Spaces for your comfort, harmonious materials, calm light coming through the windows and that feeling of warmth in every corner. Everything is designed with one only purpose:

**FEELING GOOD AT HOME**

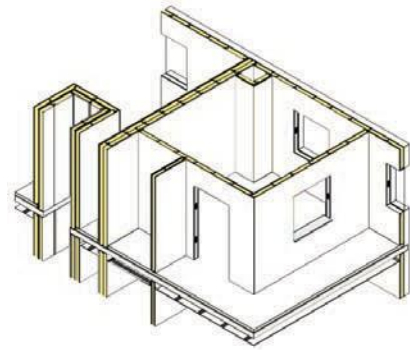


# LIMONERO

COLF RESIDENCE

We know that the selection of finishes are very important to you. We offer the extra possibility of personal advice and design from our team of designers and interiorists.

We help you to tailor make your home, guiding and helping you through the process to choose between the different options that we offer.



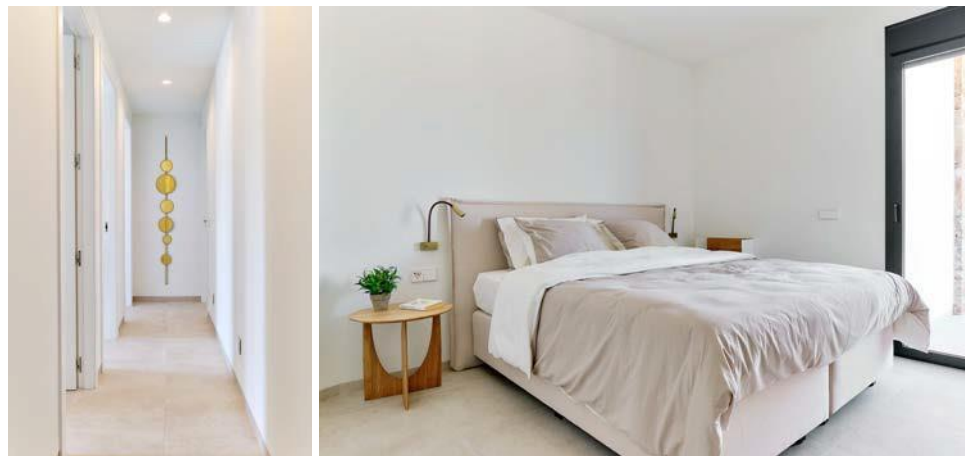
## PARTITIONS

The division between apartments will be double hollow brick with gypsum plastering each side and self-supporting plaster lining double plate laminate on each side with thermal and acoustic insulation fiberglass or rock wool inside. The divisions of separation of apartments with common areas will be made of sound resistant brick with gypsum plaster and self-supporting plaster of laminated plaster, with thermal insulation and rock wool fiberglass acoustic in its interior towards the side of the apartment. The interior partitions separating the different rooms will be made up of double plate plasterboard partitions each side insulated inside for the best acoustics and thermals, except in bathrooms which will be executed with a waterproof plate of gypsum plaster.



## FLOOR & WALLS

The floor will be made with tiles by PORCELANOSA, 60x60cm with different models; VELA NATURAL, VELA SMOKED. The skirting boards will be 7cm in the same tile finished into the wall. Smooth plastic paint on walls and ceilings and bathroom claddings. Ceramic tiling of the PORCELANOSA brand, 33x59cm models to be chosen from a wide selection.



PORCELANOSA

\*\*LIGORE reserve the right to replace the brands and models indicates, with others of similar features and quality; due to unavailability or technical nature.

# noken

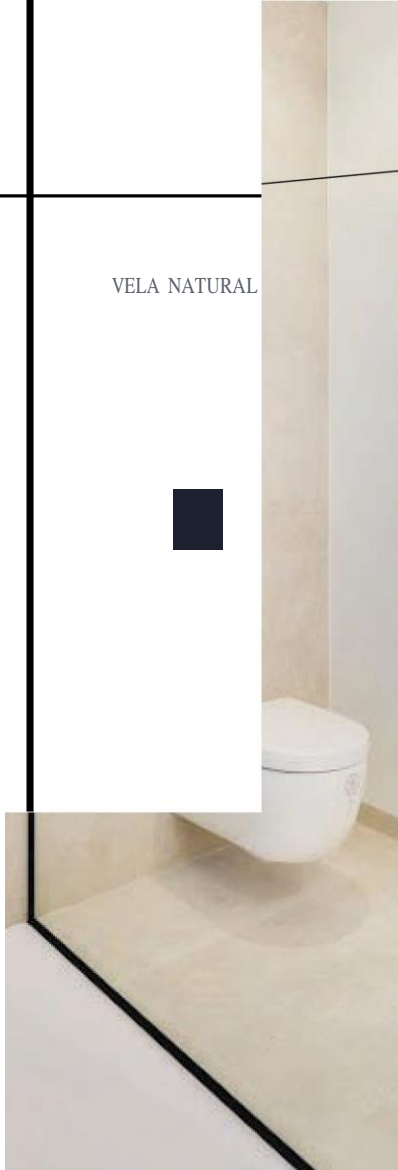
PORCELANOSA BATHROOMS

OLD BEIGE

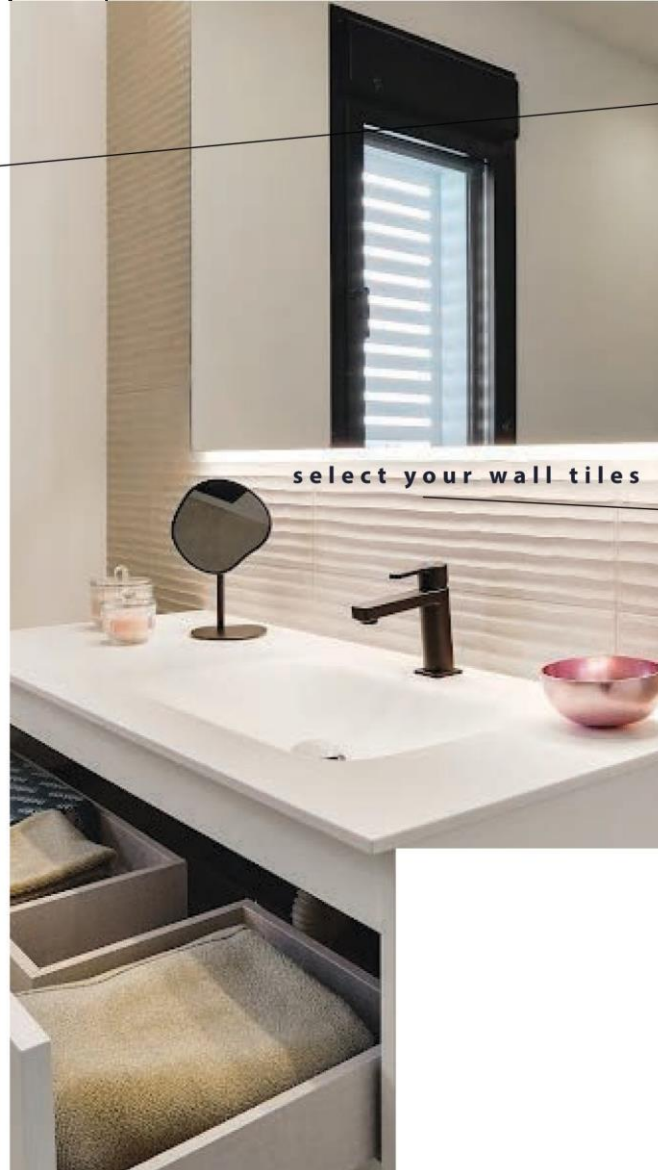


Decorate  
your  
shower

VELA NATURAL



select your wall tiles



VELA NATURAL

33x59cm

LIMIT VELA NAT

33x59cm



VELA NATURAL

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33x59cm



VELA SMOKED

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33x59cm



OLD BEIGE

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33x59cm



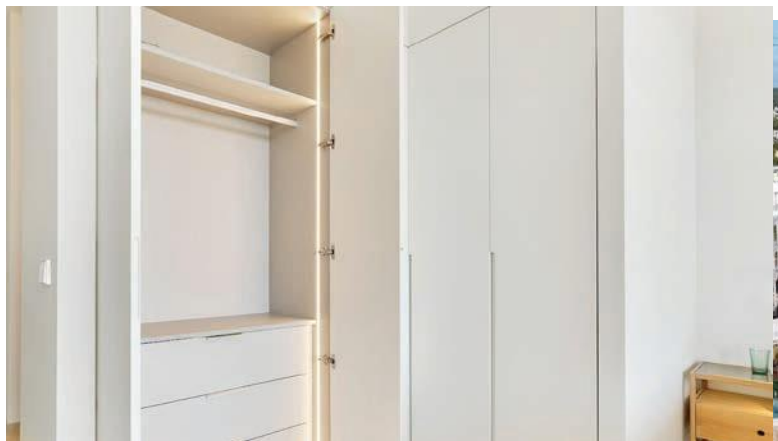
LIMIT VELA SMOKED

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33x59cm



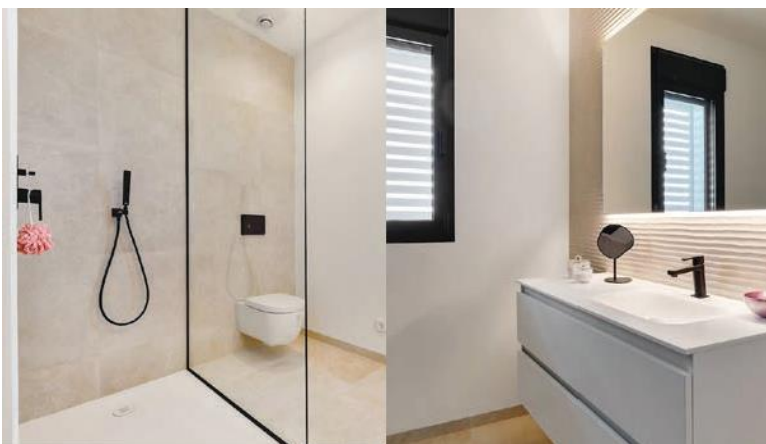
**noken**  
PORCELANOSA BATHROOMS



## INTERIOR CARPENTRY

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Polywood step door in lacquered white with designer door handles.  
Smooth pantograph wardrobe front with smooth hinged doors made of MDF wood.  
Wardrobes are designed according to the project.  
LED lighting and movement sensor in master bedroom.



## BATHROOMS

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Master bathroom fittings and taps by NOKEN from PORCELANOSA.  
Toilet model ACRO COMPACT, non-slip shower tray in KRION white, taps URBAN black matt. Up to ceiling shower screen with black matt profiles.  
Cabinet 150cm with 2 drawers and countertop in KRION white or your choice of colour. Mirror size of the cabinet with LED lighting.

Other bathrooms fittings and taps by NOKEN from PORCELANOSA.  
Toilet model ACRO COMPACT, non-slip shower tray in KRION white, taps URBAN black matt. Up to ceiling shower screen with black matt profiles.  
Cabinet depending on design; 2 drawers and countertop in KRION white. Mirror size of the cabinet with LED lighting.

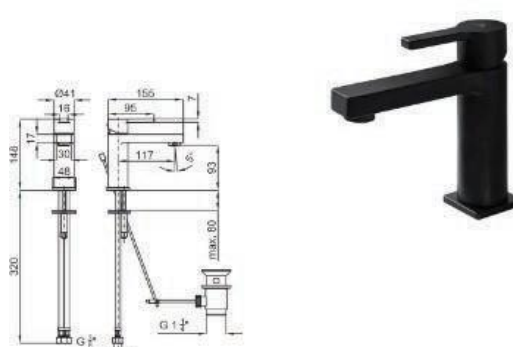
**noken**  
PORCELANOSA BATHROOMS

The interior plumbing is made with thermally insulated cross-linked polyethylene piping for both hot and cold water networks, together with a hot water circulation system. The production of domestic hot water is carried out by aero thermic system. The downpipes and drains will be made from sanitary PVC.

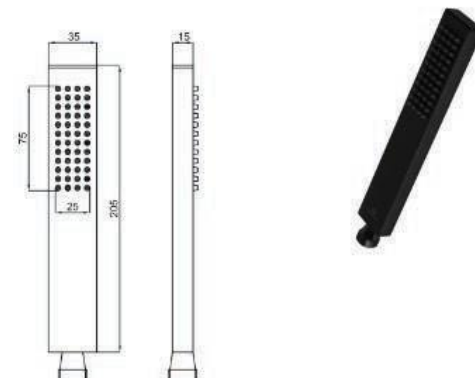
TOILET ACRO COMPACT  
SUSPENDED



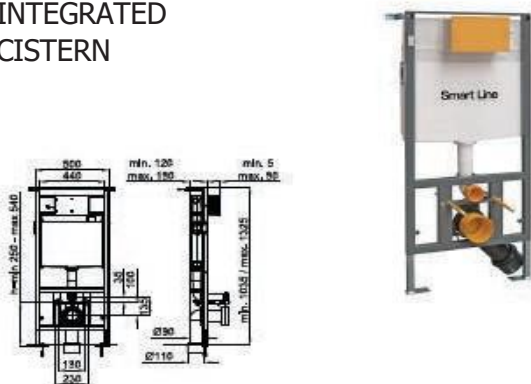
BATHROOM TAP URBAN



HAND SHOWER



INTEGRATED  
CISTERN



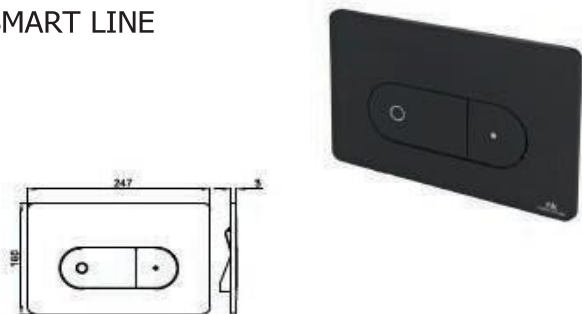
SHOWER MIXER



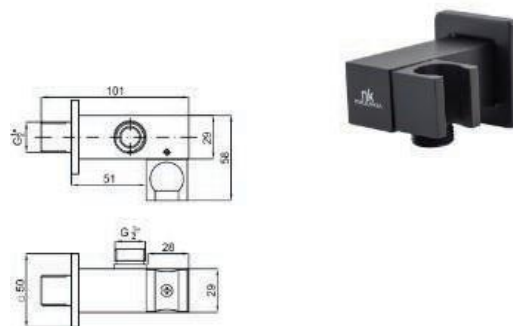
HAND SHOWER FLEX



DOUBLE FLUSH BUTTON  
SMART LINE



HAND SHOWER SUPPORT WITH  
WATER CONNECTION



RAIN SOWER 30CM



**noken**  
PORCELANOSA BATHROOMS

## MASTER BATHROOM CABINET

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## KITCHEN

High quality kitchens from GamaDecor by Porcelanosa .  
 Furniture in melanin with a matt silk lacquer finish and top quality fittings.  
 Design Worktops from XTONE by Porcelanosa. Standard 12mm.  
 Extraction integrated into the hob - BORA brand.

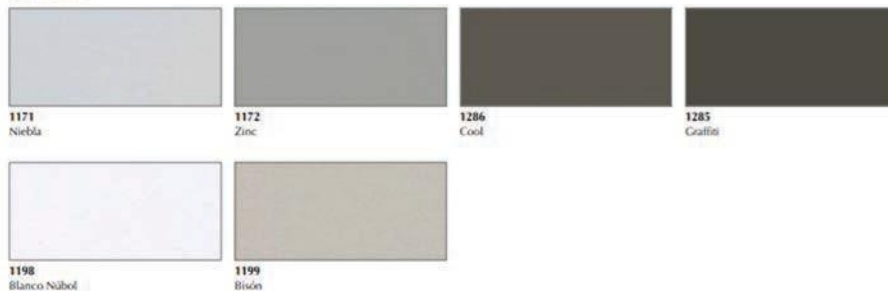
Appliances standard option. SIEMENS brand or similar.  
 combi fridge, oven, microwave, dishwasher, hob and washing machine.



Wood imitation.  
 Imitación madera.  
 Imitation bois.



Plain colours.  
 Colores lisos.  
 Couleurs lisses.



“

*Porcelanosa kitchens are contemporary and minimalist, characterised by their cutting-edge features that create space by combining design and state-of-the-art elements.*

*Gamadecor presents its streamlined, straight line kitchens featuring minimalist designs with an extensive range of available finishes, making them the ideal choice for any setting.*

**SIEMENS**

COMBI FRIDGE



**SIEMENS**

DISHWASHER



**SIEMENS**

WASHING MACHINE



HOB

**BORA**

BORA PURE

EXTRACTION TYPE:  
RECIRCULATION AIR



**SIEMENS**

MICROWAVE



OVEN



Imágenes no contractuales y meramente ilustrativas sujetas a modificaciones por exigencias de orden técnico, jurídico o comercial de la dirección facultativa o autoridad competente. Las infografías de las fachadas, elementos comunes y restantes espacios son orientativas y podrán ser objeto de variación o modificación en los proyectos técnicos. El mobiliario de las infografías interiores no está incluido y el equipamiento de las viviendas será el indicado en la correspondiente memoria de calidades.



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## Installations

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1- Electricity, TV, Phone

2- Heating, AC &  
Ventilation

## ELECTRICITY, TV, PHONE

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The apartments are equipped with electric mechanisms by Jung in white, that integrate domestic lights and with recessed spotlights in false ceilings.

Wall embedded lighting and outdoor wall fitting. TV sockets in living room and bedrooms.

Flat screen from Simon or Jung with basic domotics and video entry phone.



## BTicino Living Light

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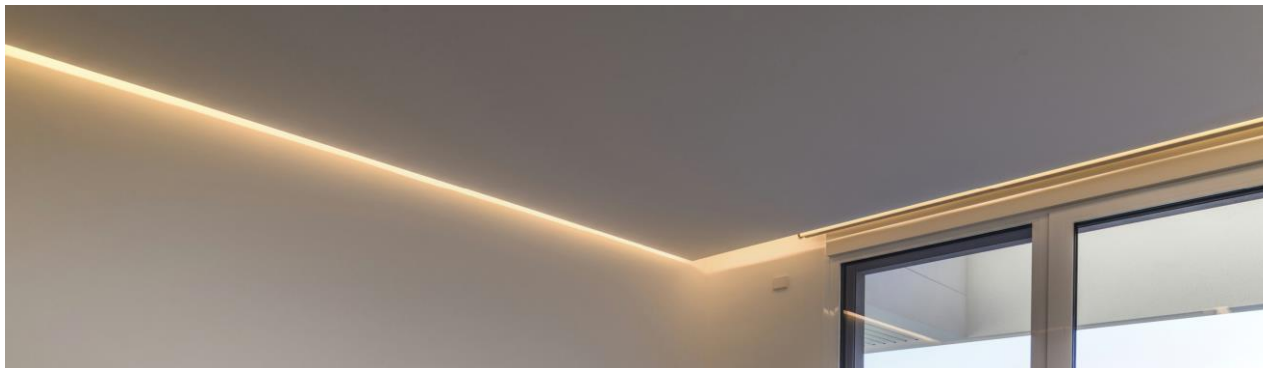
## HEATING, AC & VENTILATION

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Air conditioning via ducts fitted and hidden in the ceiling with direct expansion heat pump.

Pre- installation for electric towel heater in bathrooms. Electric underfloor heating in bathrooms.

Installation of air renewal and extraction.





# LIMONERO *Exclusive*

GOLF RESIDENCE

## PERSONALISED

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With LIMONERO Exclusive we offer you the extra service of advice and design from our team of professionals that will help you to PERSONALISE your home. Consult us for further details.

## DESIGNERS & INTERIORISTS

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You will be able to define the distribution, installation and every detail of the finishes for your home.  
The home that you dream of, we make it real.

## SHOWROOM

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We have showrooms where you can visit to see, touch and choose the materials, components and finishes for your home.



## DISTRIBUTION, INSTALLATIONS & FINISHES

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- Partition
- Kitchen
- Lighting
- AC
- Domotics
- Bathrooms
- Terrace
- Flooring & Cladding
- Interior Carpentry
- Mechanisms Exterior
- Carpentry



Dear future owner of Limonero 26, below you can find all the deadlines regarding the choices of your fabulous new apartment. In case we don't have any selection before the agreed deadline, we would automatically choose the standard finishes as seen in our show apartment.

PHASE 01: Design and distribution.

To elaborate with our architects the final plan of your apartment based on your requirements. The plan has to be signed within the contract in order to confirm the final distribution of your apartment.

- A) Bathrooms, internal walls, rooms and enclosures.
- B) Plumbing, toilets, taps and washbasins.
- C) Kitchen sink location.

PHASE 02: Installations and tiles.

- D) Electricity, air conditioning, blinds and smart house system.
- E) Pavements and coating.

PHASE 03: Equipment and finishes.

- F) White goods, kitchen finishing, countertop and equipment.
- G) Woods, cladding, painting and finishes.
- H) Bathroom furniture and accessories.

\* Any decision taken after the deadline included in this document could affect the delivery date of your apartment. v3

