

MATERIALS DETAILS AND BUILDING
SPECIFICATIONS.



SEAVIEWS RESERVE

BY RESERVA DEL HIGUERÓN
PRIVÉ

FOUNDATION AND STRUCTURE



Foundations using isolated footings and / or continuous reinforced concrete slab according to the conclusions of the Geotechnical Study and CTE DB-SE-C "Foundations".

Reinforced concrete structure formed by pillars, beams, straps and slabs of nerves reinforced concrete in-situ complying with CTE DB-SE "Structural Safety".

FACADE AND ROOF



The façade is designed by means of a double-leaf enclosure formed by a ½ foot ceramic brick wall perforated on the outside, an air chamber with intermediate thermal insulation with a rigid 60 mm mineral wool panel and cladding with laminated plaster partitions with 50 mm mineral wool acoustic insulation inside (All according to CTE DB-HE "Energy Saving" and DB-HR "Protection against Noise").

On the outside, the enclosure is projected with a single-layer mortar coating in white.

Passable terraces of houses are designed according to the use to which they will be destined, guaranteeing their watertightness by means of asphalt waterproofing or similar, according to CTE DB-HS "Health" and DB-SU "Safety of Use".

BRICKWORK AND COATINGS



Interior division of dwellings executed using laminated plaster partitions with metallic structure and internal acoustic insulation of 70 mm mineral wool.

Division between houses will be made with a solid perforated brick factory and laminated plaster cladding inside with 50 mm mineral wool acoustic insulation. on each side.

False ceilings of plaster and / or laminated plaster on ceilings of distributing-corridors, bathrooms, and necessary areas in order to hide the facilities of the house (Air conditioning, Ventilation, Lighting, etc....).

Smooth white plastic paint on vertical and horizontal walls throughout the house.

FLOORS AND TILES

PORCELANOSA Interior flooring of the house in large-format porcelain stoneware.

Porcelain stoneware flooring and tiling in bathroom and toilet.

Porcelain stoneware terraces in large non-slip format in concordance with the model and color of the interior floor of the house.

(Customization by the client of finishes and textures in floors and tiles inside the home selected from available options).

SANITARY AND TAPS

LAUFEN brand white vitrified porcelain sanitary ware or similar.

LAUFEN

hangrohe

HANGROHE brand taps or similar.

MAIN BATHROOM

Composed by:

Double Ceramic Washbasin Integrated with furniture.

SOLID SURFACE Shower Tray or similar.

Custom shower screen.

Suspended toilet LAUFEN or similar.

Mirror with LED lighting.

Hansgrohe mixer taps or similar.

SECONDARY BATHROOM

Composed by:

Ceramic Basin Integrated with furniture.

SOLID SURFACE Shower Tray or similar.

Custom shower screen.

LAUFEN wall-hung toilet or similar.

Mirror with LED lighting.

Hansgrohe mixer taps or similar.

KITCHEN ROOM



ITALIAN DESIGN kitchen of the renowned Italian brand ARREDO3 or similar, fully equipped and furnished with high and low cabinets.

Countertop of the Brand "SILESTONE".

(Individual customization of kitchen and countertop furniture finishes among the models to choose from).

SIEMENS

AEG or similar brand appliances, including Refrigerator, Microwave, Oven, Induction Cooktop, Extractor Hood, Sink, Dishwasher, Washer and Dryer (2-year warranty).



All equipment is energy rated A.

INTERIOR CARPENTRY

Armored entrance door to the home with security lock, exterior and interior finish the same as the rest of the interior doors of the house.

Interior doors of the house in block using MDF board lacquered in white with a smooth finish, including perimeter weatherstripping for acoustic and thermal protection.

cinquanta3

Modular wardrobes of ITALIAN DESIGN of the renowned Italian brand CINQUANTA3 or similar. In folding / sliding leaves depending on the dependencies, Soft-closing hinges, dust guide, 30 mm thick shelves and 22 mm thick doors, internally finished with hanging bars, drawers, and shelves.

(Individual customization of cabinet finishes among the models to choose from).

EXTERNAL WOODWORK



Exterior carpentry with sliding leaves on the terrace / gazebo in lacquered aluminium with thermal break of the CORTIZO brand or similar.

Rest of Exterior Carpentry in Lacquered Aluminium with thermal break of the CORTIZO brand or similar in sliding or folding leaves according to rooms, being arranged in blocks with aluminium slat blinds and / or roller blinds in bedrooms.

Double glazing of different thicknesses with an air chamber with Solar Control and Low Emissive according to dependencies to achieve adequate thermal comfort.

INSTALLATIONS

❖ PLUMBING AND SANITATION

Horizontal and vertical drainage network with sanitary PVC pipe.

All hot and cold water installations inside the house will be made with cross-linked polyethylene pipe (PEX) or similar.

❖ AIR CONDITIONING AND ACS

Air conditioning and DHW Production by Aerothermal System VAILLANT brand or similar.



Fully lined interior and exterior ducts.

❖ ELECTRICAL AND TELECOMMUNICATIONS INSTALLATION

REBT

The dimensioning of the network inside the house is carried out for a high degree of electrification.

NIESSEN mechanisms, ZENIT model or similar.

ICT

Common Telecommunications Infrastructure (ICT) for the capture and distribution of Broadcasting and Television signals, including pre-installation for digital platforms, with RTV and TLCA (cable TV) sockets in the living room, bedrooms, kitchen and terrace.

Basic telephone network and ISDN with sockets in living room / dining room, bedrooms and kitchen.

❖ HOME AUTOMATION

A Home Automation System will be installed with the following functions:

Flood Detection with Automatic Supply Cut-off.

Smoke alarm.

Notice of Power Supply Cut.

❖ VIDEO DOORPHONE

Electronic video intercom with camera at building access and monitor in each of the homes.

❖ **PARKING**

1 or 2 parking spaces and storage room per home.

In the garage, there will be pre-Installation for charging electric vehicles according to R.D. 1053 / 2.014.

❖ **COMMON AREAS**

Gated community delimited with perimeter enclosure with large landscaped areas with species with low water consumption plants.

Circuit of internal paths within the urbanization with VIEWPOINTS to enjoy the views of the Sea.

Pedestrian circulation accesses with an outdoor urbanization lighting network using streetlights and / or low light pollution luminaires.

State-of-the-art technology and security lift, THYSSENKRUPP brand or similar with automatic doors and high-end finish.

Motorized garage entrance door, operated by remote control and key.

Master keys for main access gate, garage door and common areas.

BBQ area.

❖ **CHILL OUT AREA**

Outdoor pool.

Relaxation Circuit consisting of Sauna, Turkish Bath, Changing Rooms and Solarium.

Multipurpose room.

Gym equipped with sports equipment.

❖ **SPORT CLUB**

Registration to RESERVA DEL HIGUERON SPORT CLUB and first year fee.

❖ **SECURITY**

Completely closed gated community, protected with a VIDEO SURVEILLANCE SYSTEM with cameras on the perimeter of the urbanization.

❖ **WUARANTEE**

The Building has a 10-year wuarantee on material damage caused by vices or defects that affect structural safety. This responsibility is covered by the corresponding Insurance.

IMPORTANT NOTE: All the finishes or elements described may undergo modifications or be replaced by elements of equal or superior quality due to technical decisions, changes in manufacturer models, technical criteria or changes in the regulations to be applied.

EXCLUSIVE CUSTOMIZATION PROGRAM

RESERVA DEL HIGUERON PRIVE proposes adapting your house so that each home is unique and tailored to each family, for which we have devised HOUSING CUSTOMIZATION programs and IMPROVEMENT PACKS, which among others will be:

FINISHES OF FLOORS AND TILES.

Select the flooring and tiling finishes that best suit your tastes from the proposals of our RHP team. As an option to porcelain flooring, you can choose between various options of PERGO or similar brand wooden flooring.

DESIGN YOUR KITCHEN.

Select the finishes for low and high units and countertop among the proposals of our RHP team. You can also choose to improve the design with counter extensions, hidden plugs on the countertop, integrated LED lighting on furniture and installation of a Wine Cooler amongst other options.

DESIGN YOUR CABINETS.

Select the cabinet finishes that best suit your tastes among the proposals of our RHP team.

IMPROVE YOUR CLIMATE.

Through an improvement in the home automation control system, you can control the air conditioning of your home by installing an integrated independent temperature control system in each room.

HEATING OPTIONS.

You can improve your home with the different heating options:

- Electric underfloor heating in main bathroom and toilet with PORCELANOSA smart thermostat or similar.
- Installation of Radiant Floor throughout the House taking advantage of the AEROTHERMAL System installed.

IMPROVE YOUR BATHROOM.

Select among the proposals of our team the finishes of the bathroom furniture. You can choose the option of suspended toilets throughout your home.

SELECT YOUR SMART HOME AUTOMATION.

You can choose which smart home automation systems you want to install in your home, such as presence simulation, motorization control of blinds and blinds, etc. ... among the proposals of our team.

OPTIONS.

You will have the possibility to complete your design, including other additional options that our Reserva del Higuierón Privé team proposes.

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Cumplimos con:



Homes built under the regulations of the Technical Building Code (CTE) according to European standards.



EHE-08. Structural Concrete Instruction according to RD 1247 / 2.008 and NCSE-02 Seismic-resistant construction regulations according to RD 997 / 2.002.

REBT

Low Voltage Electrotechnical Regulation according to RD 842 / 2.002.

ICT

Common Telecommunication Infrastructures. RD Law 1/1998.



Regulation of Thermal Installations in buildings and their complementary technical instructions. R.D. 1,027 / 2007.



Accessibility: Technical Standards for Accessibility and Elimination of Architectural, Urban and Transport Barriers in Andalusia.



Regulation for the Promotion of Renewable Energies, energy saving and efficiency in Andalusia. Decree 169 / 2.011.

Nuestras Marcas:

SOLERÍAS, ALICATADOS Y
TARIMAS FLOTANTES

PORCELANOSA®

BAÑOS, SANITARIOS Y GRIFERIAS

LAUFEN

hansgrohe

COCINAS, ENCIMERAS Y
ELECTRODOMÉSTICOS

Arredo3
CUCINE

SILESTONE®

SIEMENS

SISTEMAS CONSTRUCTIVOS Y
CARPINTERIAS


CORTIZO

cinquanta3

INSTALACIONES VARIAS

 **Vaillant**


thyssenkrupp

INSTALACIONES VARIAS

ABB
NIESSEN

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