

QUALITY REPORT



Peninsula
VILLAS



BY RESERVA
DEL HIGUERÓN

BRAND NAME HOMES

A WORK OF ART

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FOUNDATION AND STRUCTURE

Foundation by insulated footings and / or continuous reinforced concrete slab.
Reinforced concrete structure formed by pillars, beams, trunks and concrete slabs forged on-site.

FACADES

Exterior facade made by brick fabric, with external thermal insulation (SATE SYSTEM) and internal translocation by double LP plate (Laminated Plasterboard).
Externally, it is projected with a white monolayer mortar lining.

ROOFS

The technical parameters determining the roofing system have been in compliance with the CTE-DB-HR and CTE-DB-HE-1 for acoustic and limitation of the energy demand regulations, as well as the obtaining of a system that guarantees rainwater collection and proper waterproofing.

Terraces-Solarium of finished houses in porcelain stoneware pavement, prior formation of slopes, elastomeric bitumen or similar asphalt sheet waterproofing, and geotextile separator sheet and layer of regularization mortar.

Sloped roofs finished with white or similar pre-lacquered galvanized steel sandwich panel with internal core of high density polyurethane.

MASONRY AND COATING

The interior distribution of the dwellings will be carried out by means of partition walls with double hollow ceramic brick covered on both sides by means of trim and plaster or by means of laminated plaster partitions. Thickness and sound insulation according to needs and uses.

The divisions between houses will be made with ½ foot thick perforated solid brick, sound insulation by mineral rock wool and sheeting of walls by means of laminated hollow bricks according to needs and uses.

False ceilings of plaster and / or plasterboard in ceilings of distributors-corridors, bathrooms and necessary areas in order to hide the housing facilities (air conditioning, ventilation, lighting, etc...).

White smooth plastic paint on walls and ceilings.

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PAVEMENTS AND TILING

In BATHROOMS and TOILETS, tiling in vertical walls with ceramic and / or porcelain pieces of the brand PORCELANOSA or similar.

High quality Interior and exterior porcelain flooring of the brand SALONI or similar.

SANITARY AND FAUCETS

In BATHROOMS and TOILETS:

Sanitary Appliances of the brand VILLEROY & BOCH or similar.

HANSGRÖHE brand taps or similar.

In MAIN BATH exempt sculptural bathtub.

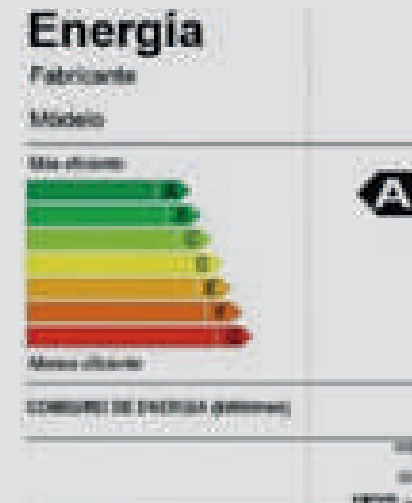
KITCHEN

ITALIAN DESIGN kitchen of the brand ARREDO3 “Kali” model or similar, fully equipped and furnished with high and low cabinets. Countertop of the brand “SILESTONE” or similar.

The customer can choose between three colors of door finishes and countertop colors.

BOSCH appliances or similar, including: Refrigerator, Microwave, Oven, Induction hob, extractor hood, sink, dishwasher, washer and dryer (2-year warranty).

All the equipment has Energy Rating A or higher.



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INTERIOR CARPENTRY

Security armored entrance door with high quality anti-lever hinges and security lock, exterior and interior finishes equal to other interior doors.

Interior doors in block using MDF board lacquered in white smooth finish, including perimeter weatherstrips for acoustic and thermal protection.

ITALIAN DESIGN modular cabinets from the brand CINQUANTA3 or similar with folding / sliding blades, “soft-closing” hinges, dust cover guide, 30 mm thickness in shelves and 22 mm in doors, finished internally with hanging bars, drawers and shelves.



EXTERNAL CARPENTRY

Floor to ceiling exterior carpentry in sliding and / or folding blades in lacquered aluminum with thermal break of the TECHNAL brand or similar, according to dependencies, being arranged in block with aluminum slats shutters and / or roller blinds in bedrooms.

Double glazing of different thicknesses to achieve adequate thermal comfort.

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FACILITIES

PLUMBING AND SANITATION

Separative network of sewage and rainwater in heavy-duty PVC pipes with soundproof evacuation system. All hot and cold water installations inside the house will be made with polypropylene (PPR). Sanitary Hot Water (ACS) production system through Aerothermal system.

CLIMATIZATION

Air conditioning by heat pump brand "CARRIER" or similar. (2-year warranty).

Fully lined ducts inside and out.

Integrated independent temperature control system in each AIRZONE unit or similar.

SECURITY

The house will have ALARM PRE-INSTALLATION.

ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS

The sizing of the network inside the house according to REBT for a high degree of electrification.

Switches of the brand SIMON model SIMON 100 in white or similar.

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

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

USB sockets in kitchen, living area and bedrooms.

SMART HOME SYSTEM

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

Flood Detection with Automatic Supply Cut.

Smoke Alarm

Power Supply Outage Notification.

Climate Control.

VIDEO INTERCOM

Video intercom with camera.

GARDEN

Gardening and landscaping of Mediterranean and tropical design formed by grass (TP), shrubs, trees and hedge plantation along the perimeter of the plot including electro-welded fencing (1m high) to guarantee the privacy and the enclosure of the plot.

Complete installation of automatic irrigation and outdoor lighting.

POOL

The pool is designed to be overflowing, installed with automatic salt chlorinator. It is delivered fully in operation, as well as night lighting using LED.

SECURITY

Fully enclosed urbanization, protected with a VIDEO SURVEILLANCE SYSTEM with cameras in the perimeter of the urbanization.

GUARANTEE

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

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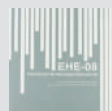
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WE COMPLY WITH:



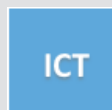
Housing built under the regulations of the Technical Building Code (**CTE**) according to the European standards



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



REBT. Low Voltage Electrotechnical Regulation according to RD 842 / 2.002.



ICT. Common Telecommunications Infrastructures. RD Law 1/1998.



RITE. Regulation of Thermal Installations in buildings and their technical instructions complementary. RD 1.027 / 2007.



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



Regulations for the Promotion of Renewable Energies, savings and energy efficiency in Andalusia. Decree 169 / 2,011. ICT REBT

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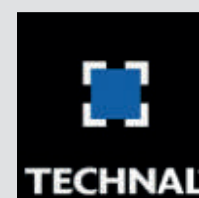
BRAND NAME HOMES

OUR BRANDS

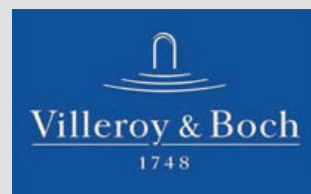
FLOORING, TILING AND WOODEN FLOORS:



CONSTRUCTION SYSTEMS AND CAROPENTRY



SANITARYWARE AND TAS



MISCELLANEOUS



MISCELLANEOUS

KITCHENS, COUNTERTOP AND APPLIANCES



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