

FOUNDATION AND STRUCTURE

Foundation laid using isolated footing and/or a continuous slab of reinforced concrete, in accordance with the conclusions of the Geotechnical Study and CTE DB-SE-C “Foundation.”

Reinforced concrete structure formed by pillars, beams, bands, and concrete ribs forged on-site, fulfilling CTE DB-SE “Structural Security.”

FACADE AND COVER

The façade of each villa has been designed with white single-layer coating, combined with wooden details or similar finishes, as well as metallic elements that complement the proposed tones of the finishes.

The homes’ walkable terraces are designed according to their intended use, guaranteeing their sealing using asphalt waterproofing or a similar method, following CTE DB-HS “Health” and DB-SU “Safety of Use.”

MASONRY AND COATINGS

The interior division of the villas is made with laminated plaster cladding with a metallic structure and interior acoustic insulation made with 70mm of mineral wool.

Drop ceilings made of plaster cast and/or laminated plaster used in ceilings in hallways, bathrooms and necessary areas, meant to hide the different installations in the home (climate control, ventilation, lighting, etc.)

Smooth latex paint in vertical and horizontal surfaces throughout the whole villa.

FLOORING AND TILING

Interior flooring made with grand-format porcelain stoneware.

Porcelain stoneware flooring and tiling in the bathrooms.

Terraces in grand-format anti-slip porcelain stoneware, corresponding with the model and color of the interior flooring. (Customization of the finishes and textures for interior flooring and tiling will be chosen by the client, from a series of models to choose from).

TOILETS AND FITTINGS

Toilets made with white vitrified porcelain, from Laufen or similar brands.

Fittings from Hansgrohe or similar brands.

Main bathroom

Composed of:
Ceramic double sink, integrated with the vanity.
Shower tray from Solid Surface or similar brands
Made-to-measure shower enclosure
Toilet from Laufen or similar brands
Mirror with LED lighting
Single lever faucet from Hansgrohe or similar brands

Secondary bathroom

Composed of:
Ceramic single sink, integrated with the vanity
Shower tray from Solid Surface or similar brands
Made-to-measure shower enclosure
Toilet from Laufen or similar brands
Mirror with LED lighting
Single lever faucet from Hansgrohe or similar brands

Half bathroom

Composed of:
Ceramic sink, integrated with the vanity
Toilet from Laufen or similar brands
Mirror with LED lighting
Single lever faucet from Hansgrohe or similar brands





KITCHEN

Italian-designed kitchen from the renowned Italian brand Arredo3 or similar brands. Fully equipped and furnished, with top and bottom cabinets.

Countertop from Silestone brand. Individual customization of kitchen furniture and counter-top finishes is available, from a series of models to choose from.

Appliances from Siemens or similar brands, including: fridge, microwave, oven, induction hob, extractor hood, sink, dishwasher, washer and dryer (two-year warranty).

All appliances received an A for their energy rating.

INTERIOR DOORS AND CLOSETS

Armored entry door with security lock. Exterior and interior finish is the same as that of the interior doors of the home.

Interior doors made with white MDF boards with smooth finish, including perimetric draft excluders for acoustic and thermal protection.

Modular Italian-designed closets the from renowned Italian brand Cinquanta3 or similar brands. Swing and sliding doors available, “soft-closing” hinges, gasket seal, 30mm thick shelves, 22mm thick doors, and finishes including interior hanging rod, drawers and shelves. (Individual customization of closet finishes available from models to choose from).

EXTERIOR DOOR AND WINDOW FEATURES

Outdoor sliding doors on the terrace, made with lacquered aluminium with thermal bridge breaking, from Cortizo or similar brands.

Other outdoor features, depending on the villa, made with lacquered aluminium with thermal bridge breaking, from Cortizo or similar brands. They are available as aluminium blinds or rollable shades.

Double glazing of different available thickness, with air chamber featuring solar regulation and low emissions, depending on the villa, to attain the best thermal comfort.

INSTALLATIONS

Plumbing and sanitation

Horizontal and vertical drainage network made with PVC piping.

All hot and cold water installations in the home will be made from cross-linked polyethylene (PEX) piping or similar materials.

Climate control and sanitary hot water (SHW)

Climate control and SHW production through an aerothermics system from Vaillant or similar brands. Completely lined conducts, inside and out.

Electric instalation and telecommunications

Sizing of the network inside the villa is done to achieve a high level of electrification.

We use the Zenit model from Niessen mechanisms, or similar brands.

Common Telecommunications Infrastructure (ICT) is used for the acquisition and distribution of radio and television signals, including pre-installation for digital platforms. There are RTV and TLCA outlets (for cable television) in the living room, bedrooms, kitchen and terrace.

Basic telephone network and Digital Network of Integrated Services (RDSI) with outlets in the living/dining room, bedrooms and kitchen.





HOME AUTOMATION

A home automation system will be installed, including the following features:

- Flooding detection system with automatic water supply shut down function
- Smoke alarm
- Electric supply outage warning system
- Independent climate control in each room

VIDEO INTERCOM SYSTEM

Electronic video intercom system with camera located on the entrance to the complex and a monitor in each home.

PARKING

Two parking spaces and a storage unit per villa.

Pre-installation for recharge station of electric vehicles in the garage will be available, following R.D. 1053/2014

POOL

Each villa will include a private infinity pool, separating two spaces: the private terrace, and the private garden.

COMMON AREAS

The development is fully enclosed. It includes garden zones with low water consumption plant species.

Pedestrian circulation accesses with exterior lighting network, which includes lampposts and/or low light pollution lighting systems.

Motorized garage door, with remote control fob and key.

Master keys for garage door and common areas.

SECURITY

The development is completely closed off, protected with a video-vigilance system with cameras located around the perimeter of the complex.

WARRANTY

The building includes a 10-year warranty covering material damages caused by flaws or defects that affect structural security. This responsibility is covered by the pertinent insurance.





EXCLUSIVE CUSTOMIZATION PROGRAM

RH Privé offers the opportunity to adapt your villa to ensure it is unique and made to measure. This is why we have created programs to customize and improve your home, which include the following:

Flooring and tiling finishes

Choose the flooring and tiling finishes that best fulfill your preferences from the options provided by the RH Privé team. As an alternative to porcelain flooring, you can choose between different wooden flooring options from Pergo or similar brands.

Design your kitchen

Select the finishes for top and bottom kitchen cabinets and countertops from the options provided by the RH Privé team. At the same time, you may opt to improve the design with a countertop extension, hidden outlets within the countertop, in-cabinet LED lighting and installation of a wine cellar, among other options.

Design your closets

Choose the closet finishes that best align with your taste from the options provided by the RH Privé team.

Heating options

You can improve your home with different heating options:

-Electric radiant flooring in both the main and secondary bathrooms, with an intelligent thermostat from Porcelanosa or similar brands.

-Installation of radiant flooring in the entire villa, taking advantage of the previously installed aerothermics systems.

Choose your toilets

Choose the finishes for your bathroom furniture from the options provided by our team. You may choose between different toilet models and finishes for each of the bathrooms in your home.

Choose your smart home automation system

You can choose which smart home automation system you would like you install in your villa; for example, presence simulation, motorized control of blinds and shades, etc.





SUSTAINABILITY AND ENVIRONMENT

At RH Privé, we are strongly dedicated to the conservation of the planet. That is why Pine Valley Villas prioritizes energy efficiency, adapting its design to the climate and environmental characteristics of its surroundings with a low-impact construction plan. In this way, we make our contribution to the Costa del Sol, helping transform and improve our future.

We want to be a part of the new collective consciousness, which values close contact with nature, health, and respect for the environment.

This is why Pine Valley Villas will include:

-Aerothermics system for climate control and Sanitary Hot Water (SHW) production: less energy consumption and less pollution.

-Features for protection against solar radiation: blinds in the back areas of the home, and shades for the main façades.

-Large windows to maximize natural light, protected by a shade and with low-emission, solar control glass that guarantees thermal bridge breaking.

-Thermal insulation system on the façades and covers, minimizing energetic losses.

SUSTAINABILITY PACKAGE, ACCORDING TO THE CLIENT'S CHOOSING

-Individual ventilation system with double flow VMC (controlled mechanical ventilation), with heat retainer to obtain the maximum energetic efficiency.

-Solar panel rooftops, reducing energy consumption and promoting the autonomy of your home.

-Private charging station for electric vehicles in the villa's basement.

-A-level energy rating for the home.

QUALITY STANDARDS

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

EHE-08. Structural Concrete Instruction following RD 1247/2.008 and NCSE-02 seismic-resistant construction regulations, following RD 997/2.002.

Electrical low voltage regulation, following RD 842/2.002.

Common Telecommunications Infrastructures, following RD Law 1/1998.

Thermal Installations Regulation in the buildings and their complementary technical instructions. R.D. 1.027/2007.

Accessibility: Technical Standards for Accessibility and Elimination of Architectural, Urbanistic and Transportation Barriers in Andalucía.

Regulation for the Promotion of Renewable Energies, Saving, and Energy Efficiency in Andalucía. Decree 169/2.011.

IMPORTANT NOTE
We must specify that all finishes or elements described here may suffer modifications or be substituted by elements of similar or superior quality due to technical decisions, changes in supplier models, technical criteria or changes to laws that apply to construction.

Computer-Generated Images. Without contractual value. It represents a non-definitive approximation to the final design that we are still working on for you and that we will specify in the final project available when the purchase contract is signed.

