



# THE HEIGHTS

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LA RESINA GOLF

QUALITY SPECIFICATION





## 1. FOUNDATIONS, LOAD BEARING, HORIZONTAL STRUCTURE

- Foundations in reinforced concrete, according to the specification set by the geotechnical study.
- Structural system built with a two-way reinforced concrete slab, pillars and beams, according to Spanish regulations.

## 2. ROOF & TERRACES

- Inverted flat roof fitted with anti-slip floor tiles (for walkable areas) and gravel (for non-walkable areas).
- Insulation and waterproofing according to Spanish regulations.
- Glass balustrade, featuring hidden aluminium profiles on the first floor.

## 3. FACADES & EXTERIOR WALLS

- Solid brick on the exterior face, plastered interior and exterior, with cavity wall and projected polyurethane foam insulation





#### 4. WINDOWS & EXTERIOR CARPENTRY

- Thermal break Aluminium profiles by Cortizo or similar brand.
- Security laminated glass CLIMALIT 3+3 / camera / 3+3.
- Thermal glass.

#### 5. INTERIOR CARPENTRY

- Wooden or White-lacquered interior doors featuring hidden hinges.
- Wardrobes featuring wooden or white-lacquered sliding doors.
- Walking Closets in two of the mains suits.

#### 6. INTERIOR WALLS

- Double hollow ceramic bricks with cement mortar. Finished with gypsum plaster work and matte paint.
- Clients can choose from a selection of three colours.
- Bathroom vertical tiling in ceramic tiles.





## 7. FLOORING AND TILING

- High-end 80 x 80 ceramic flooring throughout the villa, including bathrooms and basement.



**Metropolitan Caliza** (Porcelanosa)  
80 x 80. Ceramic Tile for exterior, interior flooring, and pool tiling.



**Zelda White M26/110217** (Newker)  
Bathroom 1 and Master Bathroom. All walls except the shower feature wall.



**Maui ivory m28/165201** (Newker)  
Shower feature wall.



**Museum grey 30x90** (Newker)  
Guest bathroom 1 and 2. All walls except shower wall.



**Museum Decor white 30x90** (Newker)  
Feature shower wall guest bathroom 1 and 2.

or any errors or omissions.

## 8. SANITARY APPLIANCES & BATHROOMS

- Sanitary appliances in Villeroy & Boch or similar brand.
- Suspended toilets.
- Resin shower trays.
- Taps will be Hansgrohe or similar brand.



**Rain shower head**  
(CEA) FRE40



**Shower hose**  
(CEA) MIL90



**Plumb**  
GIO21 (CEA)



**I-Comfort**  
(Porcelanosa) WC



**Essence** (Porcelanosa)  
Shower plate



**Installation system**  
(Porcelanosa)  
Stainless Steel



**Motif** (Porcelanosa)  
Sink

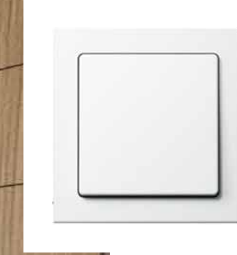






### 9. PLUMBING

- Made with cross-linked polyethylene for indoor plumbing and high-density polyethylene in outdoor plumbing.



### 10. LIGHTING

- Ceiling mounted LED lights in bathrooms, kitchens and corridors.
- Cove LED lights in the living room and master bedroom.



### 11. ELECTRICITY

- High-End switches throughout of Schneider brand or similar.



### 12. BIOETHANOL CHIMNEY

### 13. AIR CONDITIONING & HEATING

- High-end air conditioning units on ground and first floor.
- Underfloor heating throughout the villa, except in basement.





**14. KITCHEN**

- High-End kitchens featuring wooden or white-lacquered coloured storage and central island unit.
- Silestone white worktop and splashback finished with ceramic tiles.
- Includes Siemens electrical appliances or similar brand.
- Multifunction oven and steam oven, Microwave, Induction hob, American Fridge/freezer and extractor fan.



**Etimoe Ice – Gris Hook Mate**  
(Porcelanosa) Kitchen design



**R4.70 Blanco Sal**  
(Porcelanosa)  
Gallery for kitchen

**WIND MATE – EUCALYPTUS**  
(Porcelanosa)  
Option for island (Silestone White)

**SIEMENS KITCHEN SYSTEMS**



Island extractor fan with ceiling hood



Microwave Siemens



iQ300 Induction hob with integrated ventilation system 80 cm



iQ500 Built-in double Stainless-steel oven



Fridge - iQ700 American fridge  
177.8 x 91.2 cm  
Black stainless Steel







### 15. ENTRANCE DOOR & VIDEO ENTRY PHONE

- Security entrance door.
- Video entry phone high-end brand, Tegui or similar.

### 16. AUTOMATION & ALARM

- Home automation of lighting with control panel in cabinet.
- Alarm control panel & security cameras.

### 17. BASEMENT

- Open plan basement featuring fully tiled flooring with 80 x 80 ceramic tiles.
- Walls rendered and painted white.
- Laundry room with washing machine and dryer, Siemens or similar.

### 18. GARDEN

- Main garden featuring grass.
- Mediterranean plants throughout the rest of the garden.
- Automatic irrigation system.





## 19. EXTERNAL FINISHES

- Façade featuring vertical grey columns using 6mm thick and 300 x 150 ceramic tiles.
- Façade featuring vertical wooden panels on the first floor, and wooden columns on the ground floor.
- White paint for vertical and horizontal surfaces.

## 20. PLOT ENCLOSURE

- Street front: Wall made of bricks (1m height) with steel mesh above (1,3m height)
- Separation from adjacent plots: Metallic mesh.

## 21. SWIMMING POOL

- Infinity pool finished with light mosaic tiles.
- Salt-water filtering system (chlorine free)
- Exterior shower.





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