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Issue Two
International Property

2016-2017



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Issue Two
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2017-2018



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BEST REAL ESTATE
AGENCY IN SPAIN

Issue Two
International Property

2018-2019



MIJAS SEAVIEWS
BY RH PRIVÉ

QUALITY SPECIFICATIONS



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 facade is designed through a double enclosure formed by 0.5 feet of ceramic brick perforated on the outside, an air chamber with intermediate thermal insulation made of 60mm rigid mineral wool panel, and cladding made with laminated plaster partitions, including interior acoustic insulation of 50mm of mineral wool. Everything follows CTE DB-HE "Energy Saving" and DB-HR "Noise Protection."

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

The units' 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."

Non-accessible flat roofs, with thermal insulation and waterproofing, following CTE DB-HS "Health" and CTE DB-HE "Energy Saving," and gravel surface finish.

MASONRY AND COATINGS

Internal unit division made with laminated plaster partitions with a metallic structure and acoustic insulation made with 70mm of mineral wool. Division between units made with solid perforated bricks and laminated plaster cladding on the inside, with acoustic insulation using 50cm of mineral wool on each side.

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 unit (climate control, ventilation, lighting, etc.)

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

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 single or double sink, depending on the unit, 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.





KITCHEN

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

Countertop from Silestone brand. Individual customization of kitchen furniture and countertop 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).

Most of the 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 unit.

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

Modular Italian-designed closets from the 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 unit, 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 units, 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 unit 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 unit 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.

VIDEO INTERCOM SYSTEM

Electronic video intercom system with camera located on the building entrance and a monitor in each unit.





HOME AUTOMATION

- Home automation system including the following features:
 - Electric supply outage warning system.
 - Climate control.
 - Heating control through radiant floors.
- Flooding detection system with automatic water supply shut down function.
- Smoke alarm.

PARKING

One parking space and storage unit per unit. Pre-installation for recharge station of electric vehicles in the garage will be available, following R.D. 1053/2014

COMMON AREAS

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

Internal walkway circuit with overlooks to enjoy the view of the sea.

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

Elevator with the latest technology and security systems from Thyssenkrupp or similar brands. Automatic doors and high-end finishes.

Motorized garage door, with remote control fob and key.

Master keys for garage door and common areas.

Grilling area.

RELAXING AREAS

- Outdoor pool.
- Large garden areas.
- Sauna.
- Turkish bath.
- Gym.
- Overlook area.
- Lounge chair area.

SECURITY

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

JACUZZI

The terraces in the penthouses will include a jacuzzi.

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.

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.





EXCLUSIVE CUSTOMIZATION PROGRAM

Reserva del Higueron Privé offers the opportunity to adapt your home to ensure each unit 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 RHP 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 high and low kitchen cabinets and countertops from the options provided by the RHP 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 RHP team.

IMPROVE YOUR CLIMATE CONTROL SYSTEM

Through an improvement in the home automation system, you can control the climate control system in your unit by installing an integrated temperature control system which functions independently in each room.

HEATING OPTIONS

You can improve your unit 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 whole unit, taking advantage of the previously installed arothermics systems.

CHOOSE YOUR TOILETS

Choose the finishes for your bathroom furniture from the options provided by our team. You may choose between different suspended toilet models for the bathrooms in your unit.

CHOOSE YOUR SMART HOME AUTOMATION SYSTEM

You can choose which smart home automation system you would like you install in your unit; 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 Mijas Seaviews 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 Mijas Seaviews 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 for bedrooms located in the building's back facades and shades for the bedrooms of the building's main facades.
- 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 facades and covers, minimizing energetic losses.

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QUALITY STANDARDS

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

EHE-O8. Structural Concrete Instruction following RD 1247/2.008 and NCSE-O2 seismic-resistant construction regulations, following RD 997/2.002.

Electrical low voltage regulation, following RD 842/2.002.

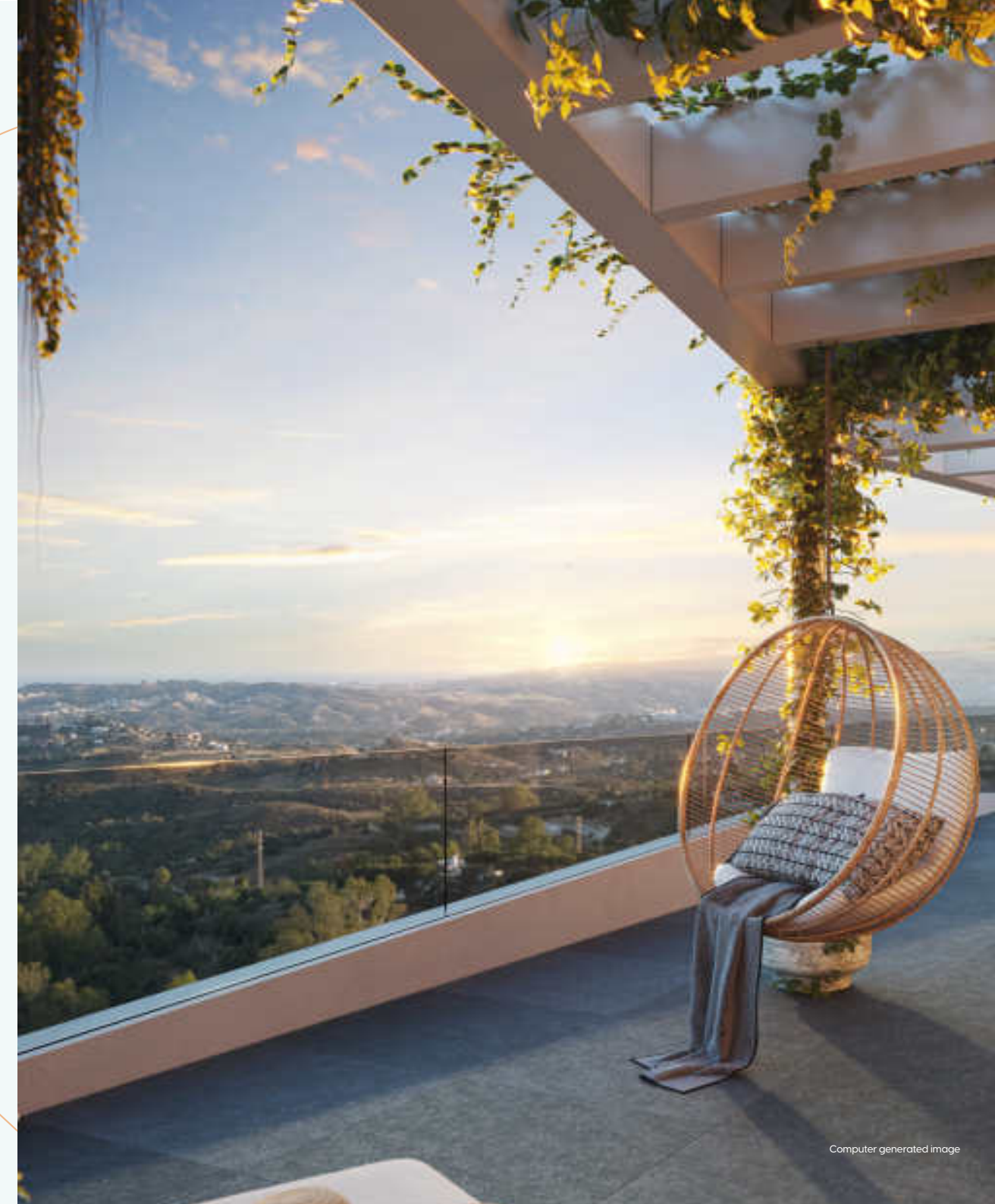
Common Telecommunications Infrastructures, following RD Law 1/1998.

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.

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COLLABORATING BRANDS:

FLOORING, TILING AND LAMINATES

PORCELANOSA

BATHROOMS, TOILETS AND FITTINGS



LAUFEN

CONSTRUCTION SYSTEMS AND FINISHES



cinquanta3

KITCHENS, COUNTERTOPS, AND APPLIANCES



SIEMENS

SILESTONE

VARIOUS INSTALLATIONS





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