



QUALITY REPORT

HIGUERON LUX

DESCRIPTION OF THE PROPERTY

A collection of 9 architectural homes that offer a harmonious ensemble, creating practical and respectful residences.

ACCESS TO THE VILLA

Two accesses, the first through the garage, in certain cases with an elevator to the two main floors of the house. The second is a pedestrian route; we will create a Mediterranean garden designed by our landscapers, with natural stone exterior flooring.

Vehicle access door with automatic gate and remote control.

Entry phone with home automation, allowing us to answer any call from our phone without the need to be at home.

Porch with uncovered and covered area that gives access to the house, with wood finishes.

Main entrance door to the house made of solid iroko wood or similar.

EXTERNAL FINISHES

Swimming pool, in some cases with an infinity edge, with salt system, pumps for controlling the PH level and saline. LED lighting. Outdoor shower with hot water.

Mediterranean gardening designed by landscapers with automatic irrigation.

Outdoor lighting.

Pre-installation of barbecue area.

Possibility of an outdoor fireplace.

GARAGE AND MULTI-PURPOSE AREA

On the lower level to the ground floor, it may have different uses according to plans, prioritizing a large garage area for several vehicles, laundry, storage rooms, cinema room... providing ventilation and lighting through English patios.

KITCHEN

The kitchen on level 1 comes with lower and upper cabinets, appliances, stone countertop, and all necessary installations for operation. It will be partially open with a laundry/drying area (according to plan details).

Included appliances will be from the "BOSCH" or "SIEMENS" brand such as: REFRIGERATOR, MICROWAVE, OVEN, EXTRACTOR HOOD, DISHWASHER, CERAMIC HOB, WASHER, AND DRYER. (These will be located in the Laundry room).

KITCHEN FURNITURE:

Kitchen furniture consisting of a 72 cm high structure with 18 mm hydrophobic high-density board, 22 mm thick DM wood doors with Blum hinges with cushioned closure, and drawers.

Interior shelves with anti-disengagement clip. 3.8 cm Gola and 12 cm high aluminum plinth.

SIEMENS OR BOSCH APPLIANCES.

3 or 4-burner induction hob.

Stainless steel Pyrolytic oven.

Stainless steel microwave. Extractor hood.

Stainless steel combi refrigerator.

Integrated dishwasher.

Washer and Dryer.

Franke sink or similar brand, under-counter series in stainless steel. Franke single lever faucet series extractable or similar.

BATHROOMS

Number of bathrooms according to plans.

MAIN BATHROOM: Shower with screen, double sink, and WC separated from the rest of the bathroom by a glass door, whirlpool bathtub, and outdoor shower as per plan.

SIMPLE BATHROOM: Shower with screen, toilet, and sink.

COURTESY TOILET: Sink and toilet.

OUTDOOR TOILET (according to plan): Sink and toilet.

TOILETS AND SINKS

Sinks from top brands, to be defined by the architect.

FAUCETS

HANSGROHE MODELS AND SERIES:

PURAVIDA, METRIS, FOCUS, LOGIS, METROPOL, TALIS, NOVUS.

2-function built-in shower faucets Croma Select E 180 2 Jet or similar.

CONSTRUCTION

FOUNDATION AND STRUCTURE

Foundation through isolated footings and/or continuous reinforced concrete slab.

Reinforced concrete structure formed by pillars, beams, stirrups, and cast-in-situ ribbed slabs.

FACADES

Facade in lime mortar. In specific areas, cladding with Casares stone masonry and wood according to facade composition and design of the plans.

ROOFS

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

Terraces-Solarium in finished houses with Porcelain Stoneware or stone flooring, after forming slopes, waterproofing with asphalt sheet of elastomeric bitumen or similar, separating geotextile sheet, and layer of regularizing mortar.

Sloped roofs finished with a single-layer mortar coating in white or similar color.

MASONRY AND CLADDING

The interior distribution of the houses will be carried out in some cases by means of partition walls with double hollow ceramic brick coated on both sides by plastering and plastering or by laminated plasterboard walls according to needs and uses. And sometimes interior plasterboard walls on a metal structure with a mineral wool core, according to plans.

Plaster and/or plasterboard false ceilings in distributor-corridors, bathrooms, and necessary areas to hide the installations of the house (Air Conditioning, Ventilation, Lighting, etc.).

Smooth white plastic paint on walls and ceilings.

Acoustic and/or sound-absorbing cladding if necessary according to acoustic study to be carried out in the project execution phase.

FLOORS AND TILING

In BATHROOMS AND TOILETS, tiling on vertical surfaces with ceramic and/or porcelain pieces of top brands, such as Porcelanosa, Neolith or Saloni.

Interior housing flooring:

1- Except for wet areas with wooden flooring to choose coloration and tone finish (according to samples to be provided to the client).

2- First-brand Porcelain Stoneware, such as Porcelanosa, Neolith or Saloni.

Interior wet and exterior flooring in first-quality Porcelain Stoneware.

INTERIOR CARPENTRY

Security Armored entrance door to the house with high-quality anti-lever hinge and security lock, exterior finish in Iroko wood, Ipe or similar.

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

Modular wardrobes with hinged leaves, "Soft-closing" hinges, skirt guide, 30 mm thick shelves and 22 mm thick doors, finished internally with hanging bars, 3-drawer chest with handle and cushioned closing, and shelves.

EXTERIOR CARPENTRY

Exterior carpentry in sliding and/or folding leaves in lacquered aluminum with thermal break from the CORTIZO SERIES COR VISION PLUS CORREDERA RPT brand or similar, according to dependencies, arranged in block with aluminum slat blinds in Bedrooms for darkening. The exterior carpentry to terraces will be considered flush with the ground.

Double glazing of different thicknesses with air chamber to achieve adequate thermal comfort and security.

INSTALLATIONS

□ PLUMBING AND SANITATION

Separative network of wastewater and rainwater in high-strength PVC pipes with soundproofed evacuation system.

All cold and hot water installations inside the house will be made with polypropylene (PPR) pipes.

Domestic Hot Water (DHW) production system through Aerothermal system or solar panels.

□ AIR CONDITIONING

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

Ducts completely lined inside and outside.

Integrated temperature control system independently in each room AIRZONE or similar.

□ UNDERFLOOR HEATING

Possibility of Hydraulic Underfloor Heating throughout the house by Aerothermal, to be defined with the client in each case by room.

□ INDOOR FIREPLACE

Installation of bioethanol or wood indoor fireplace.

□ SECURITY

The house will have ALARM/SURVEILLANCE SYSTEM PRE-INSTALLATION.

□ ELECTRICAL AND TELECOMMUNICATION INSTALLATIONS

From the buried low-voltage network in the area to the C.G.P. on the facade of the house, the buried service entrance, made of aluminum and insulated with cross-linked polyethylene XLPE, will be provided. The service entrance will be carried out according to the regulations of the supplying electric company.

The interior network is dimensioned for a high level of electrification.

NIESSEN mechanisms in "Off-White" color or similar. USB outlets will be available.

Common Telecommunications Infrastructure (ICT) for receiving and distributing Broadcasting and Television signals, including pre-installation for digital platforms, with RTV and CATV (Cable TV) outlets in the Living Room, Bedrooms, Kitchen, and Terrace.

Basic Telephony network, ISDN, and USB with outlets in living/dining room, bedrooms, and kitchen.

▣ HOME AUTOMATION

A Home Automation System will be installed with the following functions: Flood Detection with Automatic Shut-off, Smoke Alarm, Notification of Power Cut, and Climate Control.

▣ LIGHTING

Detailed study according to the plans of the general lighting of the house, subject to possible interior design plans.

▣ VIDEO INTERCOM

Domotized electronic video intercom with camera.

▣ GARDEN

The garden will be delivered fully finished including grass (TP), shrubs, trees, and all hedge planting along the perimeter of the plot including welded wire fence (1 m. high) to guarantee privacy and enclosure of the plot. Complete installation of automatic irrigation, LED outdoor lighting.

▣ SECURITY

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

▣ WARRANTY

The Building has a 10-year warranty for material damages caused by defects affecting structural safety. This responsibility is covered by the corresponding insurance policies.

IMPORTANT NOTE:

Specify that all finishes or elements described may undergo modifications or be substituted by elements of equal or superior quality due to technical decisions, changes in manufacturer models, technical criteria, or changes in regulations to be applied.

Compliance with:



Housing 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 Construction Regulations according to RD 997/2.002.

REBT

Low Voltage Electrotechnical Regulation according to RD 842/2.002.



Common Telecommunications Infrastructures. RD Law 1/1998.



Regulation of Thermal Installations in Buildings and its complementary technical instructions. R.D. 1.027/2007.



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



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

Our Brands



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