

# THE HEIGHTS

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



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# 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.

or any errors or omissions.



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.

### 8. SANITARY APPLIANCES & BATHROOMS

- Suspended toilets.
- Resin shower trays.
- Taps will be Hansgrohe or similar brand.



Rain shower head (CEA) FRE40



I-Comfort (Porcelanosa) WC

• Sanitary appliances in Villeroy & Boch or similar brand.





Shower hose CEA) MIL90





Essence (Porcelanosa) Shower plate

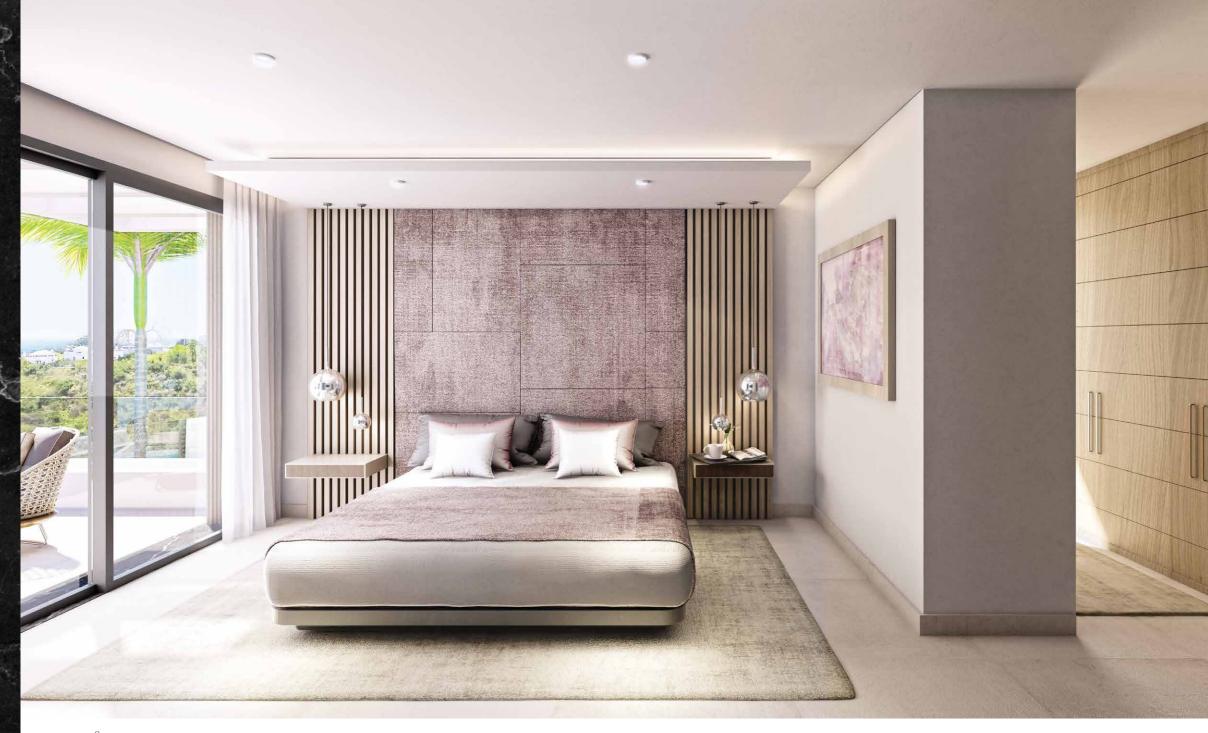


Motif (Porcelanosa) Sink



Installation system (Porcelanosa) Stainless Steel







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#### 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

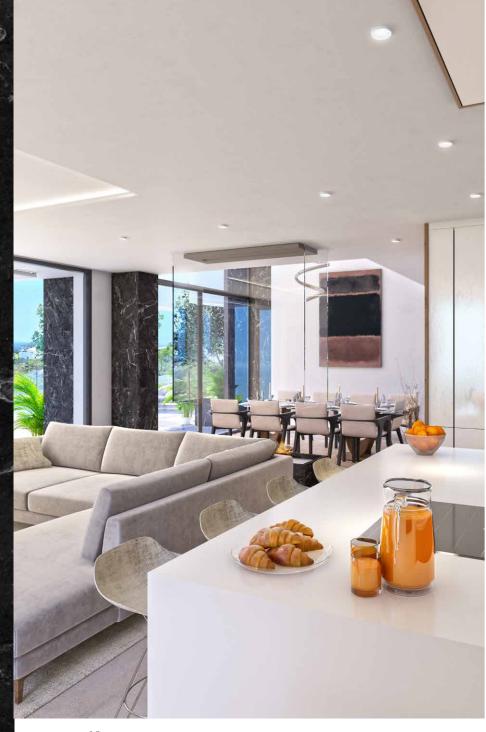
• High-End switches throughout of Schneider brand or similar.

#### **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.

#### SIEMENS KITCHEN SYSTEMS



Island extractor fan with ceiling hood



iQ300 Induction hob with integrated ventilation system 80 cm



iQ500 Built-in double Stainless-steel oven



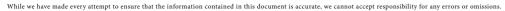
Etimoe Ice – Gris Hook Mate Porcelanosa) Kitchen design



R4.70 Blanco Sal (Porcelanosa) Gallery for kitchen



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



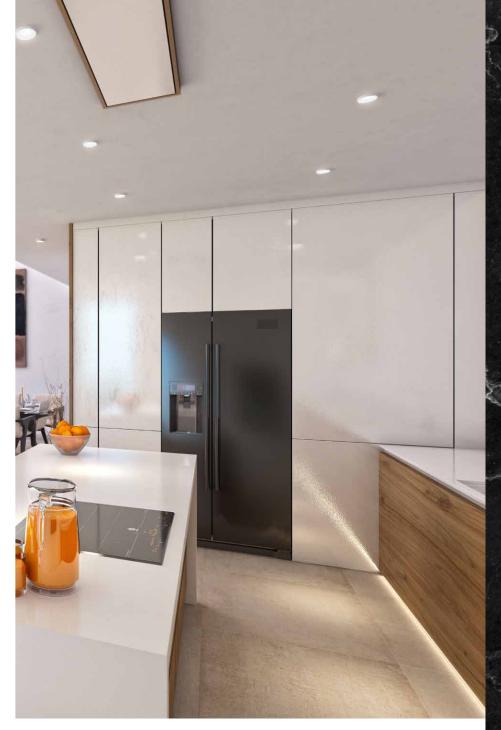
Microwave Siemens







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





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#### 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.



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#### **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.



# Phone: +34 676 670 281 - E-mail: info@theheightsatlaresina.com Address: Av. de la Resina, 1 - 29680 Estepona - Málaga, Spain - Web: www.theheightsatlaresina.com

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