

CARAT

QUALITY AND BALANCE



DELUXE
QUALITY REPORT

**SUN PROPERTIES**
marbella's real estate experts

BRAND NAME HOMES

STRUCTURE & SOLIDITY

QUALITY AND BALANCE

CARAT

QUALITY REPORT


SUN PROPERTIES
HAWAII'S REAL ESTATE EXPERTS
BRAND NAME HOMES



FOUNDATION AND STRUCTURE

Foundation by means of isolated footings and/or a continuous reinforced concrete slab according to the conclusions of the Geotechnical Study and CTE DB-SE-C "Foundations".

Reinforced concrete structure made up of pillars, beams, straps and rib slabs cast in-situ, complying with CTE OB-SE "Structural Safety".



FACADE AND ROOF

- The façade is designed by means of a double-leaf enclosure formed by a 1/2-foot system of perforated ceramic brick on the outside, an air chamber with intermediate thermal insulation of 60-mm rigid mineral wool panel, and cladding with laminated plaster partitioning with 50 mm mineral wool acoustic insulation inside (All according to CTE DB-HE "Energy Saving" and DB-HR "Protection against noise").
- On the exterior, the walls are coated with a single-layer of mortar coating in white.
- The properties' passable terraces are designed according to their purpose, guaranteeing their watertightness through asphalt waterproofing or similar, according to CTE DB-HS "Health" and DB-SU "Safety of Use".
- Sloped roof, monolayer mortar coating in white, as well as the finishing of the façades.



MASONRY AND COATINGS

- Interior division of dwellings executed by means of laminated plaster partitioning with a metallic structure and internal acoustic insulation of 70 mm mineral wool.
- Division between dwellings will be made with perforated solid brickwork and a laminated plaster lining with 50mm mineral wool acoustic insulation on each side.
- Plaster and/or laminated plaster false ceilings in corridors, bathrooms and all necessary areas in order to hide the installations of the property (Air conditioning, Ventilation, Lighting, etc.)
- Smooth white plastic paint on vertical and horizontal walls throughout the property.



RELAX & SENSATIONS

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SUN PROPERTIES
MANUFACTURE AND RESALE HOMES
BRAND NAME HOMES

PORCELANOSA



hansgrohe
AXOR | PHARO

PAVING AND TILES

- Interior flooring of the property in large-format porcelain stoneware or wooden platform.
- Porcelain stoneware flooring and tiling in the bathroom and toilet.
- Terraces in large-format non-slip porcelain stoneware in continuity with the model and colour of the home's interior flooring. (Various models to choose from for client customisation of flooring and tiling finishes inside the home).

SANITARY FITTINGS AND TAPS

- VILLEROY&BOCH brand or similar white vitrified china sanitary ware.
- HANSGROHE or similar brand taps.

MAIN BATHROOM

Comprised of:

- Double sink Integrated with furniture.
- Floor shower tray with the same finish as the remainder of the house.
- Shower screen. VILLEROY&BOCH or similar wall-mounted toilet.
- Mirror with LED lighting.
- HANSGROHE or similar mixer tap.

TOILET

Comprised of:

- Integrated washbasin with cabinet.
- Floor shower tray with the same finish as the remainder of the house.
- Shower screen. VILLEROY&BOCH or similar wall-mounted toilet.
- Mirror with LED lighting.
- HANSGROHE or similar mixer tap.

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MOMENTS & TEXTURES

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SUN PROPERTIES
Real Estate Experts
BRAND NAME HOMES



KITCHEN

- Italian designed kitchen from the renowned ARRED03 brand or similar, fully equipped and furnished with high and low cabinets. Premium finishes such as porcelain tiles, built-in appliances and interiors lined in materials such as olive or walnut wood.
- SILESTONE countertops (Different models to choose from for individual customisation of Kitchen Furniture and Countertop finishes).
- SIEMENS appliances, including: Refrigerator, Microwave, Oven, Induction Hob with integrated extractor, Sink, Dishwasher, Washer and Dryer (2-year warranty).

INTERIOR CARPENTRY

- Armoured entrance door to the house with security lock. Exterior and interior finish the same as the remainder of the interior doors of the house.
- Interior doors of the house in solid wood lacquered in white and with a smooth finish. Hidden hinges, magnetic closing and perimeter weather strips for acoustic and thermal protection.
- ITALIAN DESIGN modular cabinets from the renowned Italian brand SANTALUCIA or similar. Hinged/sliding doors depending on the units, soft-closing hinges, dust protection, 30 mm thick shelves and 22 mm thick doors, internally finished with hanging bars, drawer units and shelves. (Different models to choose from for individual customisation of cabinet finishes).

NATURAL LIGHT & HOME

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MANUFACTURE AND RESALE HOMES
BRAND NAME HOMES



EXTERNAL CARPENTRY

- Tall sliding panels on the terrace in aluminum with thermal bridge breakage using the CORTIZO brand or similar.
- Remainder of Exterior Carpentry in Lacquered Aluminum with thermal bridge breakage using the CORTIZO brand or similar. Sliding or hinged doors according to rooms with aluminum slat shutters and/or roller blinds in bedrooms.
- Double glazing of different thicknesses with an air chamber, Solar Control and Low Emissions to achieve adequate thermal comfort, depending on the room.

INSTALLATIONS

PLUMBING AND SANITATION

- Horizontal and vertical drainage network with sanitary PVC pipe.
- All hot and cold water installations inside the home will be made with cross-linked polyethylene pipe (PEX) or similar.

AIR CONDITIONING AND DHW

- Air conditioning and production of DHW by Aerothermal System brand DAIKIN or similar.
- Air conditioning by means of a heat pump using the DAIKIN brand or similar.
- Ducts fully lined inside and outside.

ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS

- The dimensioning of the network inside the house has been carried out for a high level of electrification.
- SIMON mechanisms model 100 or similar.
- Common Telecommunications Infrastructure (ICT) for the capture and distribution of Radio and Television signals, including pre-installation of digital platforms, with RTV and TLCA (cable TV) outlets in the living room, bedrooms, kitchen and terrace.
- Basic telephone network and ISDN with sockets in the living/dining room, bedrooms and kitchen.



REBT





QUALITY AND BALANCE



COMFORT & TECHNOLOGY

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SUN PROPERTIES
INDUSTRIAL REAL ESTATE GROUP
BRAND NAME HOMES

DOMOTICS

A Domotica System will be installed with the following functions:

- On/Off control
- Motorised closure control
- Inputs for conventional push buttons
- Zoned air conditioning control
- 7" touch screen total control of the home with internal temperature probe
- Remote control via APP
- 3.5" touch screen to control room temperature with internal temperature probe
- Smoke detection in the kitchen (thermovelocimetric)
- Flood detection in humid areas
- Solenoid valve safety cut-off. Water supply
- Management of electricity consumption
- Gateway for voice control
- Video door entry
- Reception of video door entry calls on a mobile device via APP



PARKING

- Parking space and storage room for each home.
- Pre-installation for the Recharging of Electric Vehicles in the garage according to R.D. 1053/2014.
- Space reserved for bicycle parking.



LEISURE & HEALTH

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COMMUNAL SPACES

- Delimited urbanisation with perimeter fencing, with large aromatic garden areas (according to different times of the year) and a vertical garden.
- Circuit of internal walkways within the urbanisation with VIEWPOINTS overlooking the Sea.
- Pedestrian access lit by a network of exterior lighting made up of streetlights and/or low light pollution luminaires.
- Latest technology and security elevator brand OTIS or similar with automatic doors and high-end finish.
- Motorised garage entrance door, activated by remote control and key.
- Master keys for the portal, garage door and common areas.
- BBQ area.
- Pool Bar.
- Co-working room.
- Luxury area.

RELAXATION AREAS

- Outdoor pool.
- Heated pool.
- Relaxation Circuit consisting of Sauna, Turkish Bath, Changing Rooms and Solarium.
- Multipurpose room.
- Gym equipped with sports equipment.

SPORTS CLUB

- Registration to RESERVA DEL HIGUERON SPORT CLUB and fee for the 1st Year.

SECURITY

- Fully enclosed urbanisation, protected with a VIDEO SURVEILLANCE SYSTEM with cameras on the perimeter of the urbanisation.

WARRANTY

The building has a 10-year warranty on material damage caused by defects that affect structural safety. This responsibility is covered by the corresponding insurance.

EXCLUSIVITY & PERSONALISATION

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SUN PROPERTIES
MARBELLA'S REAL ESTATE EXPERTS
BRAND NAME HOMES

EXCLUSIVE PERSONALISATION PROGRAM.

RESERVA DEL HIGUERON PRIVE will work with you to adapt your HOME so that it is unique and tailored to your needs. That is why we have devised some HOME CUSTOMISATION and IMPROVEMENT PACK programs which, among others, include:

- FLOOR AND TILING FINISHES.

Select the flooring and tiling finishes that best suit your taste from a variety of options selected by our RHP team. As an alternative to porcelain flooring, you can choose from several wooden flooring options from the PERGO brand or similar.

- DESIGN YOUR KITCHEN.

Select the base, wall units and countertop finishes. You can also choose to upgrade the design with countertop extensions, hidden countertop sockets, integrated LED lighting and installation of a Wine cellar, among other options.

- DESIGN YOUR WARDROBES.

Select the cabinet finishes that best suit your taste among the proposals offered by our RHP team.

- IMPROVE YOUR AIR CONDITIONING.

The motorised control of the grilles allows you to improve the air conditioning system of your home by installing an Integrated Independent Temperature Control System in each room.



CHOICE & DECISION

QUALITY AND BALANCE

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SUN PROPERTIES
MARKETING REAL ESTATE SERVICES
BRAND NAME HOMES

EXCLUSIVE PERSONALISATION PROGRAM.

- HEATING OPTIONS.

You can improve your home with the different heating options:

- Electric underfloor heating in the main bathroom and toilet with a smart thermostat from PORCELANOSA or similar.
- Installation of Radiant Floor throughout the House taking advantage of the installed AEROTHERMAL SYSTEM.

- CHOOSE YOUR TOILETS.

Select the finishes of the washbasin furniture between black and white.

- SELECT YOUR INTELLIGENT HOME AUTOMATION.

You will be able to choose which intelligent home automation systems you want to install in your home, such as presence simulation, motorised control of blinds etc... among the personalisation options.

- OPTIONAL.

You have the possibility to complete your design with other additional options that our RHPrivé Team can offer.

- **OPTIONAL 1:** Zoned underfloor heating control
- **OPTIONAL 2:** Bluetooth Audio Control
- **OPTIONAL 3:** Adjustable lighting On/Off General lighting

- **IMPORTANT NOTE:**

All finishes or elements described may be modified or replaced by elements of equal or superior quality due to technical decisions, changes in manufacturer models, technical criteria or changes in applicable regulations.

SUSTAINABILITY & ENVIRONMENT

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BRAND NAME HOMES

SUSTAINABILITY AND ENVIRONMENT.

At RH Privé we have a strong commitment to the planet, hence Carat's commitment to **energy efficiency**.

Its design adapts to the surrounding climate and landscape, with a low-impact construction in order to add our small part to the Costa del Sol and contribute to transforming and improving its future.

We want to be part of the new collective consciousness that values our connection with nature, health and respect for the environment. **Eco-Lifestyle**

That is why Carat will have:

- **A TREATMENT AND RECYCLING STATION**

of greywater from showers and sinks that will be reused for irrigation and watering of vegetation and communal areas, as well as capturing rainwater. Thus helping to reduce energy consumption, conservation of the Mediterranean and application of the circular economy.

- **WATER SOFTENER**

to reduce calcium and magnesium, achieving a perfect water hardness which offers important benefits for health, hygiene and home maintenance, given that it lengthens the life-span of appliances and pipes.

- **INDIVIDUAL VENTILATION SYSTEMS**

with double flow CMV (Controlled Mechanical Ventilation) with heat recovery to obtain maximum energy efficiency.

- **AEROTHERMAL SYSTEM**

for air conditioning and production of DHW (Domestic Hot Water) offering lower energy consumption and less pollution.

- **SELECTED VEGETATIONS**

that have low water consumption and create different fragrant environments.

- **VERTICAL GARDENS**

in communal areas that contributes to improving energy performance.

- **PROTECTIVE ELEMENTS AGAINST SOLAR RADIATION.**

Blinds in the rear areas of the houses and Foscurit in the main bedrooms.

- **LARGE WINDOWS**

to make the most of the natural light, using low emissivity glass and protected by generously sized terraces that extend. The carpentry ensures that there are no thermal bridges.

- **THERMAL INSULATION SYSTEM ON FAÇADES AND ROOFS**

minimising energy losses as much as possible.

CONFIDENCE & SECURITY



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SUN PROPERTIES
REDEFINING THE REAL ESTATE EXPERIENCE
BRAND NAME HOMES

WE COMPLY WITH:



Homes built under the regulations of the Technical Building Code (CTE) in accordance with European standards.



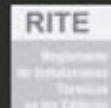
EHE-08. Structural Concrete Instruction according to RD 1247/2008 and NCSE-02 Seismic-resistant construction regulations according to RD 997/2002.



REBT Low Voltage Electrotechnical Regulation according to RD 842/2002.



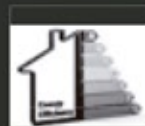
ICT Common Telecommunications Infrastructures. RD Law 1/1998.



RITE Regulation of Thermal Installation in buildings and its complementary technical instructions. R.D. 1,027/2007.



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



Regulation for the Promotion of Renewable Energies, saving and energy efficiency in Andalusia. Decree 169/2011.



EXCELLENCE & TRACK RECORD

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SUN PROPERTIES
RESIDENTIAL REAL ESTATE EXPERTS
BRAND NAME HOMES

OUR BRANDS

FLOORING, TILING AND LAMINATE FLOORING

PORCELANOSA®



BATHROOMS, SANITARY WARE AND TAPS



KITCHENS, COUNTERTOPS AND APPLIANCES



SIEMENS



CONSTRUCTION SYSTEMS AND CARPENTRY



INSTALLATIONS



SEVERAL INSTALLATIONS

simon

OTIS

CARAT

DELUXE
QUALITY REPORT


SUN PROPERTIES
marbella's real estate experts

*** IMPORTANT NOTE:
NOT BINDING IMAGES WITH THE FINAL PRODUCT.**

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