

PINE VALLEY VILLAS

BY RH PRIVÉ

QUALITY SPECIFICATIONS

RH PRIVÉ

ECO LUXURY DEVELOPMENTS



FOUNDATION AND STRUCTURE

• Foundation laid using isolated footing and/or a continuous slab of reinforced concrete.
• Reinforced concrete structure.

FAÇADE AND ROOF

• The façade of each villa has been designed with white single-layer coating, combined with wooden details or similar finishes, as well as metallic elements that complement the proposed tones of the finishes.
• The homes' terraces are designed to guarantee their sealing using waterproofing methods.

MASONRY AND COATINGS

• The interior division of the villas is made with laminated plaster cladding with a metallic structure and interior acoustic insulation.
• 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 villa.

FLOORING AND TILING

• Interior flooring made with grand-format porcelain stoneware by Cifre Cerámica.
• Porcelain stoneware flooring and tiling in the bathrooms by Cifre Cerámica.
• Terraces in grand-format anti-slip porcelain stoneware, corresponding with the model and color of the interior flooring by Cifre Cerámica. Clients may customise the finishes and textures for interior flooring and tiling from a selection of models.

TOILETS AND FITTINGS

• Toilets made with vitrified porcelain, from Grohe or similar brands.
• Fittings from Grohe or similar brands.

Main bathroom

• Ceramic double sink, integrated with the vanity
• Shower tray from Solid Surface or similar brands
• Made-to-measure shower enclosure
• Toilet from Grohe or similar brands
• Mirror with LED lighting
• Single lever faucet from Grohe or similar brands

Secondary bathroom

• Ceramic single sink, integrated with the vanity
• Shower tray from Solid Surface or similar brands
• Made-to-measure shower enclosure
• Toilet from Grohe or similar brands
• Mirror with LED lighting
• Single lever faucet from Grohe or similar brands

Toilet

• Ceramic sink, integrated with the vanity
• Toilet from Grohe or similar brands
• Mirror with LED lighting
• Single lever faucet from Grohe or similar brands





KITCHEN

• High quality kitchen from Hönnun. Fully equipped and furnished, with top and bottom cabinets.
• Countertop from Hönnun or similar brands. Individual customisation available from a series of models to choose from.
• Three-year warranty.
• Appliances from Balay: fridge, microwave, oven, induction hob, extractor hood, sink, dishwasher, washer and dryer (two-year warranty).

INTERIOR DOORS AND CLOSETS

• Armored entry door with security lock.
• Interior doors made with white MDF boards with smooth finish, including perimetric draft excluders for acoustic and thermal protection.
• High quality modular closets. Swing doors available, finishes including interior hanging rod, drawers and shelves. Individual customisation of closet finishes available from models to choose from.

EXTERIOR FEATURES

• Outdoor sliding doors on the terrace, made with lacquered aluminium with thermal bridge break, from Qsystem or similar brands.
• Other outdoor features, depending on the villa, made with lacquered aluminium with thermal bridge break, from Qsystem 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 the villa.

INSTALLATIONS

Plumbing and sanitation

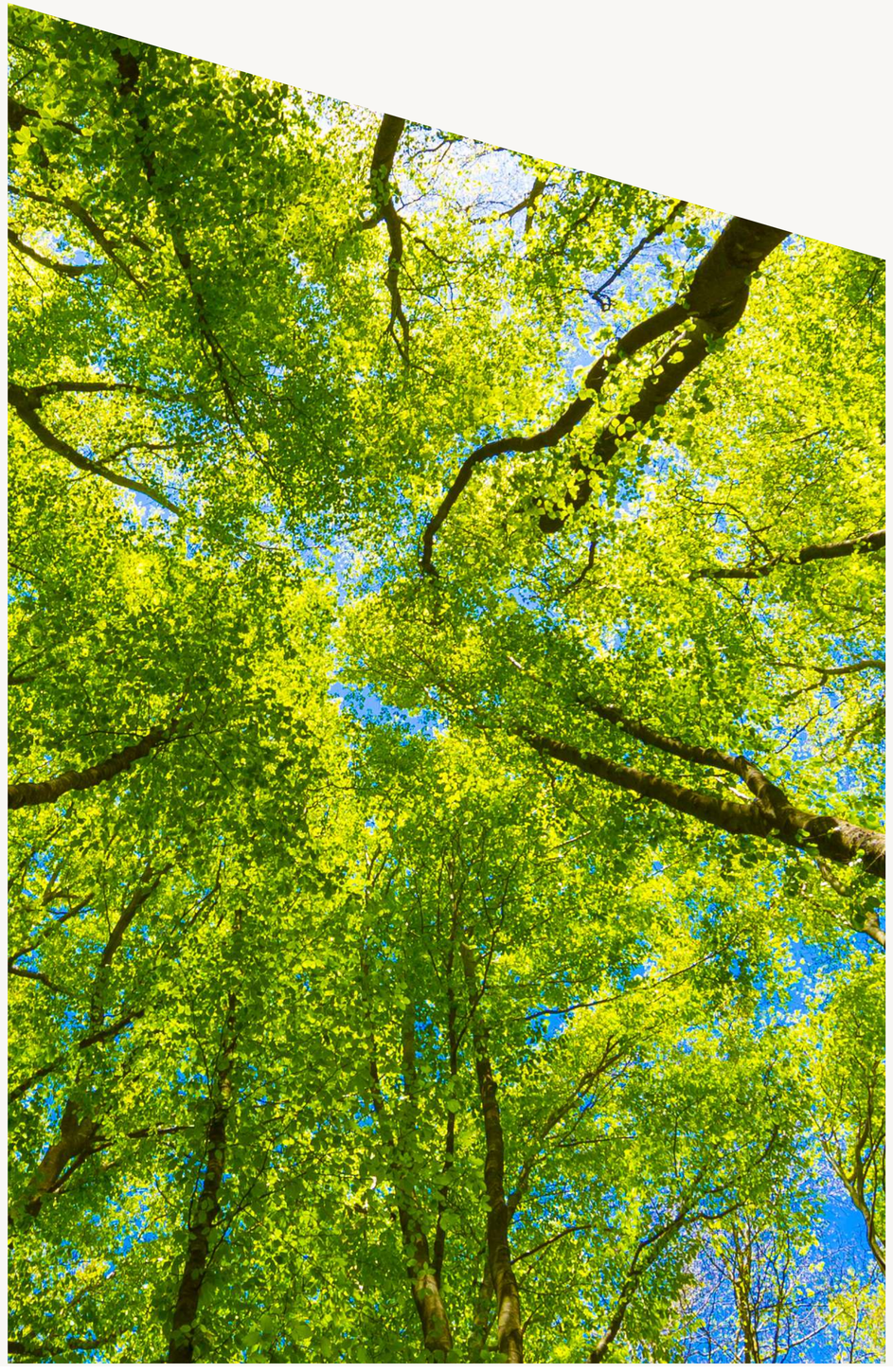
• Horizontal and vertical drainage network made with PVC piping.
• All hot and cold-water installations in the home will be made from cross-linked polyethylene (PEX) piping or similar materials.

Climate control and Domestic Hot Water (DHW)

• Climate control and DHW production through an aerothermal system by LG or similar brands.
• Completely lined conducts, inside and out.

Electrical installation and telecommunications

• Sizing of the inside network according to specifications.
• Common Telecommunications Infrastructure (CTI) 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.





HOME AUTOMATION

A home automation system will be installed by Zennio, which may include the following features:

- Flooding detection system with automatic water supply shut down function
- Smoke alarm
- Electric supply outage warning system

VIDEO INTERCOM SYSTEM

- Electronic video intercom system with camera located on the entrance to the complex and a monitor in each home.

PARKING AND STORAGE

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

SWIMMING POOL

- Selected villas will include a private pool.

AMENITIES & COMMUNAL AREAS

• The development includes garden zones with low water consumption plant species.
• Pedestrian circulation accesses with exterior lighting network, which includes lampposts and/or low light pollution lighting systems.
• Motorised garage door, with remote control fob and key.
• Master keys for garage door and common areas.

SECURITY

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

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.





EXCLUSIVE CUSTOMISATION PROGRAM

RH Privé offers the opportunity to adapt your villa to ensure it is unique and made to measure. This is why we have created programs to customise 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 RH Privé team.

Design your kitchen

Select the finishes for top and bottom kitchen cabinets and countertops from the options provided by the RH Privé 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 RH Privé team.

Heating options

You can improve your home with different heating options:
• Electric radiant flooring in both the main and secondary bathrooms, with an intelligent thermostat.
• Installation of radiant flooring in the entire villa, taking advantage of the previously installed aerothermal system.

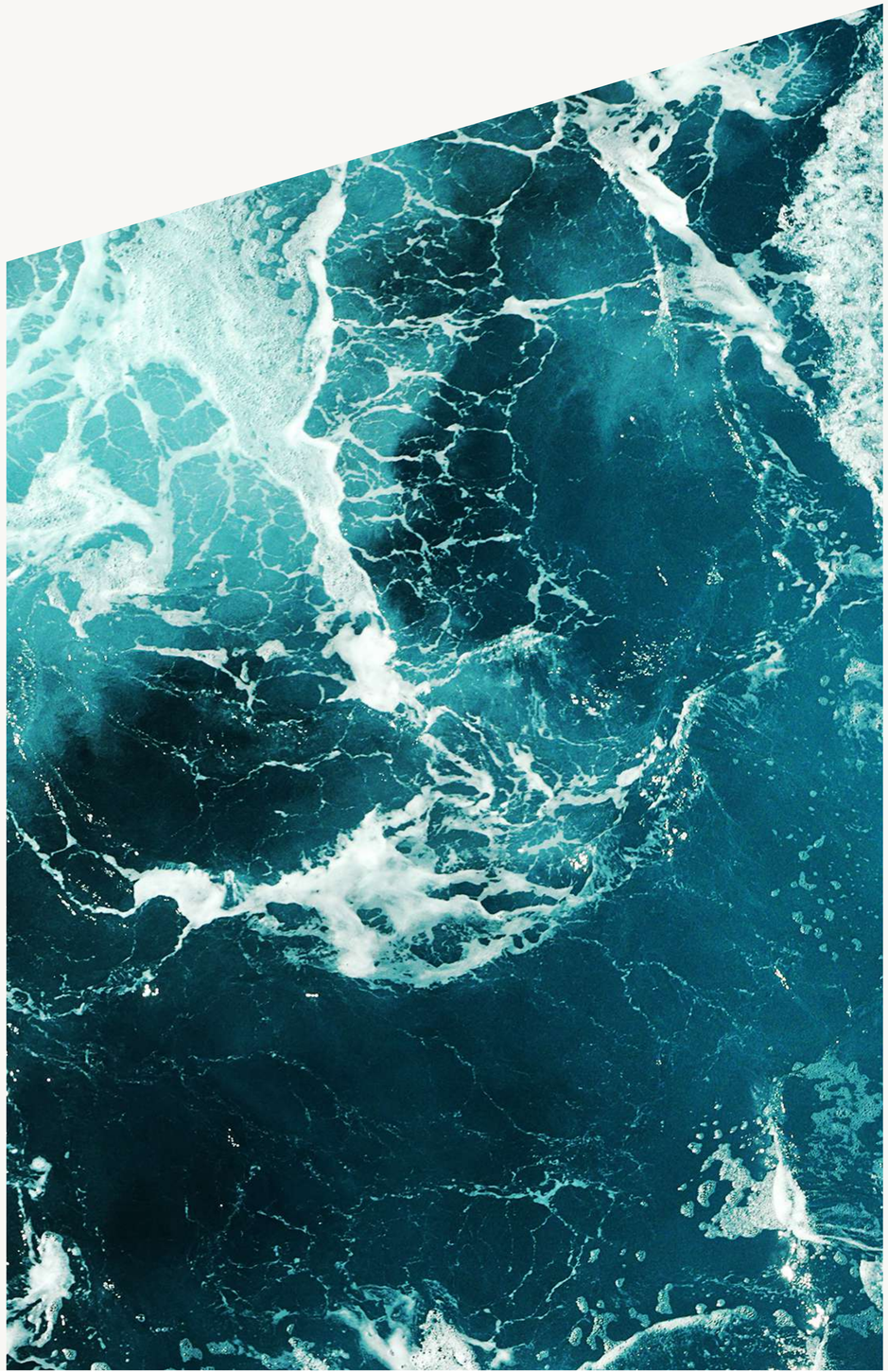
Choose your toilets

Choose the finishes for your bathroom furniture from the options provided by our team. You may choose between different toilet models and finishes for each of the bathrooms in your home.

Choose your smart home automation system

You can choose which smart home automation system you would like to install in your villa; for example, presence simulation, motorised control of blinds and shades, etc.





SUSTAINABILITY AND THE ENVIRONMENT

At RH Privé, we are strongly dedicated to the conservation of the planet.
That is why Pine Valley Villas prioritises 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 Pine Valley Villas will include:

• Aerothermal system for climate control and Domestic Hot Water (DHW) production: less energy consumption and less pollution.
• Features for protection against solar radiation: blinds in the back areas of the home, and shades for the main façades.
• Large windows to maximise natural light, protected by a shade and with low-emission, solar control glass that guarantees thermal bridge breaking.
• Thermal insulation system on the façades and covers, minimising energetic losses.
• Solar panels

QUALITY STANDARDS

• Homes built under the regulations of the Building Technical Code (BTC) according to European standards.
• EHE-08. Structural Concrete Instruction following RD 1247/2.008 and NCSE-02 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.

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.

Computer generated images without contractual value. These represent a non-definite approximation to the final design that we are still working on for you, and that we will specify in the final project available when the purchase contract is signed.



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