

COSTA RESERVA Y SOTOCORTIJO

SOTOGRADE DESIGN FEATURES

The quality specifications summarise the more significant elements used in the construction of the property we are building for you.

Our broad experience in this type of work of high standing enables us to guarantee that the house we are building will allow you to enjoy a home of the utmost comfort with the lowest maintenance costs.

Set in incomparable countryside, with views to the golf course, our technical team have managed to not only make the most of the topography of the plot, but to also orientate each home so that each season of the year is a new experience in your life.

Façades

The exterior walls of the property are double bricked using top quality bricks, and finished on the outside with cement rendering and a coat of stone paint. On the interior, the walls are plastered and finished with plastic paint in a range of colours.

In order to guarantee maximum interior comfort with minimum energy costs, thermal-acoustic insulation is applied to both sides of the brick in the interior.

Roofs

Deserving of special mention in the project are the roofs, mostly tiled. This project specifies a ceramic tile, made by Borja, model centenaria, and colour earth. This tile provides the perfect finish for a home designed in the best Andalusian Mediterranean style.

In the three types of roof designed (pitched tiled roof over horizontal roof deck or pitched roof deck and flat roof which can be walked on) extreme care has been taken with the thermal-acoustic insulation and the waterproofing using double asphalt membrane to guarantee total seal.

Interior distribution

For the interior distribution we have chosen a traditional 7 cm thick brick, covered on both faces with a layer of plaster.

Interior finishes

With respect to horizontal finishes and, given that the heating system is by means of under floor heating, materials have been selected which allow instant heat transmission.

For the floor of the house we have selected the natural beauty of cream marble, interlaying it in certain areas (entrance hall, bathrooms) with different colour marble to form an elegant chequered pattern (damero).

In other rooms such as the living/dining room, the marble is framed with a decorative marble border of a contrasting colour.

In the kitchen we prefer the more functional gres ceramic tile.

This easy-to-maintain and durable material will enable this essential living area to be kept clean.

We also consider it important to provide an easy-to-maintain and highly attractive finish to the exterior paving. That's why we have chosen a rustic gres tile.

We have designed the ceilings with a continuous covering of plaster boards suspended from the roof deck.

In this way we are able to offer the possibility of easy fitting of downlights, perfectly positioned according to your criteria. This solution also allows easy access to all the installations in the house.

For the wall coverings and as a base throughout the house, a layer of highly durable plaster is applied. In line with the latest trends in decoration, this solution is also used in the kitchen, thus offering greater freedom when it comes to adapting it to suit your taste. And in this same vein, our interior designers have chosen to surprise us in the bathrooms with finishes based on marble or a combination of tiles.

Carpentry

-Interiors: The entrance door is made of wood (solid with security lock, embedded in the door edge with three anchorage points) as are the interior doors. All the doors, including the entrances to the bathrooms, are larger than standard, both in height (2.30m), and in minimum width (0.72m).

-Exteriors: We have chosen PVC carpentry. This material offers fantastic no-maintenance insulation. The carpentry includes, in each case, sliding windows, tilt or tilt-and-turn windows for good ventilation of the room without needing to open the window. To darken rooms, a system is used consisting of a set of PVC slats, activated by individual electric buttons.

Lastly, and bearing in mind those openings where security bars are not fitted as well as improved insulation, the entire house has been designed with thermal-acoustic glass consisting of a double sheet of exterior glazing joined with transparent or matt butyral, depending upon the room, an air chamber to improve thermal insulation and an inner layer consisting of another sheet of glass.

In other words, the final composition (6+6+chamber+5mm) guarantees a high degree of safety and maximum interior comfort, while ensuring that energy losses from the house are kept to a minimum.

Given the style of house planned, balconies closed off with iron railings have been designed, reconfirming the Mediterranean air of the house.

Installations

In this section we guarantee that the house is fitted to the highest levels of quality.

To ensure maximum comfort in your life, we have designed an air conditioning system known as water-air. With this system and using an exterior plant easily accessible for maintenance but hidden from view and sufficiently far away for noise not to be a problem, hot or cold air is provided through a network of individual fan-coils located in each of the rooms in the house (bedrooms, living/dining room and kitchen), so that the temperature in each room can be controlled, using a thermostat.

Although this system produces hot air, heating is provided through under floor heating. This system gives a uniform temperature throughout the house in a natural and even manner. In a suitable location in each house, there is a diesel boiler with two 1,000 litre tanks. This system provides the energy required, for both the under floor heating, and the domestic hot water, which is stored in a 300 litre accumulator tank, thus allowing the use of a number of bathrooms at the same time without a loss in either flow rate or water pressure.

To fully optimise the energy consumption of the house, we have also provided individual thermostats for the control of the under floor heating in each room.

Plumbing

All the piping used is made of insulated copper; that is, protected to prevent losses in temperature with hot water and condensation with cold water. In addition, there is a secondary hot water return system, providing instant water at the desired temperature in every corner of the house.

Top quality sanitary appliances are complemented in the bathrooms with large in-built showers and Grotherm 3000 thermostatically controlled taps from Grohe or similar.

The remaining taps are Eurostyle mixer taps made by Grohe.

Power Supply

This is tri-phase low voltage. To improve the control of the house, a principal control panel is fitted to control the entire house and the secondary control panels conveniently distributed, enabling the different areas to be controlled independently. Certain functions including exterior lighting for the house and garden or the operation of the swimming pool can be controlled from the different panels.

All the rooms are fitted with TV and telephone sockets.

A video-door entry system and the pre-installation of the satellite dish and loudspeaker sound system at the main entrance are included.

As a security installation complementary to the constructive measures adopted in the house, a security system has been designed with human presence detectors and an alarm system connected to a security control centre operating in the area.

Garden

As a final complement to your house we have designed a magnificent garden fully equipped with lighting and an automatic irrigation system. Some of the existing species have been protected in the landscaping, while others have been transplanted to other areas of the garden as necessary.

Included in the unique design of the house is a comfortable fully automated swimming pool with recessed steps to avoid the discomfort of a vertical ladder.

We would like to thank you for the time you have given to read this, and we remain entirely at your service should you have any queries.