



*Your home under the Sun
of Benalmadena*







The best place to live

The true privilege of
Reserva del Higuierón

*Nature, wellness, sport and serenity
in the heart of the Costa del Sol*

Reserva del Higuierón commands a privileged setting on the **Costa del Sol** between **Fuengirola** and **Benalmádena** that epitomises quality of life in its purest state. In a natural environment, with an exceptional and exclusive landscape, characterized by the amplitude of the environment, where an urbanization stands out composed of high-quality housing in terms of construction, with modern designs and exclusive services.

A natural paradise on the **Costa del Sol**

A heavenly location in an **outstanding geographical situation**, designed for anyone who yearns after a lifestyle of wellness, leisure and sports.

Positioned in an amazing location for getting to all local places of interest. We're located just ten minutes from **Málaga-Costa del Sol International Airport**, fifteen minutes from **Málaga** itself, twenty minutes from **Marbella**, fifty minutes from **Sotogrande** (Cádiz), an hour and fifteen minutes from **Granada**, two hours from the **Sierra Nevada** mountains and two hours from **Seville**. Reserva del Higuierón is fortunate to be close to everything, in a reserved place, in full nature.

Spain

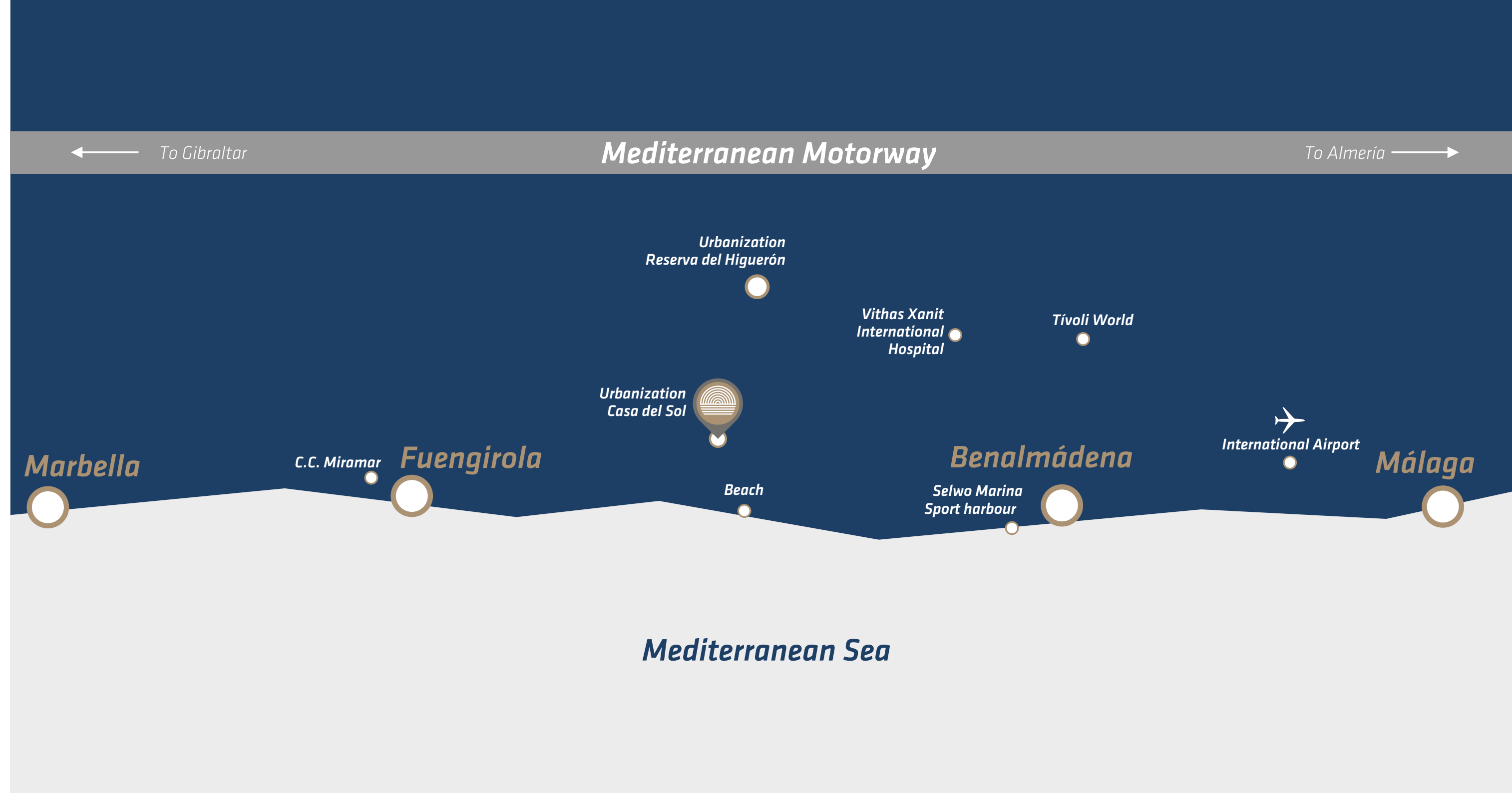


Right in the heart of the **Costa del Sol**, in the coastal region of the province of Málaga, we're blessed with **300 days of sunshine per year** and an average annual temperature of 19°C. Mediterranean climate, sunlight, beaches, mountains, exquisite cuisine... Life.

A few minutes away from everything.

These are some of the places that are near you.

1. Vithas Xanit **International Hospital** in 12 minutes.
2. **Beach** in 2 minutes.
3. **Marina Benalmádena** in 15 minutes.
4. **Málaga Centre** in 30 minutes.
5. Marbella Centre in 25 minutes.
6. **Miramar Shopping Center** in 10 minutes.
7. **Tívoli World** in 13 minutes.
8. **Selwo Marina** in 15 minutes.
9. **International Airport** in 18 minutes.



A fun ride



***Costa del Sol,** where everything is at hand.*

*We've found the perfect balance for you.
We know that you're looking for a peaceful
home that has everything within reach.*

*Living in Málaga and on the **Costa del Sol**, home to the **best climate in Europe**, is a blessing that not everyone is fortunate enough to enjoy. Its beaches, its mountains, its wonderful temperatures, its cuisine, its architecture and its culture are now at your fingertips. The place that's the object of desire for many people, whether for a short getaway, a relaxing holiday or full-time living.*

And we've got it for you... A slice of paradise within another paradise, exclusively for you and your loved ones to enjoy to the fullest.

This is also a great base for discovering the many attractions of Andalusia. Because everything is close by and because we know that you love to explore your surroundings.



Shopping centre

To the north of the Reserva, just by the motorway junction, there's a shopping centre with restaurants, supermarkets, pharmacies, opticians, a hairdressing salon and many more services that will make your life so much easier.



Outstanding design

Our development, Casa del Sol, features eight properties built and designed to provide comfortable and safe living exclusively for you. The raw materials and construction techniques used are simply outstanding, provided by leading players in the property industry.



Superb location

A prime location, that goes without saying. Reserva del Higuero is located on the Costa del Sol, between Fuengirola and Benalmádena. Its views are unparalleled, looking over the marvellous Mediterranean Sea and blessed by brilliant sunlight for most of the year.



24-hour security

This gated community boasts a 24/7 surveillance system. There are CCTV cameras across the site, while security guards provide peace of mind both day and night.



Sports Club

The perfect place for enjoying the sporting activities that you like the most. Padel courts, tennis courts and a sand court for various sports (beach volleyball, beach soccer, beach tennis and handball). Workout rooms, indoor pool, cardio room, meditation zone, spinning room, and much more.



Landscaped spaces

Stroll around the sweeping landscaped areas while at one with nature, breathe in the fresh air and unwind in a peaceful outdoor space. There's simply nothing better than revelling in the light of the Costa del Sol while surrounded by stunning scenery, away from the hustle and bustle of the big cities.



Exclusive amenities

Reserva del Higuero boasts exclusive amenities that will make your everyday life simply perfect. With its outstanding location, just a stone's throw away from the beach and embraced by nature, the development features a sports club, 24-hour security, leisure areas, dining options, property maintenance services, landscaped gardens, and much more.



Leisure and dining out.

The development has many options for dining out, with a host of bars and restaurants serving varied cuisine. What's more, there are plenty of spaces for leisure activities.



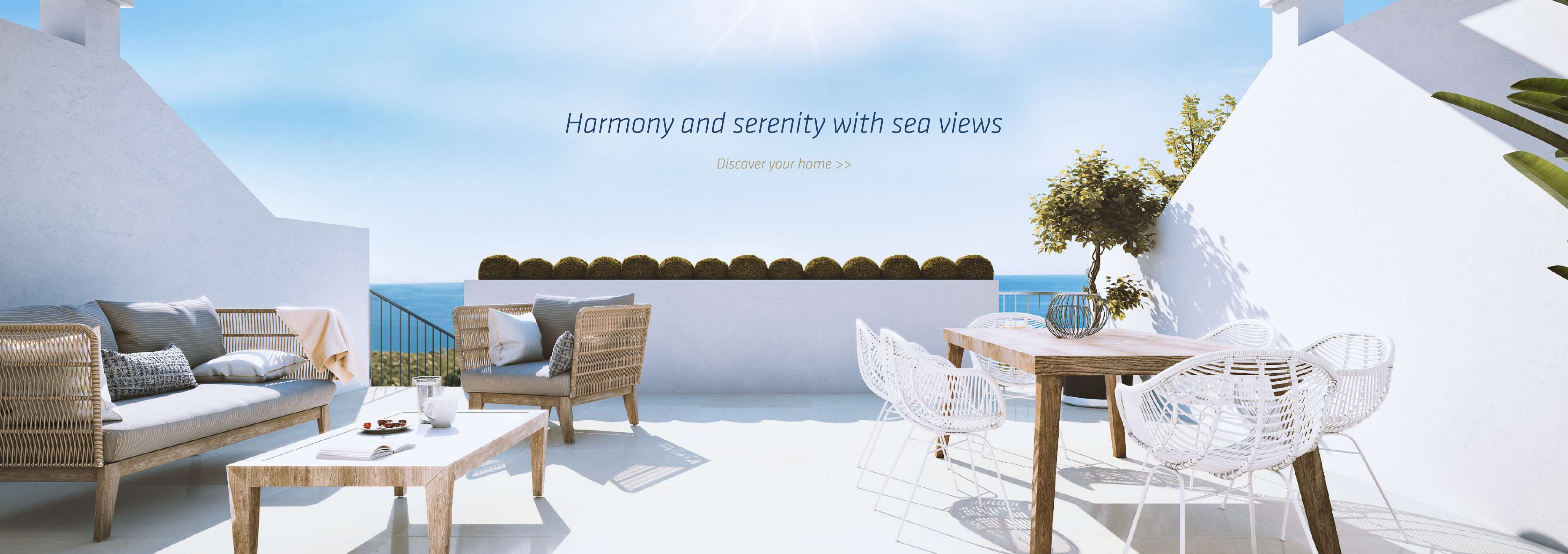


Making your dreams come true
Casa del Sol breaks all conventions



Harmony and serenity with sea views

Discover your home >>



Home 1

	Built	Terraces	Garden
Basement Floor	101,25 m2		
Ground Floor	90,35 m2	43,90 m2	81,83 m2
Top Floor	52,65 m2	13,57 m2	
Total meters	244,25 m2	57,47 m2	81,83 m2

Bedrooms	Bathrooms	Garage 1 & 2
4	3	25 m2

Home 2

	Built	Terraces	Garden
Basement Floor	100,25 m2		
Ground Floor	88,93 m2	43,90 m2	76,88 m2
Top Floor	52,04 m2	13,57 m2	
Total meters	241,12 m2	57,47 m2	76,88 m2

Bedrooms	Bathrooms	Garage 3 & 4
4	3	25 m2

Home 3

	Built	Terraces	Garden
Basement Floor	100,15 m2		
Ground Floor	88,93 m2	43,90 m2	46,35 m2
Top Floor	52,04 m2	13,57 m2	
Total meters	241,12 m2	57,47 m2	46,35 m2

Bedrooms	Bathrooms	Garage 5 & 6
4	3	25 m2

Home 4

	Built	Terraces	Garden
Basement Floor	100,15 m2		
Ground Floor	88,93 m2	43,90 m2	42,01 m2
Top Floor	51,92 m2	13,57 m2	
Total meters	241,00 m2	57,47 m2	42,01 m2

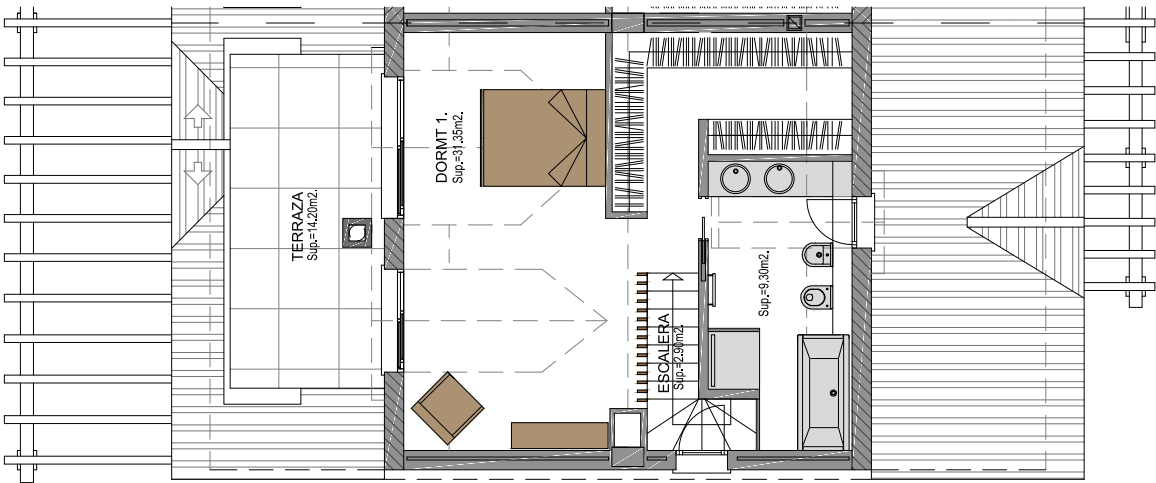
Bedrooms	Bathrooms	Garage 7 & 8
4	3	25 m2

Home 8

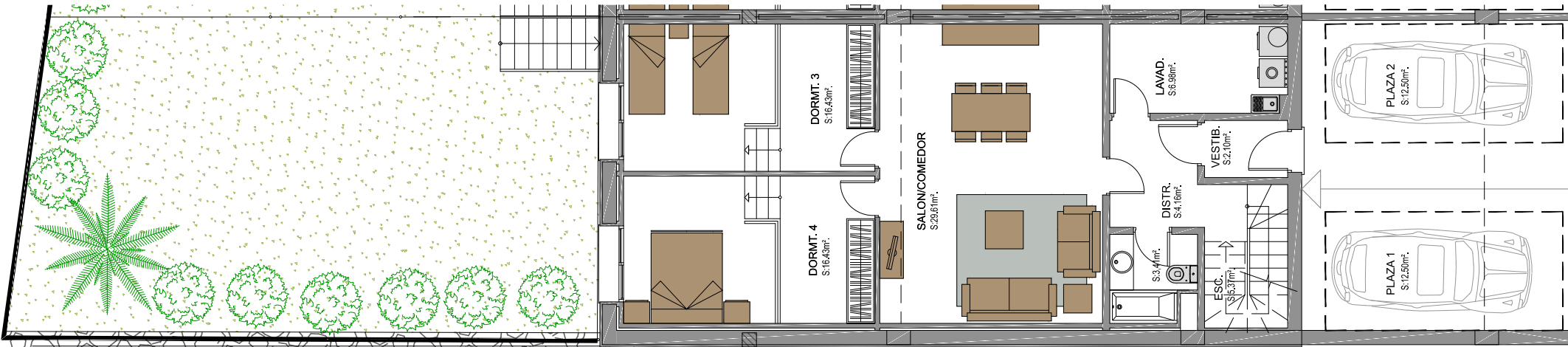
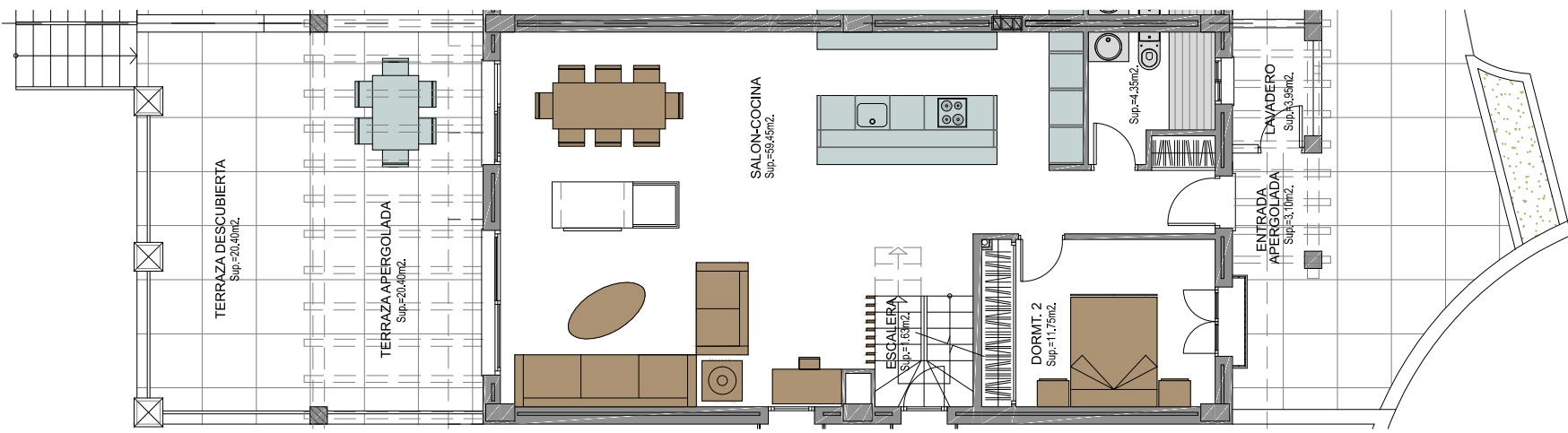
	Built	Terraces	Garden
Basement Floor	100,07 m2		
Ground Floor	89,36 m2	43,90 m2	50,69 m2
Top Floor	52,33 m2	13,57 m2	
Total meters	241,76 m2	57,47 m2	50,69 m2

Bedrooms	Bathrooms	Garage 15 & 16
4	3	25 m2

1 Top Floor



2 Ground Floor



3 Basement

Home 5

	Built	Terraces	Garden
Basement Floor	77,18 m2		
Ground Floor	59,80 m2	43,90 m2	37,90 m2
Top Floor	39,18 m2	13,57 m2	
Total meters	176,16 m2	57,47 m2	37,90 m2

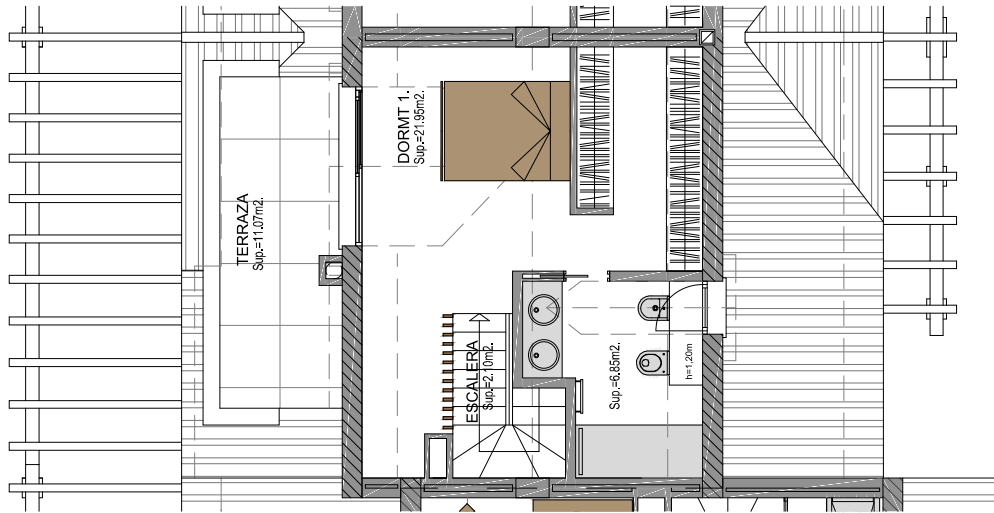
Bedrooms	Bathrooms	Garage 9 & 10
4	3	25 m2

Home 6

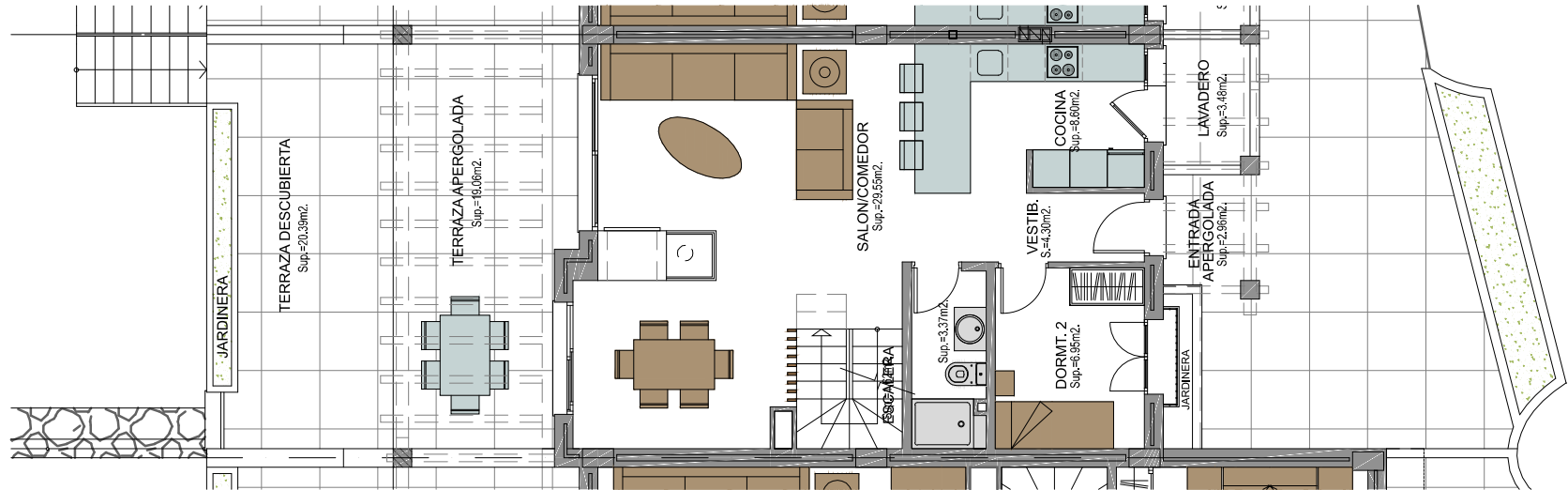
	Built	Terraces	Garden
Basement Floor	78,48 m2		
Ground Floor	60,00 m2	43,90 m2	35,21 m2
Top Floor	39,91 m2	13,57 m2	
Total meters	178,39 m2	57,47 m2	35,21 m2

Bedrooms	Bathrooms	Garage 11 & 12
4	3	25 m2

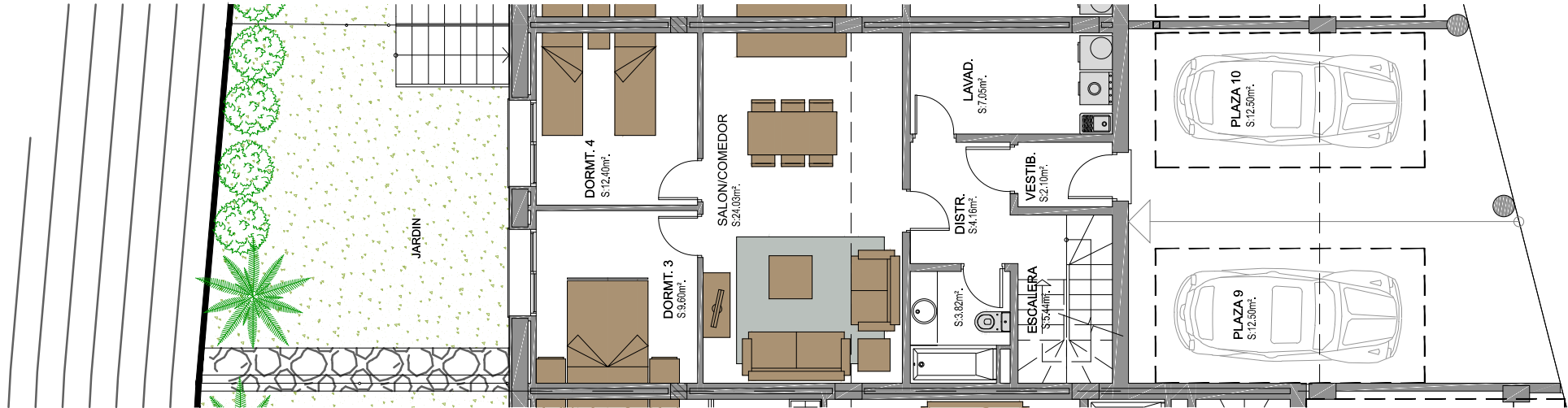
1 Top Floor



2 Ground Floor



3 Basement

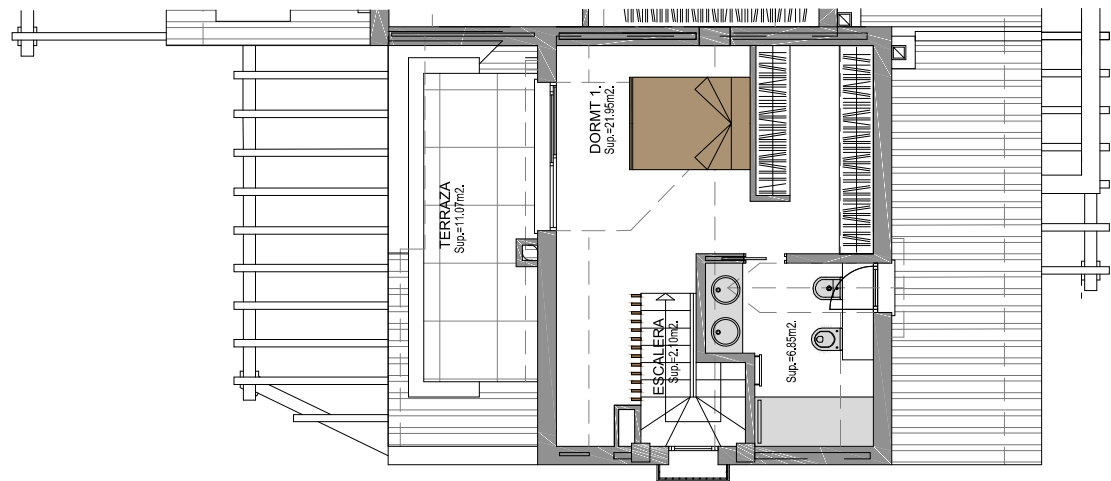


Home 7

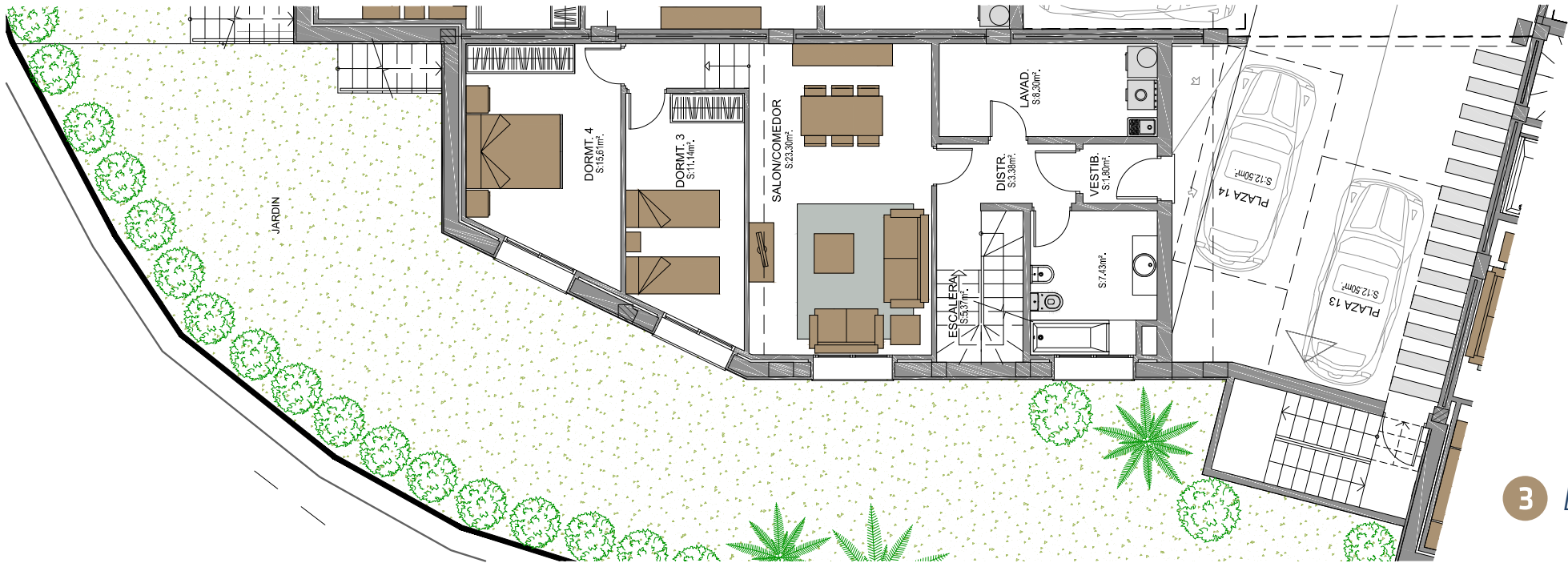
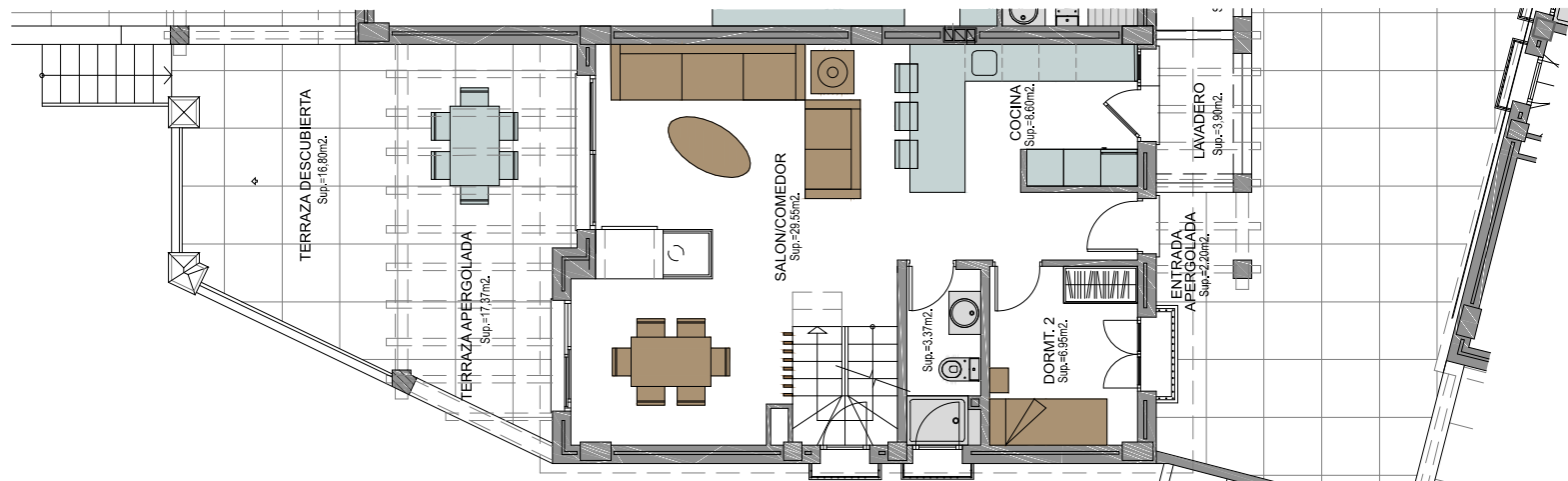
	Built	Terraces	Garden
Basement Floor	94,83 m2		
Ground Floor	60,00 m2	43,90 m2	170,94 m2
Top Floor	40,04 m2	13,57 m2	
Total meters	194,87 m2	57,47 m2	170,94 m2

Bedrooms	Bathrooms	Garage 13 & 14
4	3	45,51 m2

1 Top Floor



2 Ground Floor



3 Basement

Your idealy place 8 luxury properties

Places that will change your life.

With Casa del Sol, we set out to fully reflect the serenity, harmony and security that characterises the setting of our development. We wanted to transport light and peace within each of our homes. We want your home to be the heart and soul of your family life. We want it to be the perfect choice for your daily living.



A most welcoming **living room**

Everyone's favourite room.

Living rooms designed for wellness, flooded by the sunlight that graces the Mediterranean Sea. Designed to enjoy with family or friends. A modern and contemporary style that prioritises comfort, providing wonderful views of the magnificent surroundings.



* Furniture, lighting and furnishings not included in the price.





Type 1

Your dream **kitchen**

For culinary inspiration.

You may or may not like to cook. Whatever the case, this is the perfect kitchen for inspiration. The tasteful design and layout of our kitchens will fascinate you, motivating you to create the best dishes possible.



Type 2

* Furniture, lighting and furnishings not included in the price.

A stylish **bathroom**

Modern and functional details.

One of the most private and personal places of the home showcases a graceful and elegant style. Comfort and practicality come together as one, making this space ideal for your moments of privacy.



Type 2

* Furniture, lighting and furnishings not included in the price.

Type 1





Type 1

A bedroom flooded with light

Not just a place for sleeping

We take care of the minutest details in this room, giving you a place for rest, relaxation, revival and repose.



Type 2

* Furniture, lighting and furnishings not included in the price.

The **lower ground floor**, your personal space

A place to disconnect alone or as a family.

We all need a favourite place where we can unwind. Our personal den. Alone, with family, or with friends: that depends on you. Turn it into a home cinema, a games room or a lounge with a minibar for visitors... you choose!



Type 2

* Furniture, lighting and furnishings not included in the price.



Type 1



Type 1

Terraces with personality

Enjoy the private outdoors

There is nothing better than being able to have a place to relax in the open air inside your home. Alone or in company, the terrace will become a space where you will be able to enjoy the sun and the good temperature that the Costa del Sol offers, in front of unbeatable views.



Type 2

* Furniture, lighting and furnishings not included in the price.



Technical Specification

Building



Foundations and structure

The foundations will be made from reinforced concrete, subject to data from the geotechnical study, in compliance with current regulations. The structure will have reinforced concrete in beams, pillars and waffle slabs, according to current regulations.



Roofing

The roof will be sloped and, in order to ensure the best thermal insulation and waterproofing, it will be equipped with a double asphalt membrane and high density, extruded polystyrene rigid insulating foam. The sloping roof will be topped with "TEDUR 5" self-ventilating ceramic tiles, of which the main characteristic is their internal self-ventilating chambers which offer the best hygrothermal performance on the market: they insulate against solar activity, releasing the accumulation of heat from solar radiation, and they prevent condensation.

"With the use of self-ventilating tiles the degree of comfort in a house, particularly in the attic, is radically superior: they reduce the concentration of heat in summer and the potential occurrence of condensation."

The terraces will also be waterproofed with a double asphalt membrane on the slope formation with aerated concrete, with 4cm-thick extruded polystyrene thermal insulation over living areas.



Façades

The façade will be constructed using a brick-based ceramic enclosure, drilled from the outside, with an air chamber and thermal insulation composed of large format, 7cm-thick mineral wool inside the house, coated externally with waterproof single layer mortar.



Exterior carpentry and windows

PVC exterior carpentry for façade openings, brand KÖMMERLING, exterior frame finished in Oak Mountain and interior frame in white, in keeping with the interior decoration of the house. Because of its morphological properties, PVC acts as a natural sound absorber, making it an ideal material for improving the level of acoustic attenuation in a home.

All windows will have double glazing with "Climalit" sealed chambers for enhanced comfort and a better thermal envelope for the building.

The ground floor bedroom will have aluminium-lacquered louvre blinds installed, with injected insulation and an electric motor-operated automatic drive, as well as adjustable aluminium Mallorcan shutters, finished in imitation Iroko wood in first floor bedroom windows.



Interior partitions and insulation.

Interior house partitions formed by large format ceramic brick partition walls of 7 and 9 cm thickness according to the space in question, with a gypsum render and set plaster finish coated with smooth water-based paint.

Housing partition walls formed by 1/2-foot large format double brickwork, using cement mortar for surfacing, with mineral wool acoustic insulation, which offers security and comfort in the interior of the house.



Interior carpentry

Interior doors

The main access door to the house will be reinforced, with solid iroko wood for the external surface and lacquered in white on the interior. The lock will be a three-point secure fixing system with chrome fittings.

Access from the garage will be via a fire-resistant door that creates a security vestibule and another steel-plated reinforced door leading to the house.

Interior doors will be lacquered in white with stainless steel fittings which integrate perfectly into the design of the house.

Wardrobes

There are three types of wardrobes, depending on the room. Fitted, free-standing and walk-in dressing rooms.

The fitted and free-standing wardrobes will be encased in wood to match the interior carpentry, and fitted inside with drawers and compartments. The fastenings, handles and knobs will be matt chrome.

The walk-in dressing rooms will be open and fitted inside with drawers and compartments, according to each type.



Flooring

Flooring of large-format rectified porcelain stoneware of the highest quality, placed on anti-impact laminate. Brands: LIVING CERAMICS, PORCELANOSA or SALONI. Large-format porcelain flooring will be installed in the kitchen and bathrooms. Brands: LIVING CERAMICS, PORCELANOSA or SALONI.

Large-format, rectified exterior non-slip C3 porcelain stoneware tiles will be installed on the terraces. Brands: LIVING CERAMICS, PORCELANOSA or SALONI.



Coverings and suspended ceilings

Wall coverings in bathrooms with highest quality porcelain stoneware. Brands: LIVING CERAMICS, PORCELANOSA or SALONI.

Suspended ceilings with Gypsum plasterboard in all areas where air conditioning, mechanical ventilation, plumbing or other installations must be concealed.

Decorative pelmets in the openings of the ground floor living room and decorative footlights for indirect light in the basement room.

Removable metal suspended ceiling composed of closed aluminium louvres for placement of interior air conditioning unit.

Smooth water-based paint in soft colours or white on walls, and white on ceilings.



Kitchens

Our kitchens have been planned to fit the design of the home. The kitchen will be delivered fitted with high-capacity wall and floor units, with laminated finish and a CORIAN worktop.

The equipment included in the kitchen will be:

- Integrated extractor hood.
- Electric oven and microwave.
- Induction hob.
- Refrigerator.
- Freezer.
- Dishwasher.

Electrical appliances: brand SIEMENS. In addition, a stainless steel sink with matching Chrome Monobloc tap will be installed on the compact worktop.



Bathrooms

The bathrooms will have high quality sanitary fittings with contemporary designs, in white, glazed porcelain, and with dual-flush toilets to facilitate water conservation. In addition, in the main bathroom the sanitary installations will be suspended.

Mixer taps: brand HANSGROHE. Bathtubs and/or showers will have thermostatic taps.

An electric underfloor heating system will be installed in the main bathrooms.

Installations



Heating, air conditioning and hot water

The air conditioning system planned and the production of domestic hot water will be carried out by the aerothermal system, one of the most energy efficient systems available.

Aerothermal technology extracts energy from fresh air, resulting in clean and energy-saving energy.

Air conditioning on the ground floor will be distributed via ducts, and in main rooms we will use linear diffuser components which are integrated into the architectural design of the rooms.

In addition, the homes will be equipped with an underfloor heating system in the main bathroom, since it is the most efficient, comfortable and aesthetic solution for bathroom heating.



Plumbing and sanitation

The pipes will be made from isolated cross-linked polyethylene, taking advantage of its resistance to any type of water, its low level of roughness and its lower thermal conductivity compared to metals such as copper.

The sanitation facility will be made from PVC and the drains will be soundproofed.

The homes will have a general shut-off valve and independent shut-off valves in the house entrance area, kitchen and bathrooms.

The ground floor terraces and the garden will have water outlets.

For the supply of domestic hot water to each of the wet cores of the house, there will be a parallel hot water circuit to join the points furthest away from the hot water storage tank, so as to obtain hot water from the tap immediately, with the consequent saving of water consumption and benefit to the environment (return circuit for domestic hot water).



Electricity And Telecommunications

The telecommunications installation is designed according to the regulation of common telecommunication infrastructures.

The electrical installations will be high voltage, with a provision of electrical and telecommunications outlets.

The homes will be provided with telecommunications facilities according to the regulations for common telecommunication infrastructures, with telephony cabling in the living room, kitchen and bedrooms, and pre-installation for telecommunication services.

There will be a communal TV antenna with sockets in the living room, kitchen, bedrooms and basement rooms, with prewiring preparation for new communications, both for cable TV and for the various digital platforms, according to regulations.

Comfort



Fireplace

Fireplace brand: Magma. Bellagio model. Open to two front faces and one side, with a vitroceramic glass guillotine door without studs. Room Separator. Fireplace with three-sided guillotine door. Great View of Fire.



Home automation and special installations

The homes will be equipped with a system for detecting water leaks in wet areas and for smoke and alarm detection.



Energy efficiency

These are homes designed for greater efficiency for low energy consumption that promotes the rational use of energy, while taking care of the environment and the climatic conditions and comfort within the home.
A high energy rating, B, is obtained.



Ventilation and air renovation system

The projected dual flow ventilation system has high thermal efficiency, with a recovery of up to 95%, ensuring good air quality through the extraction of stale air in wet rooms (kitchens, bathrooms and toilets) and simultaneously ensuring the insufflation of filtered new air in the dry rooms (living room, dining room, bedrooms, etc.).

It is a necessary and essential system for buildings with low energy consumption, fully automated, incorporating filters that improve air quality and allow the filtering of airborne dust, pollen, etc.

The comfort in the interior of the house is much higher than with a traditional simple flow system, enabling occupants to breathe clean air without air renovation, preventing odours and the occurrence of condensation.

Urbanisation and Communal Areas

The Casadelsol communal spaces have been carefully thought out and designed, keeping in mind the community expenses that they generate. Accordingly, we have tried to bring together solutions that enable us to optimise the maintenance costs that they generate.



Exterior communal areas

Residential complex with gardens distributed throughout the urbanisation to achieve an environment in keeping with a Mediterranean landscape, with an automated irrigation system and night lighting.
Community outdoor pool with night lighting system.
Video surveillance.



Garages

Covered parking spaces, with a fire detection system and mechanical ventilation system.
The garage access door will be mechanised with a remote control.
The interior garage floor is made from continuous polished concrete.

Technical Specification For Special Installations



Dual flow ventilation system

A cost-effective and environmentally-friendly efficient ventilation system.

The VMC Dual Flow system is a ventilation system that ensures good air quality through the extraction of stale air in wet rooms (kitchens, bathrooms, toilets, etc.), simultaneously ensuring the insufflation of filtered new air in the dry rooms (living room, dining room, bedrooms, etc.).

ADVANTAGES

- Is better for health and improves home comfort.*
- Provides the house with clean air and hygienic ventilation.*
- No air renovation.*
- Prevents the development of moisture/mould.*
- Prevents odours in the kitchen and bathrooms.*
- Air filtering prevents the presence of particles which are harmful to health: ideal for people who suffer from allergies.*
- Energy efficiency.*
- Energy recovery, thanks to the heat recovery system, preventing the loss of energy from expelled air.*
- Decrease in heating/cooling demand.*
- Improves the energy classification of the house.*



Air conditioning and domestic hot water system with the use of aerothermal technology

Aerothermal technology is a clean technology that draws energy from the air.

It does not burn anything to heat up. It does not emit smoke. No burning/combustion takes place.

It is a technology that transforms fresh air into energy, thanks to the support of electrical power and heat exchanger technology.

It is a form of sustainable heating.

Aerothermal technology makes savings, because with 1 kW of energy consumed we can produce and deliver up to 4 kW for home consumption, depending on external conditions.

The heat pump transports the AEROTHERMAL energy that it obtains from the air to cover the demands of the installation.

The air absorbed by the ventilator transfers the heat it contains to the evaporator condenser. This increases its temperature, passes through the compressor, and yields heat in the accumulator.

The cost of transporting this energy is less than the cost of generating it.

NOTE:

This constructive technical specification is merely indicative, reserving the right of Itm homes to introduce modifications that arise for technical or legal reasons, to be specified by the supervising architect because they are necessary or appropriate for the correct completion of the building, or that are ordered by the competent public bodies, in which case they will be replaced by others of equal or superior quality. The images in this brochure are indicative and not binding at a contractual level.