

CARAT
SKY VILLAS



CONCEPT

CARAT IS AN EXPERIENCE FOR THE FIVE SENSES.
LUXURY, SUSTAINABILITY, TECHNOLOGY,
LEISURE, CALM AND WELLNESS.
EXCELLENCE MATERIALISED WITH CHARACTER
AND UNIQUENESS.

CARAT IS THE CULMINATION OF RESERVA
DEL HIGUERÓN, THE JEWEL IN THE CROWN,
A DIAMOND WHOSE FACETS DRAW THE
ARCHITECTURAL LINES OF THE BUILDINGS OVER
THE MEDITERRANEAN SEA.





CARAT

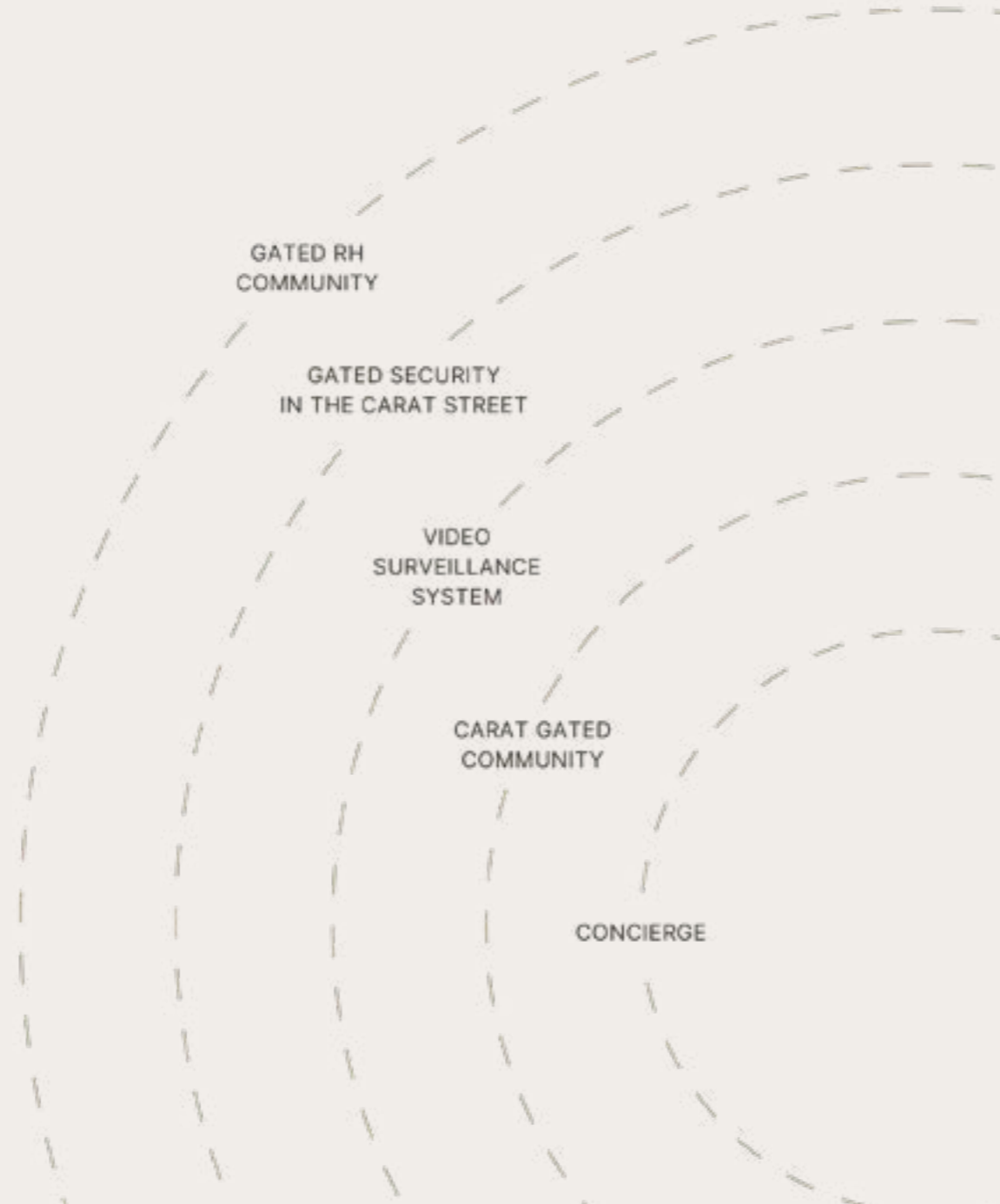
LOCATION

SITUATED ON WHAT IS POSSIBLY THE BEST PLOT
IN THE EXCLUSIVE RESERVA DEL HIGUERÓN COMMUNITY,
WITH UNRIVALLED VIEWS AND DIRECT ACCESS TO THE BEACH.

MASTERPLAN



EXTRA SECURITY



GENERAL DESCRIPTION

THE CARAT RESIDENTIAL COMPLEX WILL BE COMPOSED OF FOUR BUILDINGS, PERFECTLY ADAPTED TO THE ACCENTUATED TOPOGRAPHY THAT CHARACTERISES THE AREA.

Buildings 1 and 2, currently on the market, will offer 78 apartments, including ground floor apartments with private gardens, and breathtaking Sky Villas with two and three bedrooms.

Each Sky Villa has a private garage area within the communal garage, where there are two or three extra-large parking spaces, protected by a private mechanical door.

The garages will include the pre-installation for electric vehicle charging (according to R.D. 1053/2014) and bicycle parking spaces.





INTERIORS

IN CARAT SKY VILLAS, RH PRIVÉ DECIDED TO PUSH THE LIMITS AND OFFER ITS MOST EXQUISITE CLIENTS A PRODUCT WHERE BOUNDARIES ARE NON-EXISTENT.

The Mediterranean Sea plays a fundamental role in the design of the interior spaces. The floors are oriented towards the sea, creating spaces flooded with natural light and offering unforgettable sunsets.

Thanks to the large windows, the line between indoors and outdoors is blurred, giving access to a terrace that embraces the house, where an infinity pool gives the sensation of floating over the Mediterranean.

The Villas of more than 300 m² are divided into a large living space with kitchen, living room and dining room, and a private area which includes the bedrooms, each with an en suite bathroom and dressing room of large dimensions.



THE PROPERTIES ARE EQUIPPED WITH A COMPLETE HOME AUTOMATION SYSTEM THROUGHOUT THE HOUSE.

TWO OF THESE HIGH-RISE VILLAS HAVE BEEN SPECIFICALLY SELECTED TO STAND OUT THROUGH A COLLABORATION WITH RENOWNED INTERNATIONAL DESIGNERS, FEATURING A COMPLETELY UNIQUE DESIGN.

BY PININFARINA

RH PRIVÉ ESTABLISHED A PARTNERSHIP WITH PININFARINA, THE WORLD'S LEADING INTERNATIONAL DESIGN COMPANY.

A pure retreat into the wild, a Mediterranean experience like no other. Carat finds its balance positioned between the vast seaside horizon and the luscious, mountainous hinterland, elevating this unique trait by connecting, rather than separating, with the surrounding environment. Continuity between inside and outside is, in fact, at the core of the design philosophy, allowing these spaces to become one with the setting.

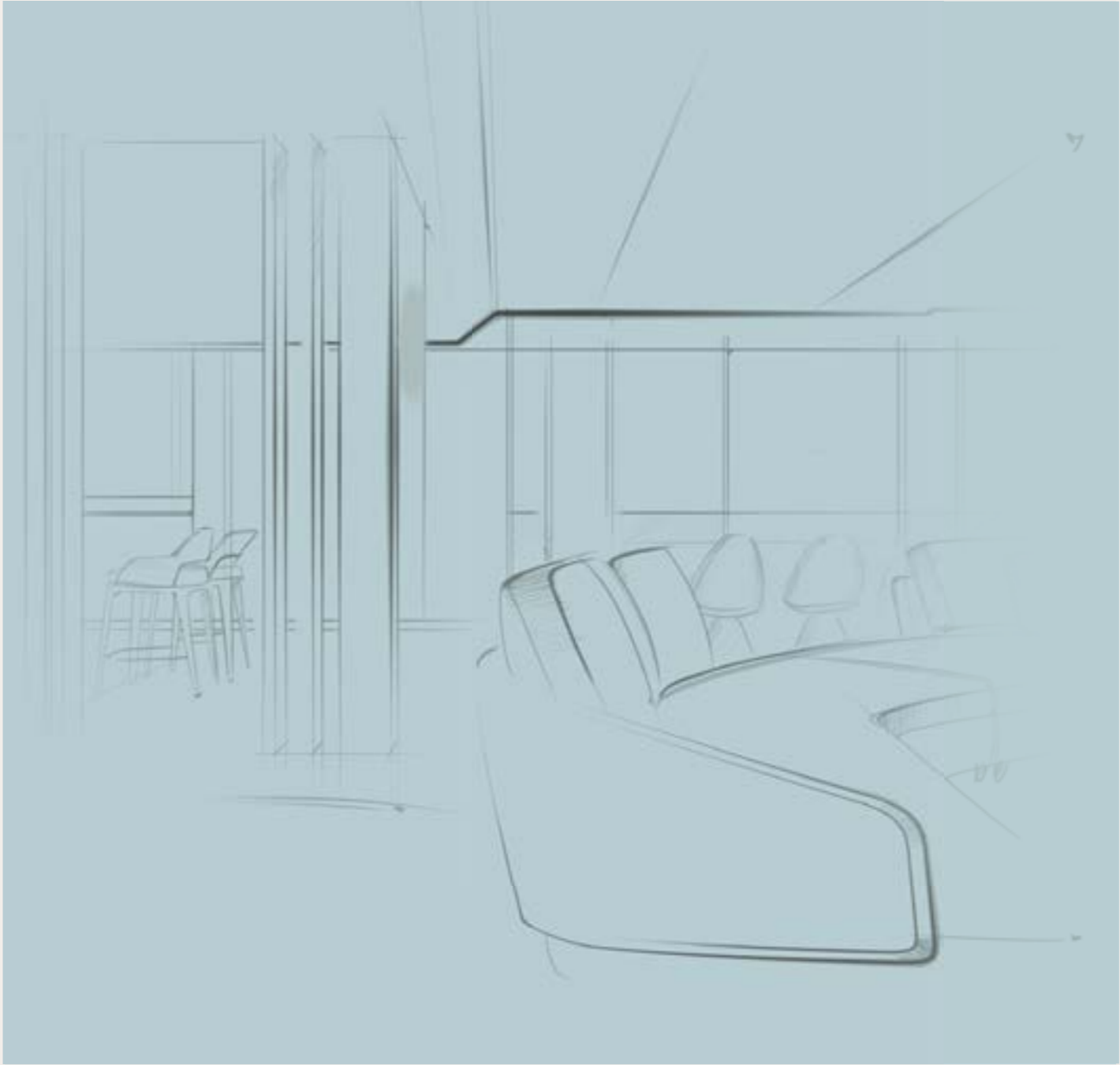
These design projects are not executed and may be applicable to all Sky Villas. It will be up to the owner to implement them. The sale price does not include the design adaptation, Pininfarina's fee and selected pieces of furniture.



PININFARINA HAS DEVELOPED TWO INTERIOR DESIGN PROJECTS, INSPIRED BY TWO SKY VILLAS OF CARAT PHASE I, EACH LOCATED ON TWO SIDES OF THE BUILDING OFFERING TWO DISTINCT VISIONS.

TWO STYLES OF PURE DESIGN
TWO WORLDS OF SENSATIONS
TWO PURE RETREATS

THE FLOATING RETREAT

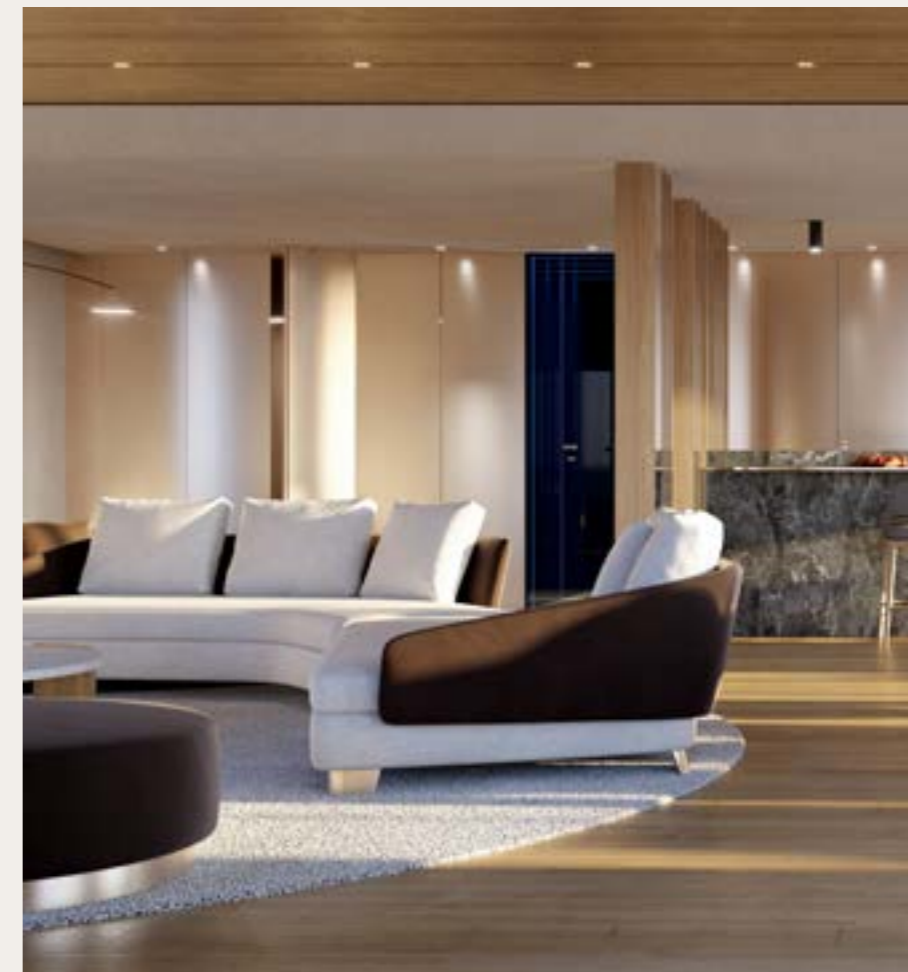


3G

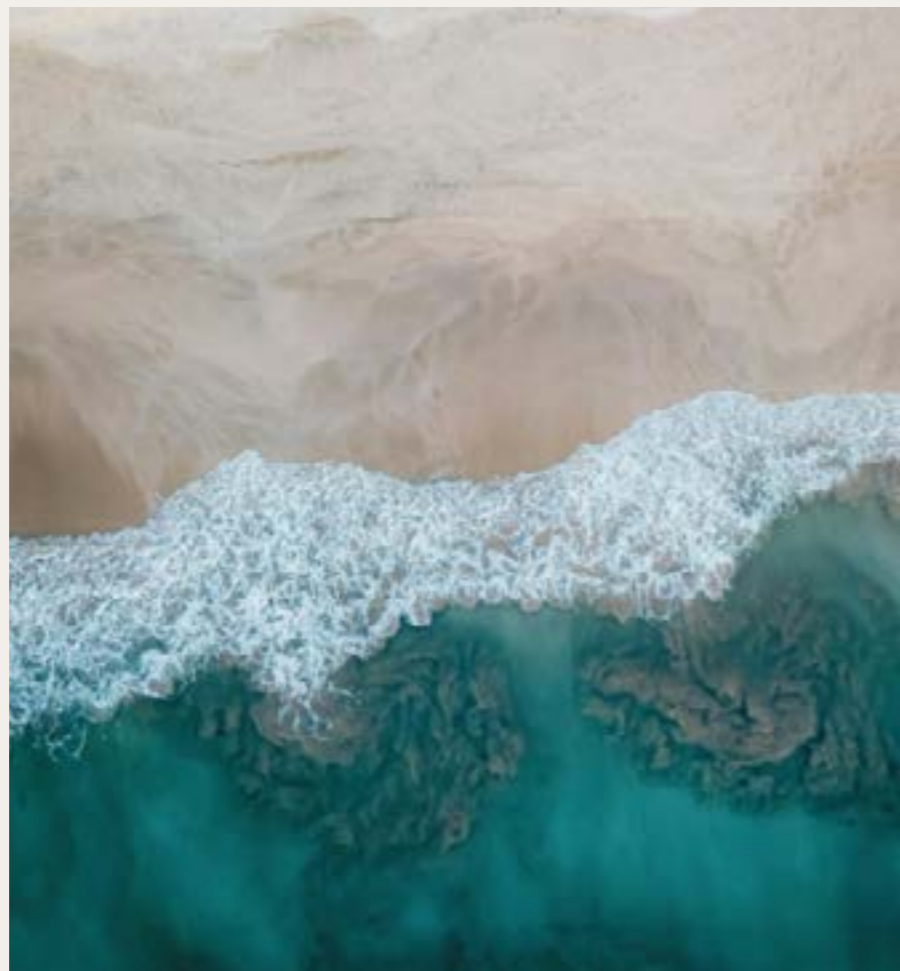
| | |
|---------------|-----------|
| TOTAL SURFACE | 393,5 sqm |
| TOTAL INDOOR | 188 sqm |
| TOTAL OUTDOOR | 205,5 sqm |



The Mediterranean experience is transcended, for this sea-side apartment, to fit a more marine look, inspired by yachts and sail boats interiors, where this harmonious contrast is amplified through the use of refined shapes and contrasting yet connecting colors. A retreat offshore, drifting away. The floating atmosphere creates a soothing and liberating sensation in this nautical-like environment.





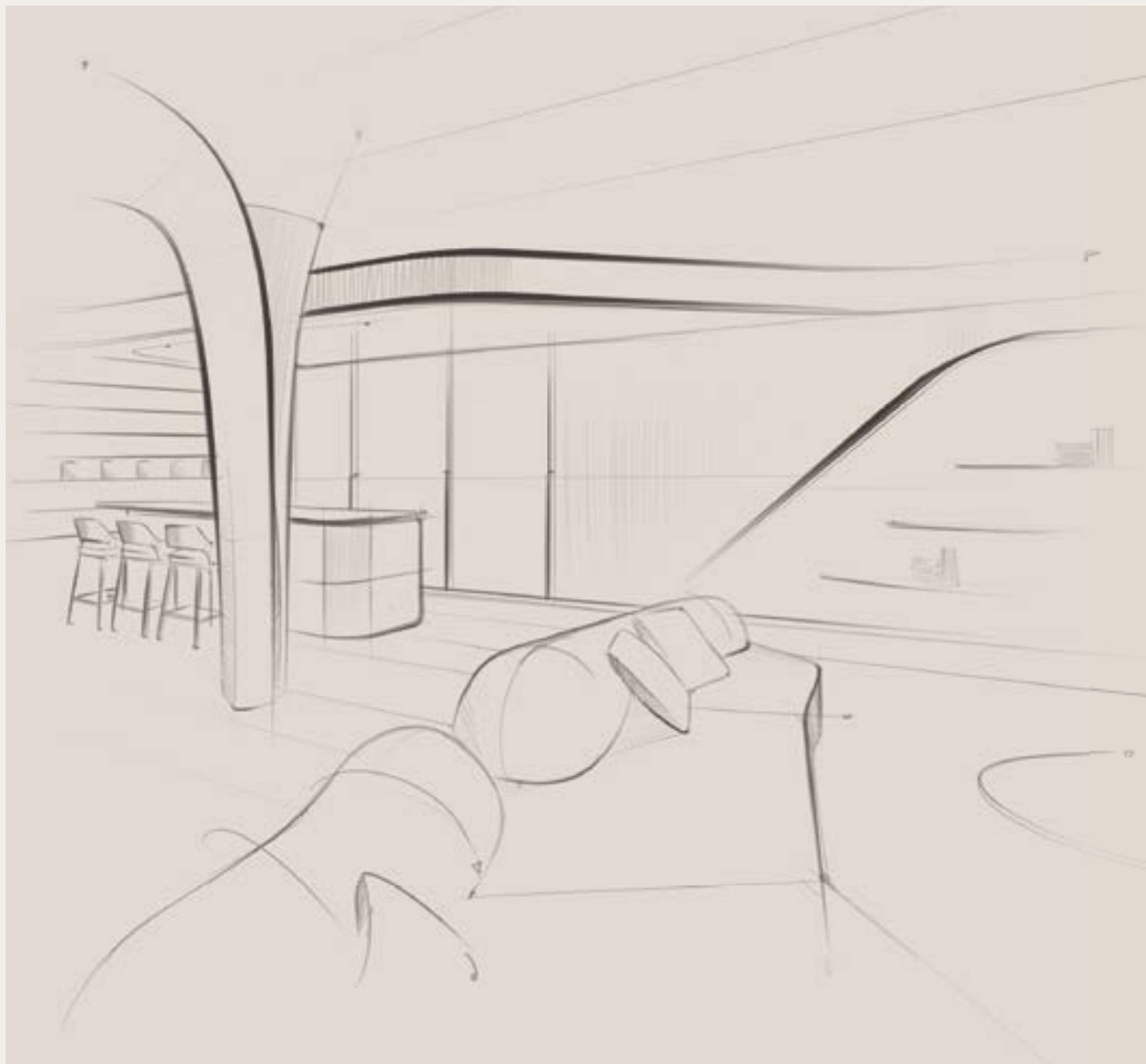




- 01. Kitchen
- 02. Living
- 03. Corridor
- 04. Master Bedroom
- 05. Master Bathroom
- 06. Master Wardrobe
- 07. Guest Bedroom
- 08. Guest Bathroom
- 09. Guest Wardrobe
- 10. Terrace

«A RETREAT OFFSHORE, DRIFTING AWAY.
The floating atmosphere creates a soothing
and liberating sensation in this nautical-like
environment.»





THE ROOTED RETREAT

4A

| | |
|---------------|---------|
| TOTAL SURFACE | 332 sqm |
| TOTAL INDOOR | 266 sqm |
| TOTAL OUTDOOR | 106 sqm |



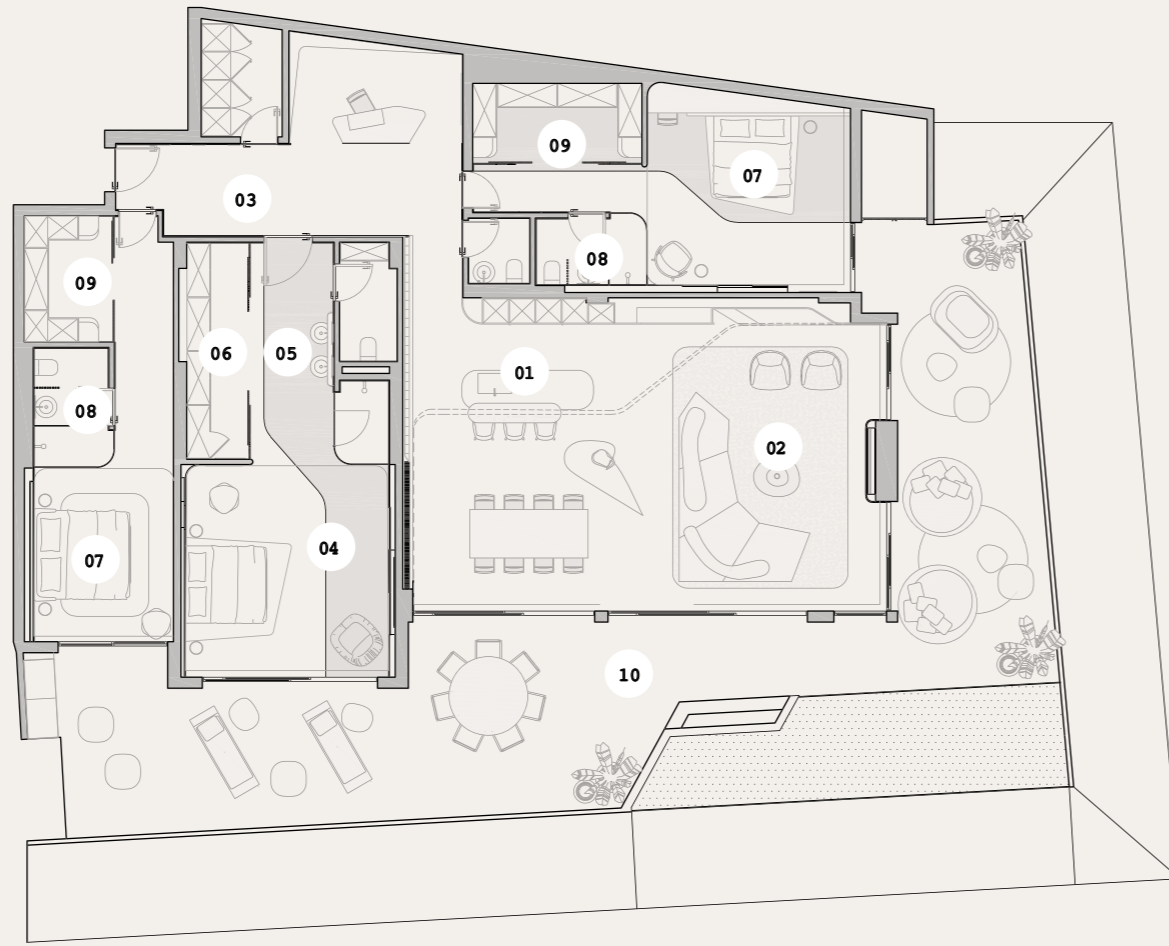
The hinterland-facing apartment delivers the Mediterranean experience through the integration with terrestrial elements inspired by rock formations and plants, where materials blend with the environment through raw textures, organic shapes and natural colors. A retreat into the wild, rooted in the surrounding landscape, the grounded atmosphere generates a sense of calm and protection, in an intimate relation with nature.







- 01. Kitchen
- 02. Living
- 03. Corridor
- 04. Master Bedroom
- 05. Master Bathroom
- 06. Master Wardrobe
- 07. Guest Bedroom
- 08. Guest Bathroom
- 09. Guest Wardrobe
- 10. Terrace



«A retreat into the wild, rooted in the surrounding landscape, the grounded atmosphere generates a sense of calm and protection, in an intimate relation with nature .»







THE COMMUNAL AREAS FEATURE LUSH LANDSCAPING, VERTICAL GARDENS AND AN AREA OF AROMATIC GARDENING WHERE THE SENSATIONS AND SMELLS CHANGE ACCORDING TO THE SEASON OF THE YEAR.



AMENITIES & COMMUNAL AREAS

CROSSING CARAT'S ICONIC ENTRANCE REVEALS THAT THIS DEVELOPMENT IS NOT LIKE ANY OTHER.

The care, taste for detail, and use of noble materials, together with a completely innovative design, welcome owners to a community that only a select few can live in.

Once in the lobby, the reception presides over the space and caters to the owners, thanks to the bespoke and five-star service of the concierge.

When owners enter the premises with their luxury cars, they are able to use the state-of-the-art car lift, which allows them to privately move between the buildings while having the sensation of floating above the sea. This is only one more detail of the prestige that defines Carat.

- LARGE INFINITY POOL
- POOL BAR
- SOLARIUM AND OUTDOOR RELAXATION AREA
- LOUNGE AREA AND WELCOME HALL
- INDOOR HEATED SWIMMING POOL AND RELAXATION AREA
- SAUNA
- HAMMAM
- MASSAGE ROOM
- SALT CAVE
- CINEMA ROOM
- LUXURY GYM equipped with Technogym machines, a leading workout brand, featuring its exclusive Christian Dior equipment
- FULLY EQUIPPED COWORKING ROOM with stunning sea views

OWNER'S BENEFITS

OWNERSHIP OF CARAT ALSO OFFERS UNBEATABLE BENEFITS:

- Reserva del Higuero Platinum Card: One-year membership to the exclusive facilities of Reserva del Higuero Sports Club.
- Free shuttle through the Reserva del Higuero community to the beach and the commercial center.
- Five-star concierge service: A dedicated concierge will be at the reception from Monday to Sunday tendering requests made by Carat owners.

This could include reservation management in the most outstanding clubs and restaurants of the Costa del Sol, discounts and preferential treatments in select establishments, arrangement of exclusive activities and experiences for owners, management of the community amenities, package reception, key safekeeping, and many other services that allow owners to live a five-star experience.

· Owners Club membership: This exclusive circle aims to create connections among its members, organizing activities to build a community of like-minded individuals in values and lifestyle.

EXCLUSIVE CUSTOMISATION PROGRAM DESIGNED BY RH PRIVÉ.

- FLOOR AND TILING FINISHES
Select the flooring and tiling finishes that best suit your taste from a variety of options selected by the RH Privé team. As an alternative to porcelain flooring, you can choose from several wooden flooring options from Pergo or similar brands.
- DESIGN YOUR KITCHEN
Select the base and wall cabinets 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 cooler, among other options.
- DESIGN YOUR WARDROBES
Select the closet finishes that best suit your taste among the proposals offered by the RH Privé team.



THE RH PRIVÉ TEAM WILL WORK WITH YOU TO ADAPT YOUR HOME SO THAT IT IS UNIQUE AND TAILORED TO YOUR NEEDS.



• IMPROVE YOUR AIR CONDITIONING

Improve the air conditioning system of your home by installing an integrated independent temperature control system in each room.

• HEATING OPTIONS

You can improve your home with different heating options:

- Electric underfloor heating in the main bathroom and guest toilet with a smart thermostat from Porcelanosa or similar brands.
- Installation of radiant floor throughout the home, taking advantage of the installed aerothermal climate control system.
- Zoned heating control.

• CHOOSE YOUR BATHROOM FINISHES

Select the finishes of the sink and toilet from the options available.

• SELECT YOUR INTELLIGENT HOME AUTOMATION

You will be able to choose between Basic and Premium packages for intelligent home automation systems. These include features like climate control, motorised control of blinds, and lighting control of the entire home.

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.

ECO LUXURY DEVELOPMENT



RH PRIVÉ, LEADER IN ECO LUXURY DEVELOPMENTS IN SOUTHERN EUROPE, HAS DEVELOPED THE CARAT COMMUNITY FOLLOWING ITS DECALOGUE OF SUSTAINABILITY, BRINGING TRUTHFULNESS AND REALISM TO SUSTAINABLE MEANS THAT IMPROVE ITS ENVIRONMENT AND ADD VALUE TO THE COMMUNITY.

• REUSE OF RAINWATER

Rainwater harvesting allows for the irrigation of community gardens, thus contributing to the reduction of energy consumption and the conservation of the Mediterranean.

• WATER DESCALING

Water descaling reduces calcium and magnesium, achieving a perfect water hardness that offers important benefits for health, hygiene and home maintenance, as it extends the useful life of household appliances and pipes.

• INDIVIDUAL VENTILATION SYSTEMS

Our ventilation systems include double-flow CMV (Controlled Mechanical Ventilation) with heat recovery for maximum energy efficiency.

• AEROTHERMAL SYSTEM

The use of aerothermal systems in the homes, for air conditioning and DHW (Domestic Hot Water) production, offers lower energy consumption and reduced pollution.

• ELEMENTS OF PROTECTION AGAINST SOLAR RADIATION

Shutters in the rear areas of the houses and foscuit blinds in the main bedroom.

• HYDROEFFICIENT TAPS

Allowing owners to save water every time they open a tap.



• RE-CONDUCTION OF THE SPA'S VENTS

This allows the hot air from the spa to be used for other heating purposes.

• DESIGN ADAPTED TO THE TERRAIN

Our design allows us to conduct low-impact construction in the area.

• TRACEABILITY AND RECYCLING OF 70% OF THE BUILDING MATERIALS

We prioritize our sustainability journey throughout the construction phase.

• HOMEOWNERS' COMMUNITY GROVE

Each home comes with a tree as a gift that is planted in the community garden.

• SELECTED VEGETATION

Landscaping featuring native species, which consume low levels of water and create varied aromatic environments.

• VERTICAL GARDENS

These gardens, located in common areas, contribute to improving energy efficiency by keeping their surroundings cool.



THESE ARE SOME OF THE MANY MEASURES THAT ARE THE ETHOS OF RH PRIVÉ, AS A LEADING DEVELOPER IN LUXURY AND SUSTAINABILITY THROUGH THE USE OF CUTTING-EDGE TECHNOLOGY.

THERESA ZABELL

BRAND AND SUSTAINABILITY AMBASSADOR

Double Olympic gold medalist & founder of Ecomar, a foundation dedicated to protecting the oceans.



Theresa Zabell embodies the values that guide RH Privé: effort, perseverance, a constant search for excellence and a passion for bringing positive values to society. These unite Theresa Zabell and RH Privé in their constant work to project a better future to our next generations.

“TAKE CARE OF THE ONLY TWO
PLACES YOU CAN NEVER LEAVE:
YOUR BODY AND YOUR PLANET”



QUALITY SPECIFICATIONS



FOUNDATION AND STRUCTURE

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

FAÇADE AND ROOF

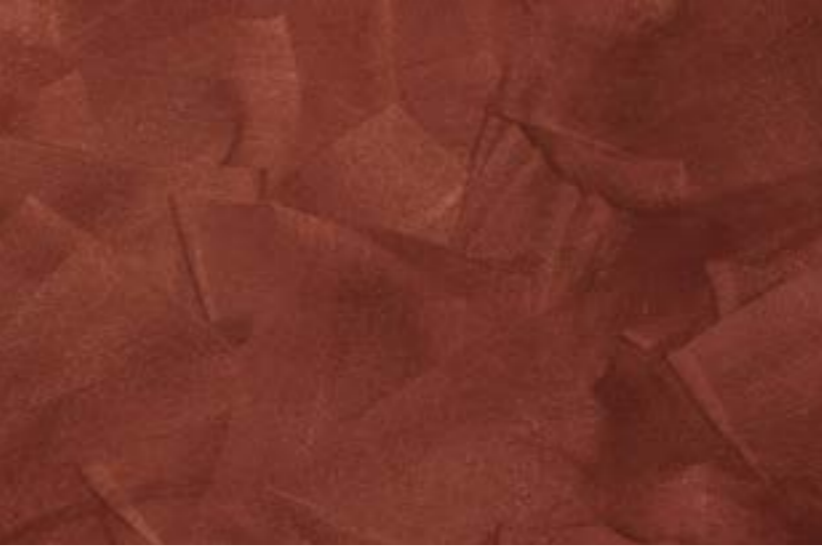
- The façade is designed through an enclosure, following CTE DB-HE “Energy Saving” and DB-HR “Noise Protection.”
- On the outside, the enclosure is projected with a single layer mortar coating.
- The units’ walkable terraces are designed to guarantee their sealing using waterproofing methods.
- Sloped roof covered with single layer mortar coating, mirroring the finish of the façade.

MASONRY AND COATINGS

- Internal unit division made with laminated plaster partitions and acoustic insulation or using PanelSystem.
- Division between units made with solid perforated bricks.
- 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 unit.

FLOORING AND TILING

- Interior flooring made with porcelain stoneware by Porcelanosa or similar brands.
- Porcelain stoneware flooring and tiling in the bathrooms.
- Terraces in grand-format anti-slip porcelain stoneware.



TOILETS AND FITTINGS

- Single lever faucets.
- Toilets made with vitrified porcelain.

MAIN BATHROOM

- Two single sinks embedded in the vanity.
- Shower tray made of the same finish as the rest of the house.
- Shower enclosure.
- Wall-mounted toilet from Villeroy & Boch or similar brands.
- Mirror with LED lighting.
- Single lever faucet from Hansgrohe or similar brands.

SECONDARY BATHROOM

- Single sink, imbedded in the vanity.
- Shower tray made of the same finish as the rest of the house.
- Shower enclosure.
- Wall-mounted toilet from Villeroy & Boch or similar brands.
- Mirror with LED lighting.
- Single lever faucet from Hansgrohe or similar brands.

KITCHEN

- Italian-designed kitchen from the renowned Italian brand Arredo3 or similar brands. Fully equipped and furnished, with upper and lower cabinets. Premium finishes such as porcelain tiles, built-in appliances and interiors lined with natural materials.
- Countertop from Silestone or similar brands made from natural stone, synthetic resin, porcelain or similar materials. Individual customisation of kitchen furniture and countertop finishes is available, from a series of models to choose from.
- Appliances from Siemens or similar brands, including: fridge, microwave, oven, induction hob, sink, dishwasher, washer and dryer (two-year warranty).

INTERIOR CARPENTRY

- Armored entry door with security lock.
- Interior doors of the house in solid wood lacquered in white and with a smooth finish. Hidden hinges, magnetic closing and perimeter draft excluders for acoustic and thermal protection.
- Modular Italian design closets. Swing and sliding doors available, “soft-closing” hinges, finishes including interior hanging rod, drawers and shelves. Individual customisation of closet finishes is available from a range of models.

EXTERIOR FEATURES

- Tall outdoor sliding doors on the terrace, made with lacquered aluminium with thermal break, from Cortizo or similar brands.
- Other outdoor features, depending on the room, made with lacquered aluminium with thermal break, from Cortizo or similar brands. Available as swing and sliding doors, with aluminium blinds in back bedrooms and rollable shades in front bedrooms.

INSTALLATIONS
PLUMBING AND SANITATION

- Horizontal and vertical drainage network made with PVC piping.
- All hot and cold-water installations in the unit 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 arothermal system by Daikin or similar brand.
- Climate control through use of a heat pump by Daikin or similar brand.
- Completely lined conducts, inside and outside.

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 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, which may include the following features:

- Climate control
- Video intercom
- Fire and flood detection
- General on/off lighting control, or Premium lighting control in each room
- Radiant floor heating control
- Voice control option
- Electric consumption report
- Automated blinds and awnings control
- Mobile app



PARKING

- At least two parking spaces and a storage unit per home.
- Pre-installation for recharge station of electric vehicles following R.D. 1053/2014.

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.

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.

WE COMPLY WITH:

- Units 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.

Official agent



INSPIRATIONAL HOMES

VISIT US AT OUR HEAD OFFICE

Urb. Reserva del Higuero. Avda. Retamar, 69,
Local 13-14. 29639 Benalmádena (Málaga)

(+34) 669 404 390

sales@rhprive.com

caratskyvillas.com





RH
PRIVE

ECO LUXURY DEVELOPMENTS