



COGITARI HOMES

MÁLAGA CENTRUM APARTMENTS

HÉROE DE SOSTOA, 90

BUILDING SPECIFICATIONS

GENERAL CONSTRUCTION

Foundations and structure

Foundations and structures of reinforced concrete. An independent Technical Control Body (OCT) ensures the correct execution of the structure.

Façades

Prefabricated GRC panels, thermal-acoustic insulation, and laminated gypsum board on the interior face.

Exterior finish

Cement plaster coating with a paint finish, according to the design.





GENERAL CONSTRUCTION

Interior partitions

Laminated gypsum partitions with thermal/acoustic insulation, and moisture-resistant in bathrooms and kitchen.

Roofs

Non-walk-on roof: inverted waterproof roof, insulated with extruded polystyrene (XPS) panels and finished with gravel.

Walk-on terrace: inverted waterproof roof, insulated with extruded polystyrene (XPS) panels and finished with large-format, non-slip porcelain flooring.

INTERIOR FINISH

Vertical wall surfaces

Top quality smooth acrylic paint on plaster boards.

Walls covered with porcelain tiles Rango Collection Richmon Ivory 100x100 cm. in bath, according to the design.

NOTE: The laundry room and the kitchen do not have tiles on the walls.



Ceilings

Ceilings made of plasterboards.

Floor tiling

Large size 100x100 cm Rango Collection Richmon Ivory 100x100 cm porcelain floor tiles in the interior. Large size 100x100 cm Rango Collection Richmon Ivory anti-slip porcelain floor tiles on terraces.

Luminaires

White recessed spotlights on terraces, bathrooms, bedrooms, kitchen and living room.



INTERIOR FINISH

Bathroom fittings

- Wall mounted toilets with built-in tank and soundproofing by Villeroy & Boch or similar.
- Integrated wash hand basin with wall-mounted cabinet and vanity top.
- Mirror over washbasin illuminated.
- Shower tray with fixed glass shower screens.
- Faucets by Ritmonio or similar, in brushed black chrome finish.
- Shower head suspended from the ceiling in brushed black chrome finish.





Appliances in kitchen

- Fully equipped bespoke kitchen according to the design with porcelanic worktop MOLDUNOVA brand.
- 1 Siemens or similar Integrated combi fridge.
- 1 Siemens or similar Integrated multifunction oven.
- 1 Siemens or similar microwave.
- 1 Siemens or similar electrical hob with extractor.
- 1 Siemens or similar Integrated dishwashers.

Appliances in laundry

- Bespoke laundry cupboards and worktop according to the design.
- 1 Siemens or similar Free-standing front loaded washing-machine.



Interior joinery

Armoured access doors in white with security lock. Door with design in accordance with the other interior carpentry.

White interior doors made of high-pressure laminate boards.

Bedrooms are fitted with modular wardrobes finished to match the doors. The interior is lined and fitted with a mezzanine shelf, hanging rail and drawer unit.

Exterior joinery

Aluminium doors/windows thermally insulated and with sun protective double glazing

Glazed exterior balustrades, according to the design.

INSTALLATIONS

Electricity

High-quality outlets and switches.

Internet and TV points in the living room and bedrooms.

Video intercom for access to each residence.

Air conditioning and heating

Individual heating and air conditioning for each apartment via direct expansion heat pump with climate control system.

Domestic hot water provided by a high-efficiency aérothermal system with a 100-liter tank.

Plumbing and drainage

Water distribution with cross-linked polyethylene (PEX) pipes and shut-off valves in each wet room and for individual fixtures.

Mechanical ventilation

Air quality is ensured through a mechanical ventilation system, which removes stale air and ventilates the home efficiently without opening windows.

Ducted installation in the ceilings with supply and extraction grilles.





OUTDOOR AREAS

Gardens

Mediterranean landscaping and gardening, according to landscape project.

Outdoor lighting

Lighting in garden areas.

Swimming pool

Private pool with anti-slip ceramic tiling, chlorine filtering system and lighting.

Irrigation

Irrigation system in garden areas.



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HÉROE DE SOSTOA, 90

Sales Office:
C/ Pirandello, 16, 3º 3

Hours:
L-J de 10.00h-17.00h
V de 10.00h a 15.00h

Phone:
+34 633 611 226

Note: These specifications are provided for descriptive purposes only and are subject to changes or modifications for technical or legal reasons, without compromising their quality.