



COGITARI HOMES

MÁLAGA CENTRUM APARTMENTS

HÉROE DE SOSTOA, 90

BUILDING SPECIFICATIONS

GENERAL CONSTRUCTION

Foundations and structures

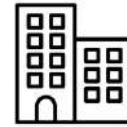
Concrete foundations and structure.

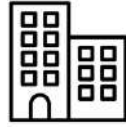
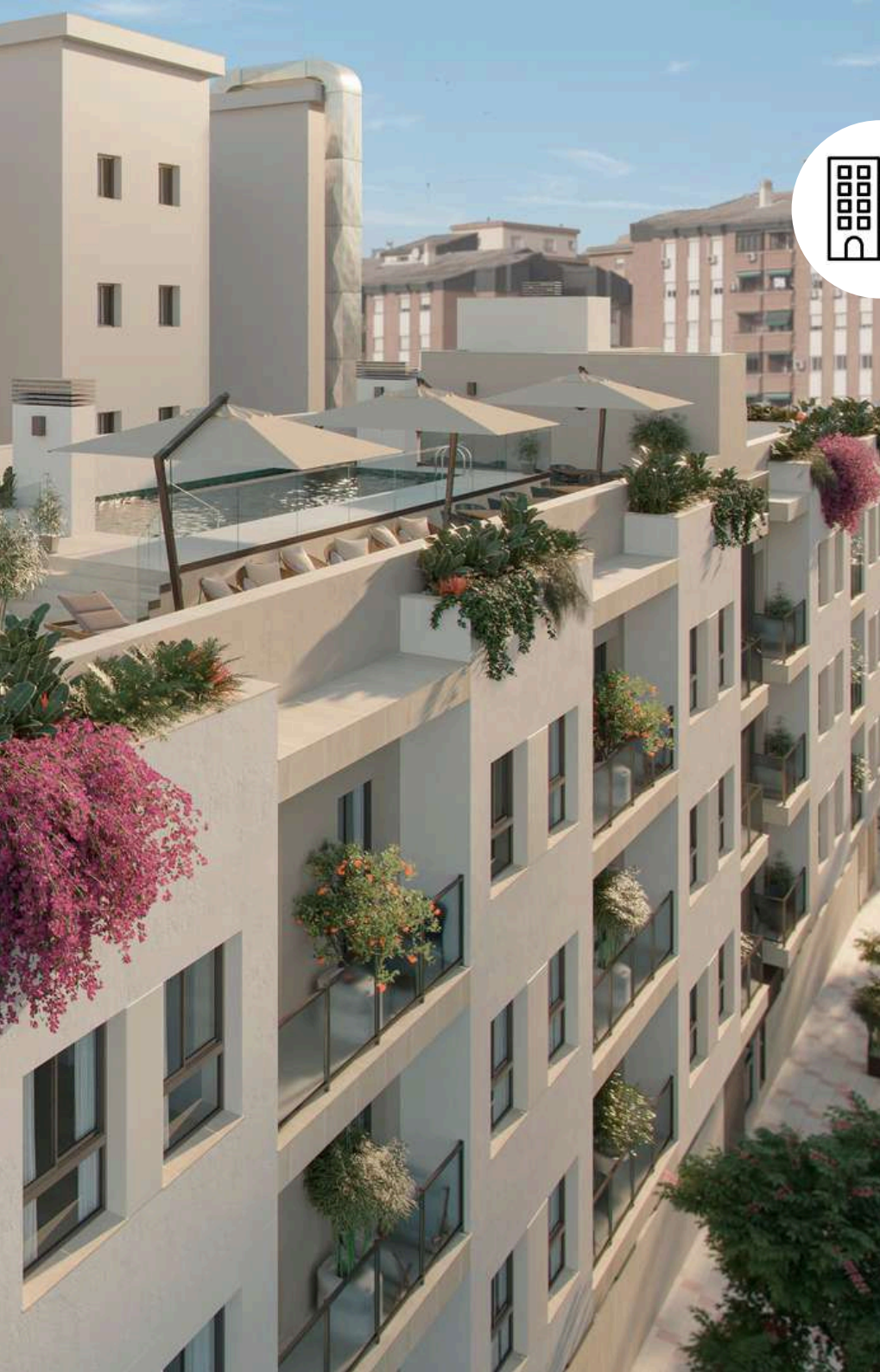
Façades

Exterior walls made of solid brick, interior walls made of water repellent plastering, thermal-acoustic insulation, and plasterboard.

Exterior rendering

Filleted cement mortar rendering and paint finish, according to the design.
Stone, aluminium cladding, and tile cladding, according to the design.





GENERAL CONSTRUCTION

Interior partitions

Double plaster board formed by two plates with thermal/acoustic insulation and water- resistant in bathrooms and kitchen.

Roofs

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

Walk-on terrace: waterproofed with double sheet, insulated with extruded polystyrene panels (XPS) and finished with large size anti-slip porcelain floor tiles.

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.
- Wall mounted taps 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 band.
- 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 and telecommunications

High voltage installation in accordance with R.E.B.T. standards with individual circuits.
Top quality sockets and switches.
Internet points and TV points in living room and bedrooms.
Video intercom access to each dwelling.

HVAC, air conditioning and heating

Installation of individual heating and cooling for each apartment using a heat pump. Control system for HVAC.
For domestic hot water, an energy-efficient Aerotherm with a 100-litre tank will be installed.

Plumbing-sewage

Water distribution with reticulated polyethylene pipe and cut-off valves in every humid room and individual ones per device.

Mechanical ventilation

The quality of the air in the home is guaranteed by the installation of a mechanical flow ventilation system, which allows the elimination of stale air, adequately ventilating the home without the need to open windows. Installation of ducts in the ceiling with extraction and ventilation grilles.





OUTDOOR AREAS

Gardens

Mediterranean landscaping and gardening, according to landscape project.

Outdoor lighting

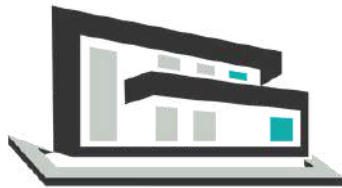
Lighting in garden areas.

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

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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.