



COGITARI HOMES

PINARES HILLS

PINARES DE SAN ANTÓN, MÁLAGA

QUALITY SPECIFICATIONS

STRUCTURES FOUNDATION

FOUNDATION

Shallow reinforced concrete foundation, strengthened with micropiles where necessary.

STRUCTURAL FRAME AND HORIZONTAL ELEMENTS

Reinforced concrete slab structure, with columns made of the same material or steel, and reinforced concrete retaining walls.

ENVELOPE

Double-skin façades composed of perforated brickwork with plaster coating, polyurethane thermal insulation, and an interior layer formed by dry-lining with laminated gypsum board partitions. Externally finished with waterproof cement mortar and painted coating. Exterior wall paint: smooth white texture.





FOUNDATIONS AND STRUCTURES

ROOFS

Walkable roofs with gentle slopes and double-layer asphalt waterproofing, including thermal insulation where located above living spaces.

The finish will be large-format porcelain flooring, similar to the interior floors, with a C3 slip-resistance rating on terraces and porches, and gravel or artificial grass on non-walkable areas.





INTERIORS AND FINISHES

PARTITION WALLS

Interior partitions will be made of laminated gypsum drywalls with internal insulation. In bathrooms, toilets, kitchens, laundry rooms, and technical rooms, moisture-resistant panels will be used.

FINISHES

Exterior finishes will be continuous, made with traditional waterproof cement mortars. False ceilings will be made of laminated gypsum board. In laundry rooms and technical areas, modular ceilings will be installed. In bathrooms and toilets, ceiling access panels will be made of wood.

INTERIOR FINISH

Interior walls and ceilings will be coated with acrylic paint. Metalwork will be finished with enamel paint after a primer coat of red lead. Plastic paint will be applied to the ceilings of humid areas.



INTERIOR FINISH

FLOORING – RESIDENCE

The flooring throughout the residence will be porcelain stoneware, FLORIM Biotech Crema Soft 120x120 cm. The same material, in its non-slip version, will be used for terraces and covered porches.

STAIR FLOORING

FLORIM Biotech Crema Soft porcelain stoneware on all levels.
From ground floor to first floor: wood (Houses 1–3).

COVERED AND UNCOVERED PARKING FLOORING

Exposed aggregate concrete for exterior parking areas, or epoxy-painted concrete for interior garages.



KITCHEN

The kitchen comes fully furnished by MODULNOVA.

Appliances included.

BATHROOMS

MAIN BATHROOM

Flooring: FLORIM Biotech Soft porcelain stoneware, 120x120 cm layout. Shower area finished with the same material in its non-slip version.

Shower walls tiled with FLORIM Biotech Soft porcelain stoneware, 120x120 cm pieces. All other vertical surfaces will be painted.

Bathroom furniture by MODULNOVA.

BATHROOMS



SECONDARY BATHROOMS

Flooring: FLORIM Biotech Soft porcelain stoneware, 120x120 cm. Shower area finished with the same material in its non-slip version.

Shower walls tiled with FLORIM Biotech Soft porcelain stoneware, 120x120 cm pieces. All other vertical surfaces will be painted.

Bathroom furniture by MODULNOVA.

TOILET

Flooring: FLORIM Biotech Soft porcelain stoneware, 120x120 cm pieces.

Walls painted.

Bathroom furniture by MODULNOVA.

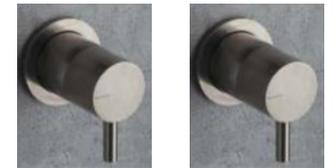


BATHROOMS

SANITARY FIXTURES

All sanitary fixtures will be wall-mounted, GEBERIT brand, with soft-close seats and built-in cisterns with flush buttons from the same brand.

Mirrors will be wall-mounted, set slightly away from the wall with warm LED strips for backlighting.



FAUCETS

Washbasin faucets will be single-handle, countertop-mounted, Ritmonio brand, BLX finish.

Shower faucets will match the washbasins: Ritmonio brand, BLX finish.

PLUMBING

Interior plumbing will be cross-linked polyethylene (PEX), and exterior piping will be high-density polyethylene (PE).

All rooms are equipped with shut-off valves, hidden but accessible behind furniture or ceiling access panels.

Terraces include water outlets.

Domestic hot water (DHW) is produced via aerothermal system using a top-brand unit.

The residence includes an irrigation network for exterior gardens.

The swimming pool features saltwater chlorination.



INSTALLATIONS

SANITATION

Pipes will be soundproof PVC.

Stormwater network will be independent from the sewage system.

Collectors made of PVC pipes.

Drains and safety scuppers installed on terraces.



ELECTRICAL SYSTEM

Electrical switches and outlets of top brand, matte white finish.

The electrical panel will be located inside the installations closet within the residence.

Lighting in hallways, bathrooms, and exterior areas, with dimmers in the living room, entertainment room, and master bedroom.

Pre-installation of electrical points for curtains and blinds in the living room and bedrooms.





HVAC SYSTEM

HEATING & COOLING

Heat pump system of a top brand, providing both heating and cooling.

Outdoor unit located on the roof or in the garden area.

Indoor duct units installed in false ceilings of bathrooms, technical rooms, or walk-in closets.

Air distribution via fiber ducts, with supply and return grilles.

Hydronic underfloor heating throughout the residence.

VENTILATION

Single-flow ventilation system throughout the residence, with extraction points in wet areas and a common extractor located on the upper floor.



TELECOMMUNICATIONS

Video intercom system.

Wi-Fi coverage throughout the residence.

TV outlets in the living room, entertainment room, and master bedroom; pre-installation in the remaining bedrooms.

ELEVATORS

Pre-installation for elevators in Villas 8 and 10.

JOINERY

INTERIOR JOINERY

Armored entrance door.
Lacquered interior doors with concealed hinges and magnetic locks.
Built-in wardrobes fully fitted with top shelf, hanging rails, drawers, and shelves.

EXTERIOR JOINERY

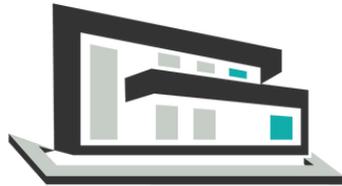
All exterior joinery in textured aluminum with thermal break, CORTIZO brand.
Glass railings.



SWIMMING POOL

Eder Glass ecological glass mosaic,
40x40 mm, color 24.





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