



COGITARI HOMES

BUENAVISTA VIEWS

32 BOUTIQUE VILLAS, MIJAS

QUALITY SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

FOUNDATIONS

Shallow reinforced concrete foundations, strengthened with micropiles where required.

LOAD-BEARING AND HORIZONTAL STRUCTURE

Reinforced concrete slab structure, with reinforced concrete or steel columns, and reinforced concrete retaining walls.

BUILDING ENVELOPE

Double-leaf façade system comprising perforated brick masonry, rendered finish, polyurethane thermal insulation, and an internal lining formed with double-layer laminated plasterboard dry partitioning.

The exterior façades are finished with waterproof cement render and feature stone cladding, decorative imitation timber beams, and painted finishes.

Exterior façade paint with a smooth white texture, with the possibility of decorative details in a contrasting colour.





FOUNDATIONS AND STRUCTURE

ROOFING

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

The finish will consist of large-format porcelain tiles, matching those used in the interior areas, with a C3 slip-resistance rating for terraces and covered porches. Non-walkable roof areas will be finished with gravel or artificial grass.



INTERIORS AND FINISHES

PARTITIONS

Interior partitions will be constructed using double-layer laminated plasterboard drywalls with internal insulation. In bathrooms, toilets, kitchens, laundry rooms, and technical rooms, moisture-resistant plasterboard panels will be installed.

WALL AND CEILING FINISHES

Exterior finishes will consist of continuous waterproof rendered coatings using traditional cement-based mortars.

Suspended ceilings will be made of laminated plasterboard. Modular ceilings will be installed in laundry and technical rooms. Ceiling access panels in bathrooms and toilets will be finished in wood.

INTERIOR FINISHES

Interior walls and ceilings will be finished with acrylic paint.

Metalwork elements will be coated with enamel paint following the application of an anti-corrosion primer. Moisture-prone areas will have plastic emulsion paint applied to the ceilings.



INTERIOR FINISHES

FLOORING – RESIDENTIAL AREAS

The flooring throughout the property will consist of FLORIM porcelain stoneware tiles, measuring 120 x 120 cm, for even-numbered villas, and herringbone-pattern wooden flooring, measuring 142 mm wide x 710 mm long, for odd-numbered villas. The same flooring finish will be used on terraces and covered porches in its anti-slip version.

STAIRCASE FLOORING

FLORIM porcelain stoneware tiles, measuring 120 x 120 cm, will be installed on all staircase levels.

COVERED AND OPEN PARKING AREAS

Exterior parking areas will feature exposed aggregate concrete paving, while interior garages will be finished with epoxy-coated concrete flooring.



KITCHEN

Kitchen by MODULNOVA.

- Cabinet doors finished in Miltech Noce Milano.
- Base unit fronts executed in Miltech Noce Milano finish.
- Peninsula worktop in Era Taj Mahal porcelain stoneware, with rear panel finished in Miltech Noce Milano.
- Miele appliances included: combined refrigerator-freezer, oven, microwave, induction hob with integrated extractor, and dishwasher.
- Sink in porcelain stoneware, matching the worktop finish.
- Gessi mixer tap in Inedito Matte Black finish.

BATHROOMS



MASTER BATHROOM

FLORIM porcelain stoneware flooring, 120 x 120 cm format. The shower area will be finished in the same material with an anti-slip surface.

Shower walls will be clad with FLORIM porcelain stoneware tiles, 120 x 120 cm format. The remaining vertical surfaces will be painted.

Bathroom furniture by MODULNOVA:

- MH6 vanity unit, Noce Moka finish.
- Solid-colour laminated countertop, D84 Iron finish.
- Integrated lighting strip.
- Mirror.

Floor-to-ceiling shower screens.

GUEST BATHROOM

FLORIM porcelain stoneware flooring, 120 x 120 cm format. Painted walls.

Bathroom furniture by MODULNOVA:

- MH6 vanity unit, Noce Milano finish.
- Solid-colour laminated countertop, D96 Perla finish.
- Integrated solid-colour laminated basin, D96 Perla finish.
- Mirror.





BATHROOMS

SECONDARY BATHROOMS

FLORIM porcelain stoneware flooring, 120 x 120 cm format. The shower area will be finished in the same material with an anti-slip surface.

Shower walls will be clad with FLORIM porcelain stoneware tiles, 120 x 120 cm format. The remaining vertical surfaces will be painted.

Bathroom furniture by MODULNOVA:

- MH6 vanity unit, Noce Milano finish.
- Solid-colour laminated countertop, D96 Perla finish.
- Integrated solid-colour laminated basin, D96 Perla finish.
- Integrated lighting strip.
- Mirror.

Floor-to-ceiling shower screens.

BATHROOMS

SANITARY WARE

All sanitary ware will be wall-hung units by VILLEROY & BOCH, fitted with concealed cisterns and flush plates by GEBERIT.



TAPWARE

Washbasin taps will be single-lever countertop-mounted mixers by Ritmonio, in BLX finish.

Shower tapware will match the washbasin fittings and will also be supplied by Ritmonio in BLX finish.

PLUMBING

The internal plumbing installation will be carried out using cross-linked polyethylene (PEX) pipework, while high-density polyethylene (HDPE) piping will be used for external underground services.

All rooms and service areas will be fitted with individual shut-off valves, concealed yet easily accessible through ceiling access panels located behind fitted furniture.

Walkable terraces will be provided with a water supply point.

Domestic hot water (DHW) production will be provided by an air-source heat pump system (aerothermal technology) from a leading manufacturer.

The property will include an irrigation network serving the exterior planters and landscaped areas.



INSTALLATIONS

DRAINAGE

Acoustic PVC drainage pipework.

Separate rainwater and foul water drainage systems.

PVC collector pipework.

Drainage outlets and emergency overflow scuppers to all terraces.



ELECTRICAL INSTALLATION

Premium-quality electrical fittings and switches in a matte white finish.

The electrical distribution board will be located within the utility installations cabinet inside the property. Light fittings will be installed in hallways and bathrooms, as well as throughout the exterior areas. Dimmer controls will be provided in the living room, entertainment room, and principal bedroom. Pre-installation for electrically operated curtains and blinds will be provided in the living room and all bedrooms. All curtain recesses throughout the property will incorporate integrated LED lighting.





HVAC SYSTEMS

HEATING AND COOLING

Heat pump system.

A premium-brand heat pump system providing both heating and cooling. The outdoor unit will be located on the roof or within the garden area.

Ducted indoor units concealed within suspended ceilings in bathrooms, technical rooms, or dressing rooms.

Air distribution through insulated ductwork, with supply and return grilles throughout the property.

Water-based underfloor heating installed throughout the entire dwelling.

VENTILATION

Single-flow mechanical ventilation system throughout the property, with extraction points located in wet areas and a central extractor unit positioned on the upper floor.



TELECOMMUNICATIONS

Video intercom system.

Wi-Fi coverage throughout the property.

Television outlets installed in the living room and entertainment room, with pre-installation provided in all bedrooms.

JOINERY

INTERIOR JOINERY

Reinforced security entrance door.
Lacquered internal doors with concealed hinges and magnetic locks.
Fully fitted wardrobes, including luggage shelf, hanging rails, drawer units, and shelving. Integrated LED lighting.

EXTERIOR JOINERY

All external joinery will be manufactured in textured aluminium with thermal break, with double glazing. Iron railings throughout the exterior areas.



JACUZZI

Each property includes a prefabricated jacuzzi installed on the Rooftop.





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