



COGITARI HOMES

VILLA BACH

SIERRA BLANCA, MARBELLA

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 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

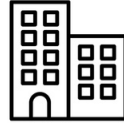
ROOFING

Flat roofs with a double-layer asphalt waterproofing system, including thermal insulation where located above habitable spaces.

Non-walkable roof areas will be finished with gravel.

TERRACES

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.



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

Florim Roche Ecu porcelain flooring (1600 × 1600 mm) throughout the villa and external areas.

STAIRCASE FLOORING

Staircase finished in Florim Roche Ecu porcelain.



KITCHEN

Kitchen by MODULNOVA.

- Cabinet doors in Miltech Noce Milano Matte finish.
- Base cabinet fronts in Noce Milano Matte finish.
- Breakfast bar wall cladding in Taj Mahal Matte porcelain.
- Column cladding in Sahara Noir finish.
- Wall cabinets, display cabinets and Riace drawers.
- Double-sided display cabinet columns with Riace drawer finish.
- Island worktop in Taj Mahal porcelain.
- Gaggenau kitchen appliances, including refrigerator, freezer, oven, microwave, wine cooler, flex induction hob and dishwasher.
- Porcelain block sink in the same finish as the worktop.
- Gessi taps in stainless steel finish..



PROFESSIONAL KITCHEN

- Cabinet doors in Miltech D80 Argilla Matte finish.
- Siemens appliances, including two washing machines and two tumble dryers.
- Gres Bianco Lasa worktop.
- Franke BXX-110-50 sink.
- Chrome finish mixer tap.

LAUNDRY

- Cabinet doors in Miltech D80 Matte Clay finish.
- Siemens appliances, including two washing machines and two tumble dryers.
- Lasa White stoneware worktop.
- Franke BXX-110-50 sink.
- Chrome finish mixer tap.

EXTERIOR KITCHEN

- Skill Lasa White finish.
- Miele appliances, including refrigerator and dishwasher.
- Fire Pit barbecue.
- Franke sink.
- Chrome finish mixer tap.

BATHROOMS

Bespoke bathroom furniture throughout.

SANITARY WARE

- Geberit concealed cistern frames.
- Geberit Sigma 40 flush plates.
- Villeroy & Boch Subway 3.0 wall-hung toilets.



TAPWARE

Gessi taps in coffee bronze brushed finish.

PLUMBING

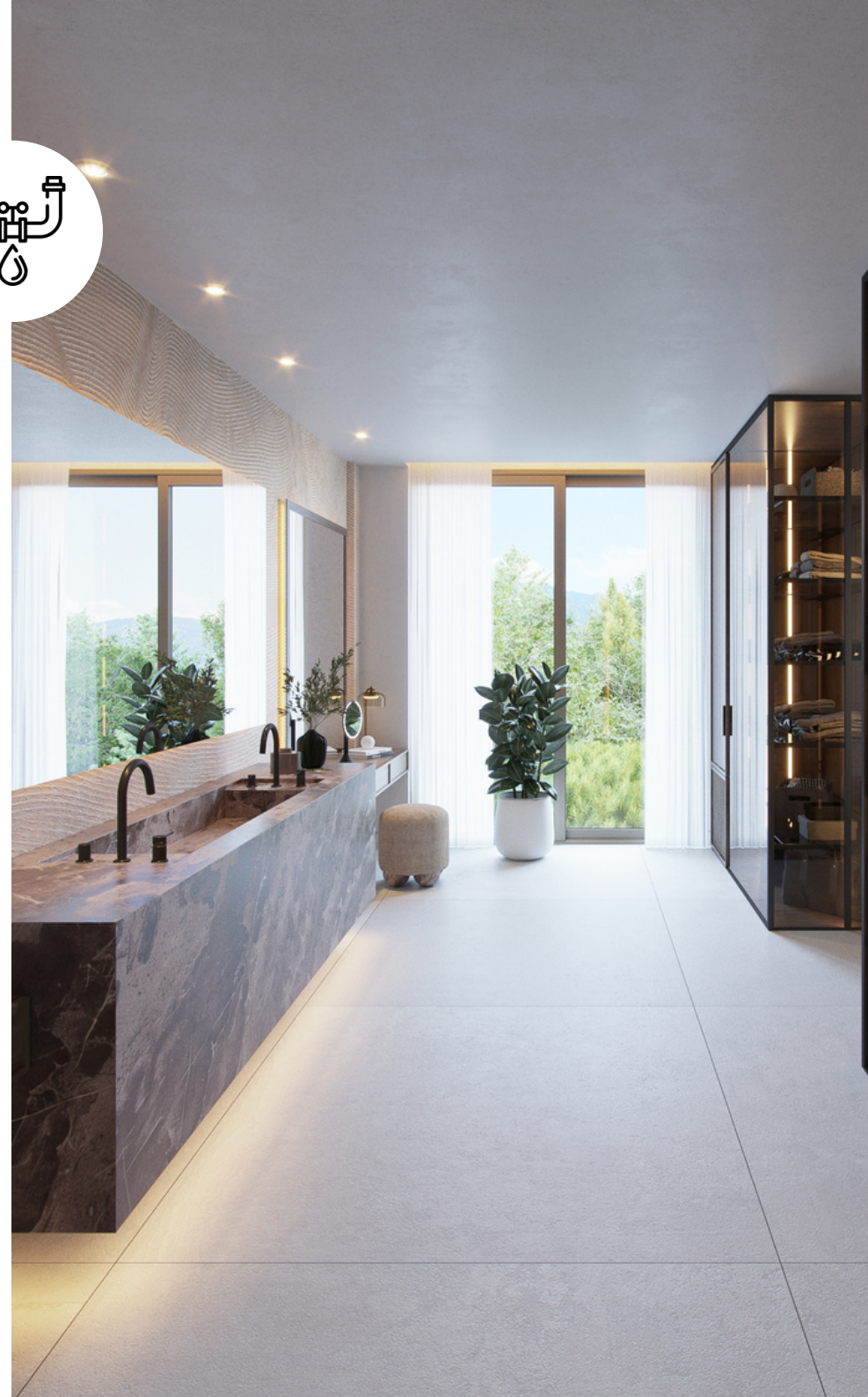
The internal plumbing installation will be carried out using cross-linked polyethylene (PEX) pipework, while high-density polyethylene (HDPE) piping will be used for external underground services.

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 switches and sockets D-Life or similar, in matt white finish.

The electrical distribution board will be located within the utility installations cabinet inside the property.

Primary areas in the villa count with Lutron domotica, secondary areas have preinstallation.

All lighting fittings throughout the villa are included in the project as per the interior design project.

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 bespoke wardrobes, including luggage shelf, hanging rails, drawer units, and shelving. Integrated LED lighting.

EXTERIOR JOINERY

All external joinery will be manufactured in Qsystem texturized aluminium with thermal break, with double glazing.



SWIMMING POOL

5 x 5 cm format mosaic in green tones





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