



MIJAS COSTA

Specifications



Exceptional on the inside, unrivalled on the outside

*At Riviera Hill, every detail matters.
Discover our commitment to design, efficiency and comfort, hallmarks of every
corner of this residential complex and, of course, of your new home.*



Communal areas

- ⚙ **Private and gated residential complex.**
- ⚙ **Concierge service** with a security checkpoint for access control.
- ⚙ **Overflow community swimming pools for adults and children**, with reinforced concrete basin, glazed ceramic tiling, purification system and night-time lighting.
- ⚙ **Sunbathing and pool area finished with non-slip porcelain tiles** (class C3), with garden areas and perimeter fencing.

- ⚙ Indoor communal leisure areas:
 - **Gym/fitness room and weight training area**, equipped with treadmill, indoor spin bikes, elliptical trainer, pulley machine, abdominal bench and multi-function station.
 - **Indoor spa swimming pool**, heated, with counter-current swimming system.
 - **Golf simulator** room.
 - **Co-working area** and meeting room.
 - **Multi-purpose lounge** for social gatherings, cafeteria or indoor games (unfurnished).
 - Changing rooms and indoor toilets.

- ⚙ Outdoor communal leisure areas:
 - **Overflow swimming pools for adults and children**, with a paved sunbathing area finished with non-slip tiling, chill out area and garden area.
 - **Outdoor swimming pool toilets.**

- ⚙ **Open garden areas with native vegetation**, equipped with an automatic irrigation system, and internal pedestrian pathways with non-slip flooring, adapted in accordance with accessibility regulations. Internal roads with asphalt pavement for access to garages, illuminated by streetlamps and bollard lights.
- ⚙ **Communal areas for access to homes**, stairways and landings, paved with porcelain stoneware (class C2 for indoor areas and class C3 for outdoor areas).
- ⚙ Lifts with capacity for 8 people, serving all floors and with direct access to the garage levels.



Foundations and structures

- ⚙ **Foundations built using isolated footings and tie beams**, continuous footings in retaining walls, or diaphragm walls with deep foundations, depending on the particular case. All these elements feature reinforced concrete according to structural calculations in accordance with the Spanish Technical Building Code.
- ⚙ **The structural framework consists of reinforced concrete waffle slabs** and concrete or steel profile supports, depending on the particular case. Façade pergolas built with in-situ cast reinforced concrete beams and prefabricated concrete joists. All these elements feature reinforced concrete according to structural calculations in accordance with the Spanish Technical Building Code.



Interior flooring

- ⚙ **Interior flooring in large-format porcelain stoneware** (75×75 cm, class C2) throughout the home, including kitchens and bathrooms. Colour to be chosen by the Project Management team.
- ⚙ **Terrace areas feature large-format, non-slip porcelain stoneware** (75×75 cm, class C3), in a colour matching the interior flooring.



Insulation, roofing and waterproofing

- ⚙ **Non-trafficable roofs for installations**, with slope formation using cellular concrete, **featuring double-layer bituminous waterproofing**, **thermal insulation with extruded polystyrene panels**.
- ⚙ **Trafficable terraces of homes** with slope formation using cellular concrete, **featuring double-layer bituminous waterproofing**, and **finished with large-format, non-slip porcelain stoneware (class C3)**.
- ⚙ **Thermal insulation applied on terraces located above living areas.**
- ⚙ **Floors are insulated with anti-impact sheeting** to reduce noise between homes.
- ⚙ **Façade enclosures feature dual thermal and acoustic insulation** consisting of sprayed polyurethane foam in the cavity and rock wool panels on the inner side.
- ⚙ **Acoustic insulation between homes**, and between homes and communal areas, consisting of rock wool panelling on the inner side.
- ⚙ **Acoustic insulation in horizontal drainage pipes** inside the home and soundproof PVC downpipes.



Exterior enclosures and interior partitions

- ⚙ **Terraces feature parapet walls**, combined with laminated glass railings mounted on an aluminium support profile anchored to the structure.
- ⚙ **Façade enclosure with a thickness of 30 cm**, built with ½-foot-thick ceramic brick masonry, with internal thermal and acoustic insulation, air cavity, lined with laminated plasterboard, fixed with metal profiles.
- ⚙ **Partitions between homes, and between homes and communal areas, consist of soundproof blocks**, internally lined with laminated plasterboard panels with internal thermal and acoustic insulation.
- ⚙ **Interior partitions between rooms in each home consist of metal stud walls**, laminated plasterboard panels and acoustic insulation in the cavity. Moisture-resistant plasterboard is used in wet areas.



Cladding

- ⚙ **Vertical and horizontal exterior walls are finished with cement mortar parging and stone paint** in colours to be selected by the Project Management team.
- ⚙ Vertical and horizontal interior walls in homes and communal areas are finished with smooth white plastic paint.
- ⚙ **Vertical walls in bathrooms are finished with a combination of large-format porcelain tiles in the shower area**, and plastic paint, according to the project design.
- ⚙ **False interior ceilings consist of a metal structure and laminated plasterboard panels**, including curtain recesses in exterior-facing spaces.
- ⚙ **Removable false ceiling finished with aluminium slats in the bathroom**, housing the air conditioning unit.
- ⚙ **False ceilings finished with aluminium slats on terraces**. The model and colour are to be chosen by the Project Management team.





Interior carpentry

- ✿ The entrance door to the home offers a **grade 3 security rating**, with a white lacquered finish, security lock, anti-lever hinges and peephole.
- ✿ Interior doors finished in **white lacquered wood**, either hinged or sliding depending on each particular case. Fitted with rubber perimeter sealing and an acoustic air vent concealed above the door behind the door trim, allowing the free circulation of air between the different rooms. Hardware, hinges and handles feature a matte chrome finish. Bathroom doors are equipped with a privacy lock and emergency release system.
- ✿ **Built-in wardrobes in all bedrooms**, with **full-height hinged doors with a white lacquered finish**, internally lined with melamine-faced boards, featuring an overhead luggage shelf, hanging rail, and drawers, according to the project.



Exterior carpentry

- ✿ **Exterior carpentry with PVC or aluminium profiles**, with sliding or swinging sashes, depending on each particular case, with thermal break technology, glazed with double-pane glass with air chamber, and safety glass where required, in compliance with current regulations regarding insulation, energy savings and safety in use, with micro-ventilation.
- ✿ **Aluminium slat blinds in bedrooms**, with polyurethane foam interior insulation, retractable into a shutter box integrated in the carpentry.



Kitchen furniture

- ✿ **Kitchens feature large capacity upper and lower cabinets**, according to the project design, with porcelain countertops and backsplash between the countertop and upper cabinets. They are equipped with an undermount stainless steel sink, with a single-handle tap, **refrigerator, washer-dryer, dishwasher, electric oven, microwave, induction hob and extractor hood**.



Bathrooms, plumbing and drainage

- ✿ **Solid surface resin washbasins with mineral filler**, with integrated countertop and sink, featuring a wall-hung cabinet with 1 drawer in the main bathroom and shelves below the washbasin in the secondary bathroom.
- ✿ **Single-handle taps and push-open drain** with an exposed chrome siphon.
- ✿ **Flat mirrors with lighting in bathrooms**.
- ✿ **Vitrified porcelain toilets, wall-hung in the main bathroom**, with a concealed cistern, and close-coupled in the secondary bathroom. Both with a soft-close lid and seat.
- ✿ Showers with a resin tray with mineral filler, equipped with built-in taps, **wall-mounted rain showerhead and handheld shower in the main bathroom**. The secondary bathroom is equipped with a shower column with a surface-mounted, single-handle tap, overhead rain showerhead and handheld shower.
- ✿ **All shower enclosures feature safety glass** with a fixed front panel and hinged glass door.
- ✿ Plumbing network in cross-linked polyethylene (PEX), in accordance with current regulations.
- ✿ Drainage network with soundproof PVC pipes.
- ✿ **Terraces include a water outlet**.



Air conditioning and domestic hot water

- ✿ **Installation of an aerothermal system for the production of domestic hot water and air conditioning**, through individual heat pumps located on communal roofs.
- ✿ **Installation of indoor air conditioning through a fibreglass duct network**, lacquered aluminium supply and return grilles, and fan coils installed in the ceiling of the secondary bathroom, interconnected with outdoor heat pumps.
- ✿ **Installation of an indoor ventilation system for air renewal**, guaranteeing indoor air quality and compliance with hygiene and health standards, through a duct network with extraction fans.



Electrical and telecommunications installation

- ⚙ Electrical installation carried out in compliance with the Low Voltage Electrotechnical Regulation, with a high electrification level and top-quality electrical fittings.
- ⚙ **Telecommunications installation in the home and communal areas carried out in accordance with current regulations**, including basic telephone services, cable telecommunications and integrated services digital network, with outlets in the living room and bedrooms.
- ⚙ Bathroom lighting with recessed LED spotlights in the false ceiling.
- ⚙ Kitchen lighting with recessed LED spotlights in the ceiling.
- ⚙ Installation of outdoor lighting on terraces.
- ⚙ **Electronic video intercom system with indoor monitor and camera** at the pedestrian entrance to the complex and entrance halls.
- ⚙ **Installation of photovoltaic panels**, in accordance with current regulations, for the generation of energy for consumption in communal areas.
- ⚙ **Presence detectors for automated light control** located in entrance halls, floor hallways and garage areas.



Security

- ⚙ Private and gated residential complex.
- ⚙ Concierge service with a security checkpoint for access control.
- ⚙ Electronic video intercom system with indoor monitor and camera at the pedestrian entrance to the complex and entrance halls.
- ⚙ **The entrance door to the home offers a grade 3 security rating**, with a security lock, anti-lever hinges and peephole.
- ⚙ **Presence detectors for automated light control** located in entrance halls, floor hallways and garage areas.



Garajes

- ⚙ **One parking space allocated per home on the basement levels**, with access from the entrance hall and lift.
- ⚙ **One storage room allocated per home on the basement levels**, equipped with surface-mounted lighting and finished with porcelain tile flooring and plastic paint on the walls.
- ⚙ **Installation of a fire protection system in accordance with current regulations**, including detection, extinguishing and mechanical ventilation.
- ⚙ Vehicle access to the complex and each parking level via motorised metal doors, operated by remote control and presence detectors.
- ⚙ **Lift with access to the parking levels.**
- ⚙ Pre-installation of electric vehicle charging in garages in accordance with current regulations.
- ⚙ Polished concrete flooring with marked parking spaces and interior circulation signage.

***NOTE:** The materials, components and construction methods described may be subject to modification during the execution of the work due to technical or legal requirements. In all cases, they will be replaced by others of equal quality.*



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