

Aalto

RIVIERA

13 UNIQUE
TOWNHOUSES

Atto

RIVIERA



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This exclusive project with an elegant Scandinavian design blends harmoniously with the surrounding nature. The architecture of the townhouses follows seamlessly the undulating shapes of the waves.

The meaning of the name Aalto comes from Finland and it means a wave.





TOWNHOUSES

BEAUTY. PASSION. PERFECTION.

South facing unique energy efficient homes, with beautiful panoramic sea views and breathtaking sunsets, makes living here enjoyable and fun under the sun.









THE MATERIALS

THE HIGHEST STANDARD

All the materials are of the highest quality, with well-known brands, modern gourmet kitchens, designer bathrooms, underfloor heating in the whole house and high energy efficiency are details that make the difference.

All townhouses include a jacuzzi to enjoy panoramic sea views and lovely sunsets on the roof top terrace of your new home.









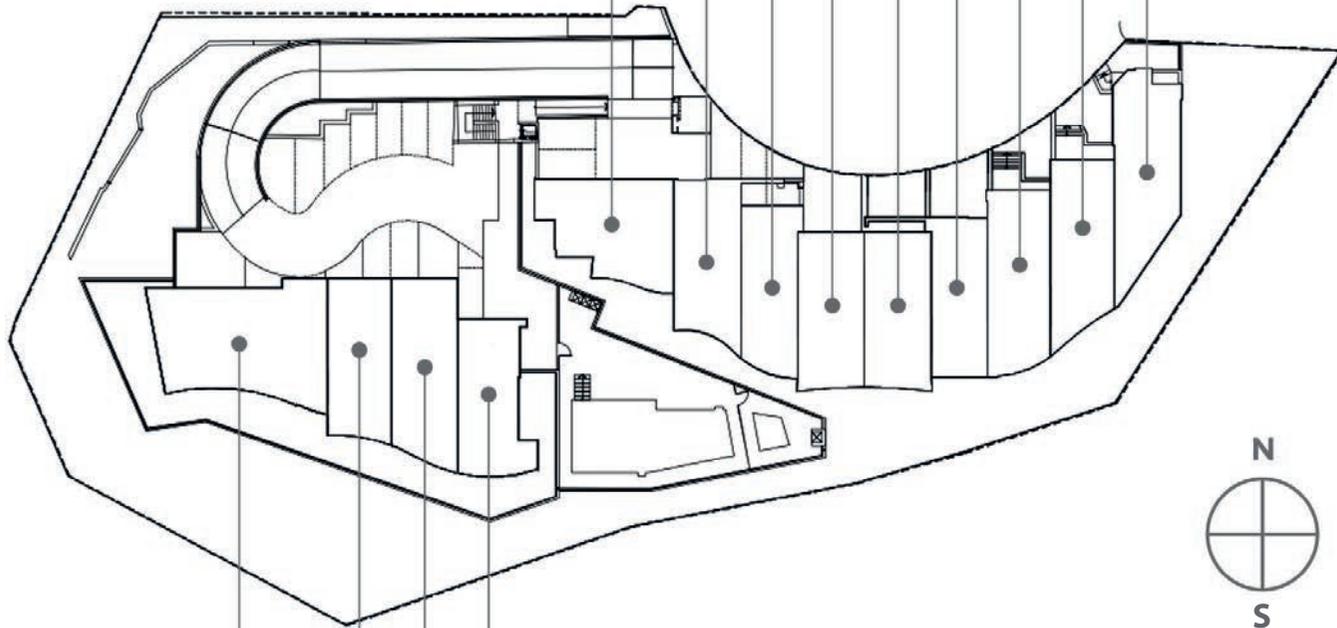


LANDSCAPING

THE COMPLEX

In Aalto, the complex is next to a green area, which will be designed using beautiful trees and a little park where you can walk and enjoy the fresh sea breeze. The landscaping blends perfectly into the area.

A1 A2 A3 A4 A5 A6 A7 A8 A9



A10 A11 A12 A13



THE AREA

RIVIERA DEL SOL

This charming area has everything you could ask for. A car always comes in handy for travelling to Marbella or Malaga.

Located next to Marbella and just a 10 minutes drive to Puerto Banus. Airport is only 25 minutes away. The beach, Malaga and all nice restaurants are within easy reach. Plus, you have a golf course, tennis, padel and a childrens playground nearby.



MARBELLA

MÁLAGA

CALAHONDA

MIJAS COSTA

FUENGIROLA

Falto







QUALITY SPECIFICATIONS

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RIVIERA

FOUNDATIONS AND STRUCTURE

The foundations have been designed with braced reinforced concrete footings. In the event that such level cannot be reached, concrete pits will be used for that purpose. The structural system is composed of rectangular cross-section reinforced concrete pillars.

FAÇADE

In general terms, will be formed on the outside face with solid perforated brick for rendering or with face brick, according to the design of the façade, coated on the inside with cement mortar and on the interior face drywall -Pladur system- plasterboard panel. Heat and sound insulation using rockwool.

ROOFING

The accessible and non-accessible roofs over living spaces will have the corresponding slope and will be formed by a damp-proofing barrier. Antislip tiling will be used. Waterproofed with bonded asphalt membrane, geotextile and protective layer of mortar, trowelled and prepared for tiling. In the case of open terraces and covered terraces above non-living spaces the following will be used: waterproofing with bonded asphalt membrane. Waterproofed with bonded asphalt membrane, geotextile and 2 cm thick protective layer of mortar, trowelled and prepared for antislip tiling.

WALLS, INTERIOR PARTITION WALLS AND INSULATION

Separations between different houses (dividing walls) and common areas will be made using half brick walls made of solid perforated brickwork and double freestanding plasterboard -Pladur system- panel, with sound insulation using fibreglass or similar.

Interior separations (inside the houses) will be made using a drywall using double plasterboard panel and fibreglass. In kitchens and bathrooms the drywall will be water-resistant.

There will be plasterboard suspended ceilings (hall, corridor, kitchen, bathroom). The exterior rendering walls will be continuous and composed of traditional water-repellent mortar reinforced with meshing where materials change. Rain gutters will be trowelled and waterproofed.

FLOORING AND WALL TILES

The apartment floor size tiles will be 100 x 100 cm on the ground floor and 60 x 60 or 80 x 80 on the first floor and basement, by first quality brand. The skirting will in all cases be of the same material as the floor tiles. The non-slip version will be used on open and covered terraces. The bathroom floor size tiles will be 60 x60 cm. matching rest of house flooring. Shower plate will be in combination with flooring. Shower tiles will be first quality brand.

The rooftop terrace floor size tiles will be 80x80 or 100 x 100 cm with anti-slip. In common areas such as the lift hallway, corridors, etc. the tiles will be 80 X 80. The communal stair cases will be in the same material in its anti-slip version.

The road for vehicle traffic will be asphalted.

Pedestrian ramps will be in deactivated concrete.

BATHROOM FITTINGS

In all bathrooms toilets will be first quality brand. All bathroom fittings (taps) will be wall-mounted (first quality brand in black). All toilet seats will have a soft-close system. Bathroom counter-tops will be on Krion or similar, with integrated washbasin. Shower plates will be on antislip material matching flooring.

Mirrors will be wall mounted.

CLIMATE CONTROL AND AIR-CONDITIONING

Aerothermal System for underfloor water heat system and sanitary hot water. Insulated tank (150 kt) for hot water storage.

Independent air conditioning system for ground floor, first floor and

basement, with double-deflection manually controlled grilles both for both supply and return. 'Climaver Plus' type fibreglass ducts lined inside and out with aluminium.

Aerothermal and air conditioning equipments (exterior units) will be located on rooftop or garden.

INTERIOR DOORS

Security door. Height 220 cm or higher. Two phenolic laminated marine plywood boards with textured wood veneer, or similar.

Interior room and bathroom doors, height 220 cm. plain white lacquered.

MDF door surround. Wardrobes/Closet doors will be white lacquered.

Linen (interior finishing with drawers and shelves).

WINDOWS & GLASSES

All windows and sliding doors in dark-grey/black lacquered aluminium, Cortizo or similar (model based on system and size). Thermal bridge break. Glasses Climalit type (thick based on system and size of carpentry). Safety glass railing made with laminated tempered glass and painted iron profiles. PVC shutters in bedrooms. PVC Shutters on first floor bedroom.

PAINTS

On interior, acrylic paint on walls and ceilings. Enamel paint on locks and door handles. Plastic paint on ceilings in wet rooms.

KITCHENS

Minimalist design, straight line "open" kitchen with laminated finishes. Residence collection kitchen by first quality brand. Made of board from sustainably harvested forests, with first-class cabinet hardware by leading European brands. Refrigerator column modules 100% configurable for a precise integration, with a more refined aesthetics. Carcasses are made of water resistant, high resistance, 16 mm thick particleboard board (FSC certified). Top-quality cabinet hardware by leading European brands. The

drawers features aluminium sides and full-extension soft-close runners. Low and high cabinets. Low and high cabinets in combination (height of upper cabinets at 135 cm).

Krion countertops or similar. Porcelanic top is optional.

Appliances (first quality brand): Induction hob including a built-in ventilation hood in the induction cooking surface, Oven. Combined fridge-freezer. Dishwater.

Washing machine will be offered in the basement.

COMMON AREAS

Urbanization totally fenced in its perimeter with blind elements (walls and fences) and locksmith, with pre-installation of perimeter security system for video surveillance cameras.

All areas not occupied by the building are always surrounded by vegetation and gardening with the required irrigation installation.

Individual gardens finished with grass.

ELECTRICITY

Wall switches will be by first quality brand, in white.

The fuse/breaker box will be located behind the apartment entrance door.

The maximum admissible power for the apartment will be 9,200 w through single-phase distribution (230v). Lighting will be mounted on lower ceilings (halls, bathrooms and kitchen). Wall mounted devices will be mounted on exterior walls. Covered terraces, common areas, parkings, gardens and swimming pool, included. Pre-installation for domotics (heating system and alarm).

PLUMBING

Consisting of PEX reticulated polyethylene for interior pipes and polyethylene for out-door networks. All pipes will be insulated using an insulating sleeve (hot and cold water pipes). General cut-off taps in the equipment cabinet inside the apartment.

Individual cut-off pipes for each room. Water connection on terraces. There will be water storage tanks, and a watering and fire-fighting system. Total flow meters / general meters for swimming pool, drinking water, watering, fire-fighting. Meter banks for apartments.

DRAINAGE

Pipes will be of soundless PVC. Rainwater drainage network separate from sewage. Collectors with PVC, rust- colour pipes. Inspection manholes with non-return valves at exit from blocks. Siphon traps in bathrooms and toilets. Drains and safety water spouts on terraces. Water run-off spouts only on remaining floors.

TELECOMMUNICATIONS & TV & ALARM

Data connection points and telephone points, first quality brand in white, distributed in bedrooms, living and basement. Door answerphone Fermax or similar with external plaque, plaques at each building entrance door and a handset in the apartment entrance hall. External distributors and networks in accordance with telecommunications infrastructure regulations. Telecommunications enclosures (RITI/RITS). Cabinets in basements (RITM). TV, Dish, Coaxial or Broadband according to regulations. Pre-installation for wi-fi alarm.

SWIMMING POOL

Urbanization will count with a swimming pool with overflow system and saline water treatment system.

LIFT

Urbanization will count with a lift (and stairs) allowing access from main entrance to visitors parking & swimmingpool level.

PROPERTY INFORMATION

BUILDING

- Completion 2024
- 3 bedrooms
- 3 bathrooms
- 3 floors
- Orientation: South
- Panoramic sea views
- Garden view
- Pool view
- Mountain view
- Possibility to upgrade and have up to 5 bedrooms

FEATURES

- Brand new
- Air conditioning
- Underfloor heating (bathrooms)
- Underfloor heating (throughout)
- Porcelain floors
- Automatic irrigation system
- Double glazing
- Glass Doors
- Fitted wardrobes
- Kitchen equipped
- Unfurnished
- Surveillance cameras
- Satellite TV
- Internet - Wifi
- Telephone
- Handicap Accessible
- Saltwater swimming pool
- Private terrace
- Covered terrace
- Uncovered terrace
- Solarium
- Open plan kitchen
- Dining room
- Living room
- Storage room
- Office room
- Utility room
- Laundry room
- Basement
- Cinema Room*
- Game Room*
- Steam Room*
- Pets allowed
- Gated community
- Mountainside
- Amenities near
- Close to port
- Close to shops
- Transport near
- Close to children playground
- Close to schools
- Close to town
- Close to golf
- Close to sea / beach

* optional upgrades

ARCHITECTS

GONZALEZ & JACOBSON

One more example of the González & Jacobson Architectures commitment with excellence, beauty, and the enjoyment of future residents.

“This project is, without a doubt, a perfect example of efficient architecture that respects its environment, which was born in response to the new demands and sensitivities of today’s society, in perfect symbiosis with the spirit and lifestyle that we all live in.”

González & Jacobson
ARQUITECTURA

THE DEVELOPER

VERDE PROPERTY GROUP

Aalto Riviera is an exclusive project developed by Verde Property Group with the expertise of Aitch Group and ZM Capital Corp. The architecture has been beautifully designed by the expert hands of González & Jacobson Architecture Studio.

Aalto Riviera is planned to be ready for occupancy in 2024.

Verde Property Group offers exclusive new construction projects located in the most prestigious areas of the Costa del Sol. Verde Property Group qualified professionals give a totally personalized service paying permanent attention to our developments and the needs of our clients.

Verde Property Group privileges sustainability and offers houses with a modern design and outstanding qualities. Aitch Group have earned a reputation as a leading property developer in London, reliable, flexible and solution focused. Aitch Group develops stylish and innovative spaces and has completed thousands of residential and commercial developments. Verde Property Group, Aitch Group and ZM Capital Corp's teams work together throughout the acquisition, funding, planning, designing, construction and marketing of each project in the Costa del Sol.

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