

Quality Specification



AEDAS
HOMES

Tu casa, por fin.

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Middel Views
FUENGIROLA

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STRUCTURE

- › Built with reinforced concrete



FACADES

- › A Brick façade covered with a layer of cement and paint, with an interior air chamber, thermal insulation and laminated plasterboard with a metal frame.



WINDOWS AND EXTERNAL FITTINGS

- › Lacquered aluminum carpentry with thermal bridge break and aluminum blinds in bedrooms. Living/dining room with motorized blinds.
- › Double glazing
- ›



DOORS AND INTERIOR FITTINGS

- › Reinforced security door at main entrance, white lacquer and spy hole with chrome or stainless-steel fittings.
- › White lacquered internal and wardrobe doors.
- › LInterior lining in wardrobes complete with a shelf, hanging bar and additionally a chest of drawers in all bedroom wardrobes.



VERTICAL AND HORIZONTAL SURFACES

- › Gres flooring in the living areas with matching interior skirting.
- › Master bathroom and second bathroom also with Gres flooring and ceramic tiles in the wet areas of showers and bathtubs.
- › Gres flooring in the kitchen.
- › False laminated plaster ceiling throughout the apartment
- › Interior dividing walls made of double laminated metal framed plasterboard and interior acoustic insulation
- › Ceramic brick partition walls with laminated gypsum plaster on the inside will be used for the dividing walls between apartments and the apartments sharing common areas.
- › Smooth white plastic paint will be applied in vertical and horizontal parameters of the apartments with the exception of the tiled areas.



KITCHENS

- › Fully fitted kitchens with top and bottom units with lacquered soft closing doors and drawers.
- › Silestone quartz worktop or similar with sink and single- lever taps.
- › The walls in between the top and bottom kitchen units will be made of compact quartz Silestone or similar.
- › Appliances included: Induction hob, oven, extractor fan, fridge, dishwasher and washing machine, Bosch brand or similar.



HEATING AND HOT WATER

- › Installation of Aerothermal heating and hot water systems combined with solar energy. Hot and cold air conditioning via ducts fitted in the false ceiling and impulsion grills in the living area and bedrooms. Daikin brand or similar.



PLUMBING AND SANITARY FITTINGS

- › White porcelain sanitary fittings in bathrooms. Duravit or similar.
- › White acrylic bathtub Duravit or similar and a resin shower tray by MC Bath or similar. Shower screen in master bathroom.
- › Single-lever washbasin, built-in bath and built-in shower by Hansgrohe or similar.
- › Washbasin cabinet in the master bathroom by Duravit or similar
- › Mirrors in main and second bathrooms.
- › Water intake and drain for washing machine / dryer in laundry.
- › Water intake on terraces.



ELECTRICS AND TELECOMMUNICATIONS

- › The apartments will be equipped with the elements imposed by the Low Tension.
- › Electrotechnical Regulation and Common Telecommunications Infrastructure Regulation with white Jung modulo LS900 electric mechanisms or similar.
- › Connections points for Radio and TV (Digital and Satellite) in the kitchens, living areas and bedrooms.
- › Broadband and telephone connection points in the kitchens, living areas and bedrooms.
- › Video entry monitors.



CONMUNAL AREAS

- › Fully equipped gym and sauna.
- › Storerooms with ceramic flooring and skirting.
- › Gres flooring in main entrances to the blocks, lobbies and the communal staircases.
- › Lifts.
- › Basement parking places with concrete flooring.
- › Automatic garage doors with magnetic keys and remote control access.
- › Communal gardens.
- › Swimming Pools.