

## Building Specifications

### 1- YOUR COMMUNITY

At AEDAS Homes, quality is our hallmark and an ever-present objective, hence we have put great thought into all the details of your new home.

#### 1.1. Inside the community interior.

Your community will make you feel proud of your new home even before you go inside.

For sharing unforgettable moments with your loved ones, the development will include both an adults' and a children's swimming pool, a solarium and spacious private landscaped gardens.

- Salt-water chlorinated swimming pool for adults.
- Salt-water chlorinated swimming pool for children.
- Solarium area.

### 2- YOUR HOME

#### 2.1. Hall, lounge, passageway and bedrooms.

In your new home, the flooring in the hall, living rooms, bedrooms and passageways will be in multilayer natural wood by the manufacturer TARKETT. It will be finished with a skirting board lacquered in white to match the interior carpentry, which will create a fully integrated ambience throughout the entire dwelling.

The walls will be finished in plain emulsion. The ceilings will be in suspended gypsum plasterboard and will also come with an emulsion paint finish.

#### 2.2. Built-in kitchen area.

Preparing your favourite dishes will be much easier in this space we have designed for you. These are the specifications and finishes included in your new kitchen at Mourelle:

- Paving and skirting in natural stone, Gris Zarci marble.
- A suspended gypsum plasterboard ceiling with an emulsion paint finish
- It will be delivered with high-capacity wall and base units in a contemporary design and it will also include the following fittings and appliances:

- Induction hob (manufacturer: SIEMENS).
- Wall mounted extractor Hood (manufacturer: SIEMENS).
- Electric oven and microwave (manufacturer: SIEMENS).
- Built-in dishwasher (manufacturer: SIEMENS).
- Built-in refrigerator (manufacturer: SIEMENS).
- Compact quartz worktop (manufacturer: COMPAC).
- Compact quartz backsplash (manufacturer: COMPAC).
- Sink fitted with a mono mixer tap.

### 2.3. Bathrooms.

The paving in the bathrooms will be in natural stone, Gris Zarci marble. The shower surround in both the main and secondary bathrooms will be tiled in natural stone, Gris Zarci marble.

Ceilings will be suspended damp-proof gypsum plasterboard in an emulsion paint finish.

Both bathrooms will be fitted with HANS GROHE mono mixer taps and DURAVIT bathroom suites in a contemporary white design. The main bathroom will come with a DURAVIT glazed washbasin; mirror; ROCA glass shower screen; and a COSENTINO shower tray fitted with thermostatic tapware.

### 2.4. Terraces and/or private gardens.

In the terraced homes comprising the Mourelle development, all the ground floor terraces will be fitted with water inlets, lighting fixtures and a power socket. They will be paved in natural stone, Gris Zarci marble.

In the villas, all the private gardens will come with water inlets, lighting fixtures and a power socket

The roof terraces on both the villas and the terraced homes will be fitted with a water inlet and a power socket. These terraces will be finished in porcelain stoneware.

### 2.5. Interior walling and insulation.

The dry-walling employed in your new home will prove very useful, avoiding wiring chases and improving room-to-room noise attenuation because the installations are conducted in the interior wall cavity. Furthermore, it provides the perfect base for a plain paint finish.

- **Dividing walls between rooms:** Plasterboard drywall.
- **Dividing walls between dwellings:** Plasterboard drywall with insulation to Technical Code standard.

## 2.6. Interior carpentry.

AEDAS Homes has also paid great attention to the interior carpentry so you can enjoy all the details in your new home.

- The home entrance door will be armoured and come with a white lacquer finish; it will also include a spyhole.
- Interior doors will be finished in white lacquer with matt stainless-steel handles, giving the dwelling a smart, contemporary appearance. In general, they will be swing opening, except in those cases where sliding doors are more advisable to improve the usability of the room being accessed.

Wardrobes will be fitted with sliding doors to capitalise to the maximum on all the space available. They will come in a white lacquer finish to match the rest of the carpentry and in a modular design with a hanging rail and top shelf.

## 3- INSTALLATIONS

### 3.1. Plumbing, heating, cooling and ventilation.

The plumbing installation will include water inlets for each bathroom fitting and kitchen facility (sink), and for the electrical appliances in the kitchen and utility area (washing machine and dishwasher). Your home will have a general cut-off valve and individual cut-off valves for each room with plumbing installed.

Hot water will be provided for all the homes through a high energy efficiency aerothermal unit.

### 3.2. Heating/Cooling system.

To ensure you enjoy the utmost comfort in your new home, it will be fitted with a high energy efficiency aerothermal unit providing hot water, radiant underfloor heating and conduit air conditioning, with thermostats for split temperature control for two separate areas. This novel method distributes heat evenly, leading to high energy savings while at the same time giving your home more usable space compared to conventional radiator systems.

For your comfort, the cooling system will have an accessible installation in the ceiling where the interior unit is located to facilitate equipment maintenance.

### 3.3. Electricity/Telecommunications.

Your home will be fitted with the number of power and telecommunications sockets (manufacturer: JUNG) required to meet regulatory requirements, together with a video door-phone for communication with the community entrance gates.

### 3.4. Ventilation.

Your home will include a dual flow ventilation system with a heat recovery unit (manufacturer: SIBER), thus guaranteeing air quality indoors and providing high energy savings.

#### **4- THE BUILDING**

##### **4.1. Façade and roof.**

The façades have been designed using an External Thermal Composite System (ETICS) which will give them an attractive, contemporary appearance. They will be finished in screed synthetic resin mortar which will be combined with areas clad in natural stone.

The façade will also include an air cavity containing thermal and noise insulation, which will produce important energy savings and make the interior of your home much more comfortable.

Your new home will be lined inside with laminated gypsum plasterboard.

The roofs will be built depending on the use for which they are to be employed, always guaranteeing their watertightness using bituminous waterproofing systems.

##### **4.2. Exterior carpentry and glazing.**

All the exterior carpentry and glazing will be compliant with the Technical Building Code and more specifically the Basic Energy Saving and Noise Protection Document, thus raising the level of comfort inside the dwelling. Mourelle will come with:

- Aluminium carpentry with thermal bridge break and different opening systems depending on location.
- Double-glazing with a dehydrated air chamber.
- Sliding or roll-up fixed slat blinds in bedrooms.

##### **4.3. Structure and foundations.**

Your new home will have a reinforced concrete structure calculated compliant with current regulations and the Technical Building Code. The foundations are projected in accordance with the conclusions of the Geotechnical Survey.

##### **4.4. Garages and boxrooms.**

Garage entry and exit doors will be automatic, operated by remote control and fitted with a crush-prevention safety device.