

EDEN BEACH

BUILDING SPECIFICATIONS – PHASE 3

➤ **DEVELOPMENT:**

- Every home has a parking space found at ground level within the development.
- Vehicle access to the parking area will be via a motorised gate operated by remote control and the car park will also have pedestrian access.
- The building will have external lifts, stairways and corridors that connect every floor.

➤ **STRUCTURE:**

- Foundations and structure of reinforced concrete, in compliance with current seismic resistance legislation and specific regulations on concrete structures.

➤ **FACADES:**

- Mixed façade with an outer layer of ceramic brick, with a layer of rockwool insulation to the interior and an air chamber, all combining to create thermal and acoustic insulation, internally lined with partition walls formed by metal profiles and Pladur-type plasterboard panels or similar.
- The façade will have an exterior finish of single-layer cement rendering.

➤ **ROOFS AND TERRACES:**

- Terrace within the property finished with non-slip porcelain flooring, suitable for outdoor use.
- Solarium with artificial grass in the areas defined according to the project specifications.
- Ground floor private gardens will have artificial grass in line with the project plans and a pedestrian access gate to enter the development.

➤ **EXTERIOR CARPENTRY:**

- PVC, with thermal break and double glazing with air chamber.
- Motorised shutters with control switch to bedrooms and living room and kitchen.
- Existing gallery on terraces with hinged door and aluminium frames.

➤ **INTERIOR CARPENTRY:**

- Doors, lacquered in white.
- Fitted wardrobes, floor-to-ceiling, with sliding doors finished in white and lined interiors with luggage shelf.
- Security front door with telescopic door viewer, blocking mechanism and double safety lock.

➤ **INTERIOR WALLS:**

- Interior walls made of a self-supporting structure backed with Pladur-type laminated plaster panel or similar.
- Dividing walls between dwellings: constructed using a mixed partition system, consisting of brick masonry combined with plasterboard lining and insulation, in compliance with the Spanish Building Technical Code (CTE).
- False ceiling with Pladur-type laminated plasterboard throughout the dwelling.
- Removable suspended ceiling in the secondary bathroom.
- Smooth white paint applied to all walls throughout the dwelling.

➤ **FLOORING:**

- Laminate flooring throughout the entire property, with the colour to be chosen from the models offered by the developer, except in bathrooms and staircases, which will be finished with porcelain flooring.
- Exterior flooring: non-slip porcelain tiling in porches, terraces, gallery, and the solarium terraces.

➤ **BATHROOMS:**

- Shower screen in both bathrooms.
- Porcelain finish tiled flooring.
- Bathroom walls with porcelain tile finish.
- Mixer tap.
- Vitreous porcelain sanitary fittings.
- Washbasin with vanity unit and backlit mirror in both bathrooms.

➤ **KITCHEN:**

- Delivered equipped with large capacity upper and lower cupboard units with brake and automatic closure system.
 - Upper units
 - Lower units with drawers, with brake
- All kitchens equipped with:
 - Extractor hood
 - Vitroceramic hob
 - Oven
 - Microwave
 - Integrated sink and tap
 - Preinstallation for dishwasher
- Kitchen worktop and front finish in compact quartz, such as Silestone or similar.

➤ **INSTALLATIONS:**

- Plumbing installation according to current building regulations.
- Electrical installation according to current legislation; low tension regulations and the supplier's own regulations. Classified as high-level electrification.
- Individual aerothermal heating system to produce domestic hot water.
- Installation of air conditioning via conduits (hot/cold).
- Air conditioning/heating unit with heat pump included, with centralised remote control.
- Installation of mechanical ventilation system.
- Installation following current regulations of telecommunication connections, including television and internet connection in the living room and bedrooms.
- Designer lighting on private terraces, to ensure a consistent aesthetic across the development.
- Installation of solar panels to power common area services.