







# Building specifications

# 01

## A unique complex



Our commitment to you starts from the very first moment and, for this reason, we would like to share with you the specifications of your new home. Get to know all the details of Orizonne and start picturing the spaces that will soon be your dream come true.

At AEDAS Homes, quality is a constant and an ever-present goal, which is why we have thought through every detail of your new home.


### Accesos y urbanización interior

Orizonne will make you feel proud of your new home even before you enter it. In order for you to enjoy maximum security for you and your loved ones, the development is set up as a gated urbanisation with a security booth at the entrance with access control.

The communal areas will be meticulously cared for. The floors of the exterior communal areas will be finished with a combination of ceramic and prefabricated materials with a harmonious design, and the enclosures of the private plots will have a design that is fully integrated with the aesthetics of their façades.


Technology will also be present in the form of LED lighting, which at the end of the month will result in significant energy savings that will optimise the use of resources and consumption.

At Orizonne we have designed spaces where you can share unforgettable moments with the people you love the most, while maintaining your privacy. The development will include:


 Landscaped areas with well-kept gardens and low water consumption.


 Security booth with access control.


 Clean waste collection point.


 Smart mailboxes.

 Communal garage with ramp access.

 Recreation area consisting of swimming pools with a children’s swimming area.

 Landscaped solarium areas around the swimming pool.

 Communal room with gastroteca (establishment specialising in gastronomy) and playroom.

 Indoor gymnasium and outdoor sports area.

 Bicycle parking.

 Mini golf.

## Private plots

In your plot, you will appreciate the careful selection of materials and treatments for the different spaces that we have incorporated into the development. This open space of your home has been designed to maximise the use of the multiple orientations and to visually link the indoor spaces with the large outdoor spaces.

# 02

## Your property



### Entrance hall, living room, corridor and bedrooms

The flooring in your new home will be porcelain tile in a rectified large-format imitation stone or imitation wood finish. The flooring in your property will be finished with a white lacquered skirting board to match the interior carpentry in all the main rooms and hallways to create a completely integrated atmosphere throughout the home.

The walls will be finished with a light-coloured smooth plastic paint. False laminated plasterboard ceilings will be installed throughout the property.

## Kitchen

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

- › Porcelain tile flooring unifying it with the rest of the property and lacquered skirting board finish in the required areas, with vertical walls finished in smooth plastic paint on damp-proof laminated plasterboard.
- › False ceiling of laminated plasterboard with smooth plastic paint.
- › It will be delivered furnished with a modern design of large capacity wall and floor units.

It will also include the following equipment:

- › Induction hob.
- › Extractor hood or filtering unit.
- › Electric oven and microwave built into the column.
- › Compact quartz worktop.
- › Compact quartz worktop front.
- › Sink with mixer taps.
- › Dishwasher.
- › Refrigerator.
- › Washer-dryer in utility room.





## Bathrooms

The walls in the primary bathrooms will be made of damp-proof laminated plasterboard and will be tiled in top quality porcelain stoneware or stone. The bathroom ceilings will be made of damp-proof laminated plasterboard finished in plastic paint.

The primary bathroom will have a ceramic washbasin under a quartz countertop on a wall unit, mirror, thermostatic taps and shower screen.

The secondary bathroom has also been carefully finished with porcelain stoneware tiling on the walls. The wall-mounted washbasin will have a built-in vanity unit and mirror, and a quartz shower tray will be installed with a sliding glass screen. The toilets will be compact with a white finish and will give the room an avant-garde look.

# Private terraces, porches and/or gardens

The private ground floor terraces will have an area paved with non-slip stoneware tiles and an area finished with artificial grass. They will have a water drainage system, water outlet, watertight power and TV sockets, and light fittings.

The upper floor terraces will be equipped with a water drainage system. Moreover, those on the ground floor will also have a water outlet, watertight power and TV sockets, and light fittings.

The ceilings of the terraces will have false ceilings.

For maximum safety, these outdoor spaces will be paved with top quality non-slip stoneware and will contain a skirting board of the same material where required.

# Interior partitioning and insulation.

The dry partitioning used in your new home will be very useful because it will minimise cavities and eliminate acoustic bridges by conducting the installations through the intermediate space that will be left between the partitions. It will also provide an optimal exterior finish for the application of smooth paint.

- › Interior divisions between rooms:  
Performed with dry partition walls, achieving high levels of thermal and acoustic insulation.
- › Divisions between properties:  
To provide greater security, ceramic bricks will be used, finished on both sides with metal profile substructure and insulating cladding, made with dry partition walls and insulation in accordance with the Spanish Technical Code.

## Interior carpentry

- › The access door to the property will be armoured with a white lacquered finish on the inside and with a finish that blends with the communal areas on the outside.
- › The interior doors of the property will have a white lacquered finish and matte stainless-steel handles, giving the property an elegant and modern look. In general, they will be hinged, except in those cases where it is advisable to have sliding doors in order to improve the use of the room to which they give access.
- › Wardrobes with hinged or sliding doors according to typology, making the most of the space with a white lacquered finish to match the rest of the carpentry. The interior will be modular, with hanging rail, shelf and drawer unit.
- › The dressing rooms will be open spaces and will be left bare so that you can adapt them to your tastes and space requirements.

## Stairs and hallways and private lift

Stairs and hallways will be finished in porcelain tiles with skirting board to match the flooring and plastic paint on walls.

For maximum comfort, the property will have a lift with a stainless-steel cabin.



# 03

## Installations



### Plumbing and sanitation

Your property will have a general shut-off valve and independent shut-off valves in each wet room. The plumbing installation will include water outlets for each sanitary appliance in bathrooms and the kitchen for electrical appliances.

Hot water in all properties in the development will be produced via a maximum energy efficient centralised aerothermal system.

Every sanitary appliance in the property will be connected to the sewage network, with PVC downpipes running through the chambers next to the property.

### Heating/Air conditioning

In order for you to enjoy maximum comfort in your new home, the property will be equipped with a complete air conditioning installation with a heat pump (hot-cold) and distribution inside the property via ducts with air supply grilles in the living room and bedrooms.

To increase your comfort, the bathrooms will have underfloor heating with their own temperature control.

## Electricity/Telecommunications

Your home in Orizonne will have electrical and telecommunications sockets as required by regulations. You will have telephone and TV/FM sockets in the living room, kitchen and bedrooms, as well as power sockets on the terrace and broadband in the living room and master bedroom.

The lighting that you will find in your property and in the communal areas will be provided by LED technology equipment.

The light sources will be on the false ceiling of the property and the interior lighting for the recessed lighting points that you will find in Orizonne will be installed with LED technology light fittings in the entrance hall, hallways, bathrooms and kitchen. All other spaces will have light sources in accordance with the Spanish Low Voltage Electrotechnical Regulations.

The outdoor lighting will be provided by wall lights or recessed LED-type light fittings to improve your energy consumption depending on the typologies.

You will have a video door entry system that will communicate with the main access to the development and with your front door.

## Ventilation

Your property will incorporate a ventilation system to ensure healthy indoor air and compliance with the Spanish Technical Building Code.

To maintain the quality of the air you breathe, at Orizonne the indoor air will be renewed through controlled mechanical ventilation with simple flow and outside air supply. You will not need to open the windows to ventilate, which will lead to significant energy savings and reduce the noise that enters your home.

## Communal elements

### **Façade and roof**

So that you can enjoy your new home even before you enter it, the façades have been designed with the latest generation materials to achieve an attractive and modern image. The decorative finishes will combine thermal performance with the most avant-garde design, adapting to the needs of the 21st century.

The façade will have thermal and acoustic insulation to the outside, while the inside of your property will be made with dry partition walls and thermal insulation, which will achieve significant energy savings and comfort inside.

The roofs have been designed according to their intended use, with thermal insulation and waterproofing sheeting to ensure that they are completely watertight against leaks and damp.

**Exterior carpentry and glazing**

The exterior carpentry and glazing will ensure compliance with the Spanish Technical Building Code, specifically the Basic Document on Energy Saving and Noise Protection, increasing the level of comfort inside the home. Orizonne will have:

- › Carpentry with aluminium/PVC profiles with thermal bridge break combined with different types of openings depending on location.
- › Double glazing with dehydrated air chamber.
- › Roller blinds with aluminium slats with injected insulation and manual operation in bedrooms, except in ground floor properties, which will have blinds on all windows to improve their security. Colour similar to the exterior carpentry.

Structure and foundations

The structure of your new home will be reinforced concrete, calculated in accordance with current regulations and the Spanish Technical Building Code. The foundations will be designed in accordance with the conclusions of the Geotechnical Study.

Communal garage

The garage entrance and exit doors will be automatic, with anti-crushing security device and remote control.

The communal garage will be finished with continuous paving and paintwork designed with the utmost care. The parking spaces will be spacious so that you can park your vehicle with complete ease.

There will be a communal room that will be used as a clean point to make it easier for you to manage and recycle your waste.

## Communal areas

At Orizonne you will enjoy spacious green areas with a swimming pool and recreation area perfectly designed for relaxing.

There will be a children's area in the swimming pool and a solarium area around it.

There will be a social club specially designed to be able to accommodate the uses of the gastroteca, playroom and social lounge.

So that you can exercise in your free time, the development will be equipped with an indoor gymnasium and an outdoor sports area.



