



Building specifications

VANIAN
GARDENS
Fase III

**AEDAS
HOMES**

VANIAN
GARDENS
Welcome
Our commitment with you begins right from day one, so we want to share your new home's building specifications with you. Find out all the details about phase three of Vanian Gardens and start to imagine the spaces that will, in no time, become a dream come true.
What do you need?
Fase III



The images shown are the closest possible portrayal of the final result of the planned property with the specifications indicated in this document, although there may be modifications derived from technical or legal requirements, provided they are justified and do not represent a material alteration of the object and/or a lessening of the quality of the materials/fitings of the property. The furniture shown is not included. All information provided and documentation supplied will be compliant with Royal Decree 515/1989, of the 21 April, and any other supplementary rules, be they of a state or regional nature.

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.



Entrances and lobbies

At Vanian Gardens, we have paid the utmost attention to the community areas. In the communal indoor spaces, the floors will be finished in porcelain stoneware and the walls will combine different materials depending on the zone.

They will also include technological features in the form of lighting triggered by separate motion sensors for the different zones and floors, thus rationalising resource use and consumption which will translate into important energy savings at the end of the month.

The elevator cars will be finished in accordance with the rest of the project and be sized to meet Accessibility Regulations. They will have automatic doors and be fitted with an alarm and an emergency telephone service.










The community interior

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

Vanian Views has been conceived as a gated community inside which you have landscaped gardens for your enjoyment.

To help you share unforgettable moments with those you love the most, the Vanian Gardens development will come with three swimming pools for adults and three separate children's paddling pools, gardens and green zones. Furthermore, it will also have:

-  Children's paddling pool and swimming pool for adults.
-  Fully equipped gymnasium.
-  Co-working area.
-  Spa.
-  Cinema.
-  Youth Club.
-  Accessibility ramps.

Your new home

Hall, lounge-dining room, passageway and bedrooms

The hall, lounge, bedrooms and passageway of your new home will be paved in porcelain stoneware. The floor will be finished with a white skirting board to match the interior carpentry, thus creating a fully integrated ambience throughout the entire dwelling.

The walls will be finished in plain emulsion paint and suspended ceilings will be hung throughout, also in an emulsion paint finish.



Kitchen

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 in Vanian Gardens:

- › Porcelain stoneware flooring, with plasterboard drywall in a plain emulsion paint finish.
- › Suspended ceiling in a plain emulsion paint finish.
- › It will be delivered with wall and base cabinets in a contemporary design.

It will also include the following fittings and appliances:

- › Vitro-ceramic hob.
- › Extractor hood.
- › Electric oven.
- › Panelled dishwasher.
- › Refrigerator.
- › Washing machine.
- › Worktop and backsplash between wall and base cabinets.
- › Sink with mono mixer tap.

Select

Select Service

The AEDAS Homes *Select Service* enables you to customise certain aspects of your new home:

- › Choose between different ambiances depending on your tastes.
- › Upgrade specifications and finishes.
- › Fit out your terrace on the suntrap floor.





Bathrooms

The walls of both the master and secondary bathrooms will be lined in ceramic tiling combining with porcelain stoneware floors.

For your convenience, the climatization system will have an access hatch in the suspended ceiling in the bathroom or utility room, depending on the unit type, enabling future maintenance of the interior unit.

Both bathrooms will be fitted with thermostatic tapware, with a shower column in the master bathroom, resin shower trays, screens and white sanitary fittings in a contemporary design.

Furthermore, the master bathroom and secondary bathrooms will also include a ceramic washbasin and vanity unit.

Terraces and/or private gardens

These open-air spaces will be paved in stoneware and will include skirting in the same material in the areas so requiring.

All the terraces will be fitted with a water tap and rainwater evacuation system. They will include lighting, a power socket and a TV jack.

If your home is located on the penthouse floor, you will have a spacious suntrap terrace with the spectacular views the development offers from these spaces.



Interior carpentry

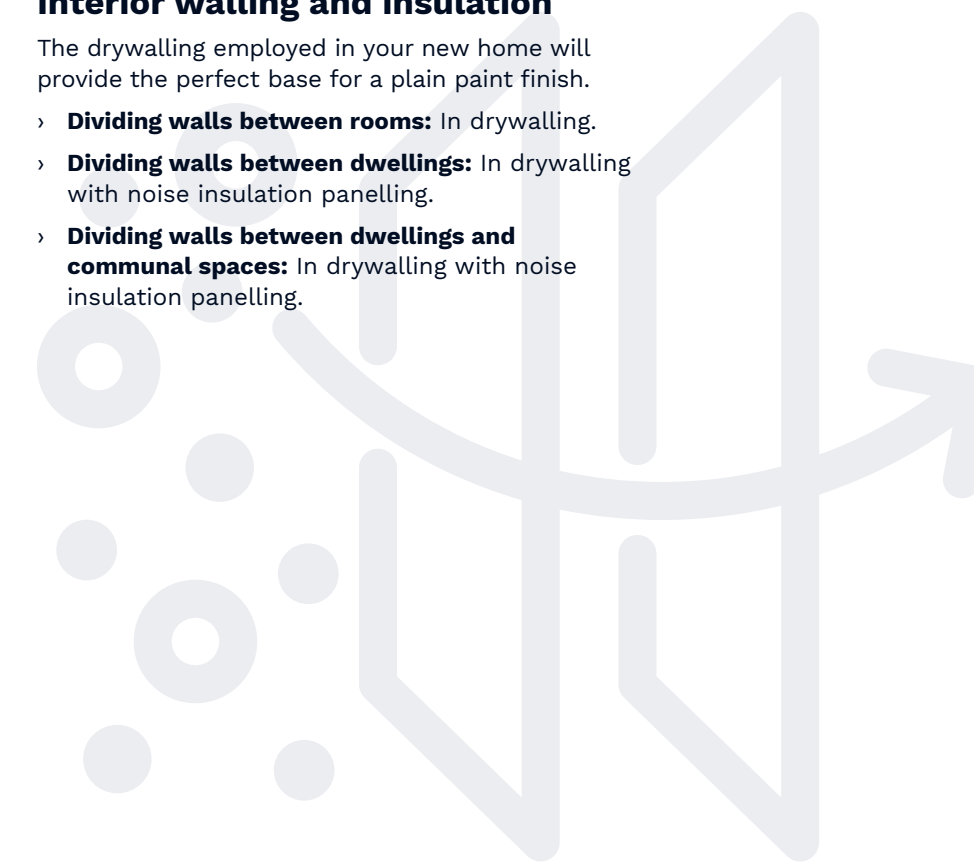
AEDAS Homes has also paid great attention to the interior carpentry so you can enjoy all the details in your new home.

- › The home entrance door will be security door, and it will come in a white lacquered aluminium finish and be fitted with a spyhole.
- › Doors inside the dwelling will be finished in white lacquer with chrome handles, giving it a smart, stylish appearance. In general, they will be swing opening, except in those cases where sliding doors may be fitted to improve the usability of the room to which they give access.
- › Cupboards and wardrobes will come with swing-opening doors to make maximum use of the space available. They will come in a white lacquer finish to match the rest of the carpentry and have modular interiors with a melamine lining, including a hanging rail, upper shelf and chest of drawers in bedroom wardrobes.

Interior walling and insulation

The drywalling employed in your new home will provide the perfect base for a plain paint finish.

- › **Dividing walls between rooms:** In drywalling.
- › **Dividing walls between dwellings:** In drywalling with noise insulation panelling.
- › **Dividing walls between dwellings and communal spaces:** In drywalling with noise insulation panelling.



Installations

Plumbing and drains

The plumbing installation will include water inlets for each bathroom and kitchen fitting (sink) and for the electrical appliances in the kitchen and utility area (dishwasher and washing machine).

Your home will have a general cut-off valve and individual cut-off valves for each room containing plumbing.

Domestic hot water will be produced for all the homes in the development using a high energy efficiency aerothermal system.

Each of the bathroom and kitchen fittings in the home will be connected to the drains using sound-buffering PVC downpipes which will pass through the conduit chambers beside the dwelling.



Heating/Climatization

To ensure you enjoy the utmost comfort in your new home, your new home will be fitted with an air conditioning system for both heating and cooling. It will come with an aerothermal production system and a distribution duct network with supply and return air grilles in the lounge and bedrooms.

Temperature will be controlled by means of a thermostat.

Electricity/Telecommunications

Your home will contain the necessary electricity and telecommunications sockets to comply with regulatory standards, as well as a video door phone for communication with the lobbies and the community entrance gate.

The bathrooms, kitchen and passageways in your home will come with LED luminaries.

Ventilation

Your home will include a ventilation system to keep indoor air healthy and assure compliance with the Technical Building Code.



The building

Façade and roof

The façades have been designed to comprise a double leaf enclosure with a brickwork exterior and a dry-wall interior. The exterior face will be rendered in cement mortar and finished in paint specifically for exteriors.

The make-up of the façades in conjunction with the terrace designs will give the building a sleek, contemporary appearance. The finishes will combine thermal performance with the most avant-garde design, adapted to meet the needs of the 21st century.

The façade will also include an air cavity with thermal insulation, which will result in significant energy savings and make the interior of your home much more comfortable.

The roofs have been designed depending on the use for which they will be employed, always guaranteeing their watertightness.

Exterior carpentry and glazing

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

- › Aluminium profile carpentry with thermal bridge break, combining different opening systems depending on location.
- › Double-glazing with a dehydrated air chamber.
- › Motorised, roll-up, aluminium slat blinds with injected insulation in bedrooms. Colour similar to the exterior carpentry.





Structure and foundations

Your new home will have a reinforced concrete structure with waffle and slab flooring above ground, calculated to meet current regulations and to Technical Building Code standard. The foundations will be projected in accordance with the conclusions of the Geotechnical Survey.

Staircases and floor landings

The staircase and floor landings will be finished in ceramic tiling with matching skirting and the walls will have an emulsion paint finish.

Garages and boxrooms

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

Boxrooms will be painted and come with a metal door, all to the regulatory standards required for their location.



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