

BUILDING SPECIFICATIONS





KITCHENS

The kitchens at **Edén Beach** are fitted with upper and lower large-capacity cupboard units, with automatic closing, brake, and hidden handles in the doors.

There is an island facing the living room or a breakfast bar, depending on the home design. The worktops and splashback are in **Silestone** (or a similar brand) compact material.

All the kitchens include an appliance package with an oven, microwave, ceramic hob, extractor system, and preinstallation for a dishwasher.

*As part of our personalisation programme, you can choose the colour of the cupboards and worktop from a selection.

BATHROOMS

The main and secondary bathrooms are delivered with a wall-mounted vanity unit, featuring a single-basin washbasin and a backlit mirror in *Block 3*. Both bathrooms are fitted with single-lever mixer taps and vitrified porcelain sanitaryware. The shower trays are made of acrylic material and include a shower screen. Floor and wall finishes will be in porcelain tiles, with the colour to be determined.





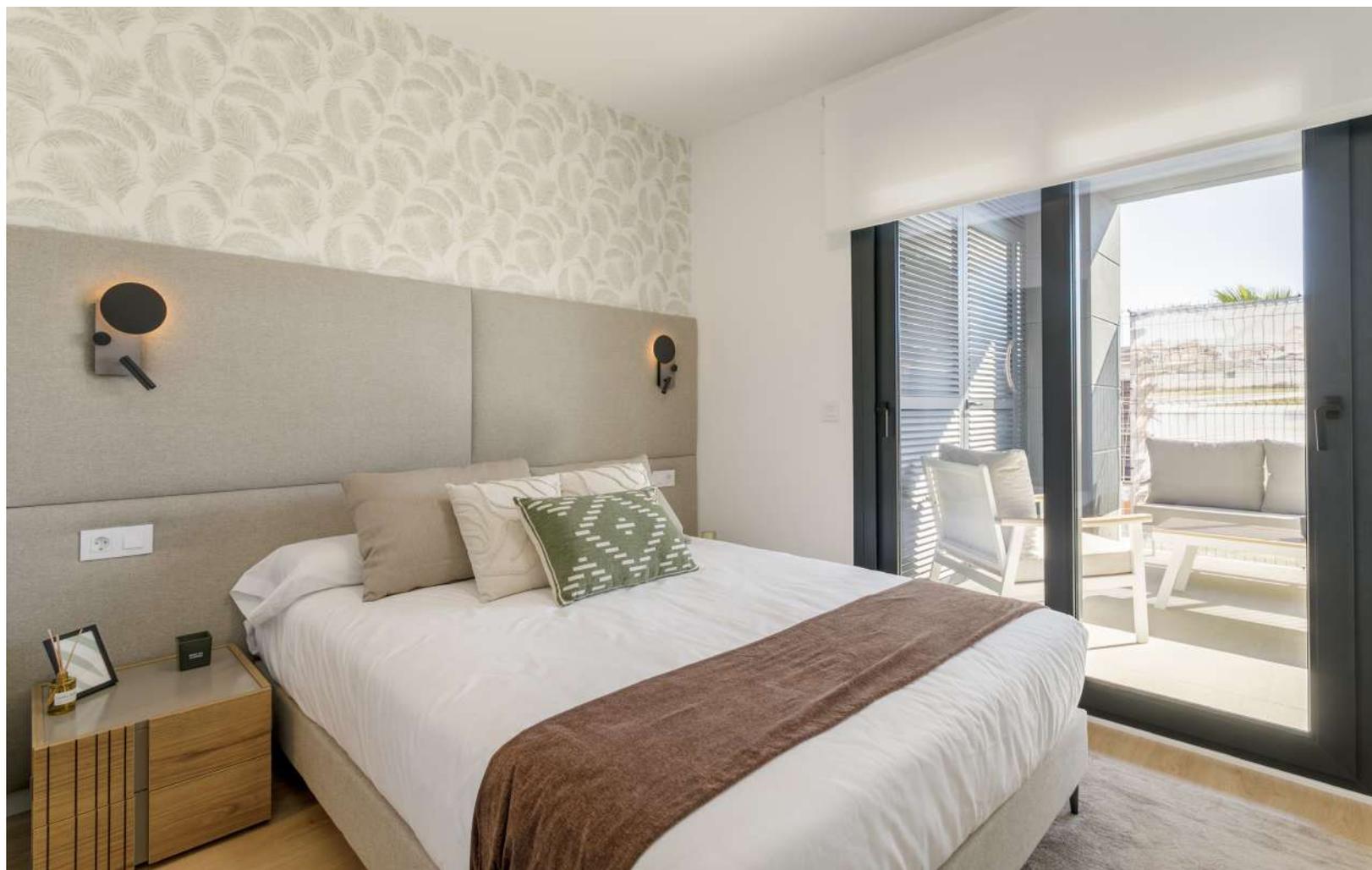
CARPENTRY

The main entrance door is reinforced, with a telescopic spyhole, security hinges, and safety lock.

Interior doors are lacquered in white. The built-in wardrobes will have the same characteristics and feature a luggage rack and a clothes rail.

The exterior carpentry is anthracite grey-coloured PVC, and the windows and patio doors are double-glazed with an air cavity.

Motorised shutters with control switch to bedrooms and living room.





FLOORING

Porcelain flooring will be installed throughout the interior of the dwelling, with the colour to be determined.

In *Block 3*, laminated flooring will be installed throughout the dwelling, except in bathrooms and staircases, where porcelain flooring will be used.

Non-slip exterior flooring will be installed in porches, terraces, galleries and solariums.



FACILITIES

The homes at Edén Beach feature an **aerothermal system** for the individual production of domestic hot water. A mechanical ventilation system will be installed in accordance with current regulations to optimise indoor air quality.

Each property includes a complete ducted air conditioning installation (hot/cold), with units included and a centralised control system.

In *Blocks 2 and 3*, designer lighting fixtures are included on the terraces, as well as solar panels for the communal services.

Installation will comply with the current Telecommunications Infrastructure regulations, including television and data outlets in the living room and bedrooms.





COMMUNAL AREAS

Outdoor communal areas include several pools for adults and children with a swim zone and beach-style access. There is also a children's play area, outdoor fitness equipment, and an area that can be used for meetings or celebrations.

The buildings have lifts, corridors, and stairs that connect all floors.

Every home has an outdoor parking space with pedestrian access and vehicle access via a remote control operated motorised gate. There will also be a communal cycle parking area.



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