

## **EDEN BEACH**

### **BUILDING SPECIFICATIONS**

➤ **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:**

- Transitable flat roof to the solarium, with non-slip porcelain tiling suitable for exteriors.
- 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.
- Existing gallery on terraces with hinged door and PVC 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 homes: ceramic brick walls with laminated plasterboard lining.
- False ceiling with Pladur-type laminated plasterboard throughout the dwelling.
- Removable false ceiling in bathrooms.
- Smooth paint applied to all walls throughout the dwelling.

➤ **FLOORING:**

- Interior flooring, porcelain.
- 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 unit and 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
  - Breakfast bar facing the living room or kitchen (depending on the type of home)
- All kitchens equipped with:
  - Extractor hood
  - Vitroceramic hob
  - Oven
  - Microwave
  - Integrated sink
  - Preinstallation for dishwasher
- Ceramic splashback and worktop.

➤ **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.