

South Sand

Estepona



Building specifications

01

A unique estate

The community interior

South Sand has been designed to feature spaces where you can share unforgettable moments with those you love. The project will include beautifully landscaped gardens with low water requirements, outdoor pools for adults and children as well as an indoor pool, gymnasium, bicycle storage facilities and community rooms.

Entrances and lobbies

South Sand will make you feel proud of your new home even before you go inside. To ensure you enjoy the utmost security for yourself and your family, the development is conceived as a gated community.

There will be great attention to detail in all the community spaces. The floors of the indoor communal areas will be finished in ceramic tiling, while the walls will combine different materials depending on the zone .

They will also include technology in the form of lighting triggered by 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 emergency telephone service.



02

Your home



Hall, lounge, passageway and bedrooms

The hall, lounge, bedrooms and passageway of your new home will come with porcelain stoneware flooring. The floors will be finished with 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. Suspended laminated ceilings will be hung throughout the dwelling, which will also come with 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 at South Sand:

- › Porcelain stoneware flooring to match the rest of the dwelling, with a lacquered skirting in the areas so requiring and damp-proof gypsum plasterboard walls in a plain emulsion paint finish.
- › A suspended laminated gypsum ceiling in an emulsion paint finish.
- › It will be delivered fitted with high-capacity wall and base cabinets in a contemporary design.

Furthermore, it will include the following appliances and fittings:

- › Induction hob.
- › Extractor hood or filter unit.
- › Column mounted electric oven and microwave.
- › Porcelain countertop.
- › Porcelain backsplash.
- › Sink fitted with mono mixer tap.
- › Dishwasher.
- › Refrigerator.

Select Service

The AEDAS Homes Select Service enables you, amongst other options, to customise certain aspects of your new home:

- › Choose between different ambience types depending on your tastes.
- › Enhance your comfort with safety features and technology.
- › Choose the finishes of your kitchen units and countertop.
- › Complete furnishing and equipping your kitchen.
- › Fit out your suntrap terrace.

Select

Bathrooms

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

They will come with suspended ceilings in an emulsion paint finish. For your comfort, the heating/cooling system will have an accessible installation in the bathroom ceiling to enable easy future maintenance of the interior unit.

The bathrooms come with great attention to detail, which, with the choice of finishes, will fully complement the rest of the dwelling. They will have wall-hung washbasins with a built-in vanity unit and come with a resin shower tray and glass shower screen. The toilets will be white compact models, giving the whole room a sleek, modern look.



Terraces

For your utmost safety, the floors of these open-air spaces will be tiled in non-slip stoneware with skirting in the same material in the areas so requiring.

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

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

Interior partition walling and insulation

The drywall partitioning employed in your new home will prove most convenient because it will minimise wiring chases and eliminate sound bridges because the installations will be conducted inside the interior wall cavities. Furthermore, it will provide the perfect base for a plain paint finish.

- › Dividing walls between rooms: Drywall.
- › Dividing walls between dwellings: Drywall and noise insulation panel.
- › Dividing walls between dwelling and communal zones: Drywall and noise insulation panel.

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 armoured, lacquered in white on the interior and with an exterior finish integrated with the façade. It will be fitted with a spyhole.
- › Doors inside the dwelling will be finished in white lacquer with chrome handles, giving your home a smart, contemporary appearance. In general, they will be swing opening, except in those cases where sliding doors may be more advisable to make better use of the space being accessed.
- › Built-in wardrobes and cupboards with swing-opening doors to capitalise to the utmost on the space available, will come in a white lacquer finish to match the rest of the interior carpentry. They will have modular interiors with a melamine lining. Bedroom wardrobes will be fitted with a hanging rail, shelf and drawer unit.



03

Installations



Plumbing and sanitation

The plumbing installation will include water inlets for each sanitary appliance in bathrooms and kitchen (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 (stopcock) and individual cut-off valves for each room containing plumbing.

Domestic hot water will be produced for all the homes in the development by a high energy performance arothermal heat pump.

Each of the sanitary fittings in the home will be connected to the drain system using soundproofed PVC downpipes which will pass through the conduit chambers beside the dwelling.

Heating and climatization

To ensure you enjoy the utmost comfort, your new home will be fully fitted with an air conditioning (heating/cooling) installation. There will be network of ducts throughout the dwelling with supply and extraction vents in the lounge and bedrooms.

The temperature will be controlled by thermostats in the different rooms, thus allowing for temperature zoning.

Electricity/Telecommunications

Your home will come with the electricity and telecommunications sockets required to meet regulatory standards, and a video door-phone for communication with the lobbies and the main community entrance gate.

The lighting in the bathrooms, kitchen and passageways will use LED fixtures.

Exterior lighting will be via LED module fixtures mounted on the façade.

Ventilation

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

04

The building

Façade and roof

The façades have been designed to comprise a dual-leaf enclosure, made of brickwork on the exterior and drywall on the interior. They will be finished with a cement mortar rendering and paint specifically for exteriors. They will have decorative elements to complement the building's design.

The make-up of the façades together with the design of the terraces will give the building an attractive, contemporary look. 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 chamber with thermal insulation, which will imply significant energy savings and achieve high comfort levels inside the home.

The roofs have been projected in accordance with their assigned usage, always guaranteeing watertightness.



Exterior carpentry and glazing

All the exterior carpentry and glazing is guaranteed compliant with the Technical Building Code and more specifically the Basic Energy Saving and Noise Protection Documents, thus raising the level of comfort inside the dwelling.

South Sand 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 aluminium roll-up slat blinds with injected insulation in bedrooms and lounge. Colour similar to the exterior carpentry.

Structure and foundations

The structure of your new home will be built in reinforced concrete with waffle and solid slabs above ground level, calculated to meet current regulatory standards and the Technical Building Code. The foundations will be projected in accordance with the conclusions of the Geotechnical Survey.

Stairwells and floor landings

Stairwells and floor landings will have ceramic tiled floors with matching skirting and emulsion painted walls.

Garages and boxrooms

Garage entry and exit doors will be automatic, operated by remote control and fitted with a crush-prevention safety device. The boxrooms will be fitted with a metal door, compliant with the regulations applicable to their location.