



Building Specifications

Your community

Entrances and lobbies

In Aures the utmost attention has been given to the communal spaces. The floors of the indoor communal areas will be finished in porcelain stoneware and 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 lift 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.



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Community interior

Your community will make you feel proud of your new home even before you go inside. Aures is conceived as an enclosed space in which you will enjoy spaces to spend unforgettable moments with your loved ones. The development will have:

- › Swimming pool.
- › Coworking space.
- › Landscaped areas.
- › Bicycle storage space.
- › Accessibility ramps.
- › Entrance gate.
- › Perimeter video surveillance system.

Community exterior

Your home includes exclusive resident access to the Australy Social Club. Thus, you will also have at your disposal:

- › Heated swimming pool.
- › Gymnasium.
- › Saunas.
- › Gastroteca (Foodies' zone).
- › Landscaped gardens.

Your new home

Hall, lounge, passageway and bedrooms

The flooring in the hall, lounge, bedrooms and passageway of your new home will be in porcelain stoneware. It will be finished with white skirting to match the interior carpentry, thus creating a fully integrated ambience throughout the entire dwelling. The walls will have a plain emulsion paint finish. Suspended ceilings will be fitted throughout, likewise 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 that will be included in your new kitchen in Aures:

- › Porcelain stoneware tile flooring with vertical surfaces finished in plain emulsion paint over drywall partitioning.
- › Suspended ceiling finished in plain emulsion paint.

Your kitchen will be delivered with wall and base units in a contemporary design and will also include the following equipment:

- › Vitro-ceramic hob on island or peninsula.
- › Ceiling-mounted extractor hood.
- › Electric oven and microwave column.
- › Panelled dishwasher.
- › Panelled refrigerator.
- › Washer-dryer.
- › Worktop and backsplash between base and wall units.
- › Sink with mono mixer tap.

Bathrooms

The walls of both the master and secondary bathrooms, will be faced with ceramic tiles combined with porcelain stoneware flooring.

They will come with suspended ceilings with an emulsion paint finish. For your convenience, the suspended ceiling in one of the bathrooms will include an access hatch to the air conditioning system installation to allow future maintenance of the indoor unit.

Both bathrooms will be fitted with mono mixer taps (a thermostatic model on the master bathroom shower), a resin shower tray, shower screen and white sanitary ware in a modern design.

Furthermore, the master bathroom will also include a ceramic washbasin and vanity unit and compact quartz countertop, together with a wall-hung toilet.

Terraces, porches and/or private gardens

For your utmost safety, these outdoor spaces will be paved in non-slip stoneware and will be finished in skirting of the same material where required.

All terraces will have a water tap and water drainage system. They will also include lighting, a power socket and television jack.

If your property is located on the penthouse floor, you will be able to enjoy a large suntrap terrace from where you can contemplate the spectacular views this development has to offer. A pergola will be installed in the shaded area.





Interior partitioning and insulation

The drywall partitioning used in your new home will provide an optimal exterior base to apply a plain paint finish.

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

Interior carpentry

AEDAS Homes has also paid great attention to the interior carpentry so you will be delighted with all the details of your new home.

- › The home entrance door will be armoured, and it will have a white lacquered interior and a peephole.
- › Doors inside the dwelling (220 cm in height) will come in a white lacquer finish with chrome handles, giving your home 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 have a white lacquer finish to match the rest of the carpentry featuring modular interiors with a melamine lining, including a hanging rail, upper shelf and chest of drawers in bedroom wardrobes.
- › Master bathrooms will have glass doors.

Select

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





Installations

Plumbing and sanitation

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 shut-off valve/stopcock and individual shut-off valves/stopcocks for each room containing plumbing.

Hot water will be produced for all the homes in the development by means of a premium energy efficiency aerothermal heat pump.

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/Air-conditioning

To ensure you to enjoy the utmost comfort, your new home will have hot-water radiant floor heating, except in the bathrooms, where it will be electric.

One of the outstanding features of this inertial heating method is that it gives off heat uniformly, producing high energy savings by using warm water at low temperature while freeing up space in the home compared to a traditional radiator system. The temperature in the main rooms will be controlled by a thermostat.

Furthermore, you will have a duct network system for cooling that will circulate cool air through supply and return vents located in the lounge and bedrooms.

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 lighting fixtures.

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 with a double leaf enclosure, made of brickwork on the outside and drywall on the inside. They will be faced with cladding combined with prefabricated elements.

The composition of the façades, together with the terrace designs, 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 have an air chamber with thermal insulation, which will provide significant energy savings and a high level of comfort inside the home.

The roofs have been designed according to their intended use, guaranteeing their watertightness in all cases.

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. Aures 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

The structure of your new home will be made of reinforced concrete with waffle and flat slabs above ground - calculated according to current regulations and the Technical Building Code. The foundations will be designed in accordance with the conclusions of the Geotechnical Survey.

Staircases and hallways

The staircase and floor landings will be finished in ceramic floor tiles 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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