



**Building
specification**

**Soul Marbella
Sunrise**

**AEDAS
HOMES**

Soul Marbella

Welcome

Our commitment to you starts at the beginning of the process, which is why we would like to share your new home's building specification with you. Discover all the details of Soul Marbella Sunshine and start imagining the spaces that, in no time at all, will become a dream come true.



01

Your residential estate

At AEDAS Homes, quality is consistent and is an ever-present objective of ours, which is why we've taken the time to consider all the details of your new home.

Interior infrastructure

Your residential estate will make you feel proud of your new home before you've even stepped inside it. To help you enjoy life to the fullest, in Soul Marbella Sunrise a space has been designed to provide the best sports and wellness facilities.

In this early period, Soul Marbella Sunrise will feature a swimming pool, spa, coworking, gym, coffeeshop and large landscaped green spaces. In addition to these features, both you and your family will be able to take advantage of all of Soul Marbella's facilities.

Access and entrance gates

Community spaces in Soul Marbella Sunrise will be taken care of to the fullest extent. The floors of the interior communal areas will be finished in porcelain stoneware and the walls will combine various materials depending on the space.

Technology will also be present in the form of energy-efficient LED lighting with presence detectors, which will result in significant energy savings at the end of each month, thus optimising resource consumption.

The lifts, with access from the garage to all floors of the building, will have interior finishes in line with the rest of the development and their dimensions will be compliant with Spanish accessibility regulations. Doors will be automatic and made from stainless steel, and will be equipped with alarms and emergency telephone services.

02

Your home



Hall, living room, corridor and bedrooms

Your new home's flooring in the hall, living rooms, bedrooms and corridors will be made from porcelain stoneware, chosen to optimise the performance of the underfloor heating system, in 90 x 90 cm format. The floor will be joined to a skirting board with a white lacquer finish to match the interior carpentry and create a harmonious environment throughout the home.

The walls will be finished with smooth plastic paint. A suspended ceiling of laminated plasterboard will be installed throughout the home.

Kitchen

Preparing your favourite dishes will be much easier in this space designed with your comfort in mind. These are the features and finishes that your new kitchen in Soul Marbella Sunrise will include:

- › Porcelain stoneware floor tiles and skirting board with lacquer finish. This will match the living room flooring, ensuring a clean and modern design for the home's day space. Horizontal facings finished in smooth plastic paint.
- › Laminated plasterboard suspended ceiling with smooth plastic paint.
- › The kitchen will be furnished with a contemporary arrangement of generously sized high and low cabinets.

Your new kitchen in Soul Marbella Sunshine will be equipped with:

- › Induction hob and extractor hood integrated into the suspended ceiling.
- › Refrigerator.
- › Combination microwave/oven unit.
- › Dishwasher, washing machine and dryer.
- › Silestone Compac quartz work surface.
- › Silestone Compac quartz splashback.
- › Sink with single-lever mixer tap.
- › Laundry rooms with sink depending on type.

Bathrooms

The walls of both the main and secondary bathrooms will be lined with ceramic tiles in 40 x 120 cm format, matching the porcelain stoneware flooring which blends with that of the rest of the home.

Suspended ceilings of moisture-resistant laminated plasterboard with plastic paint will be installed.

With your maximum comfort in mind, the air conditioning system will be provided alongside a removable suspended ceiling in the secondary bathroom, enabling future maintenance of the indoor unit.

The main bathroom will feature a white

compac quartz shower tray with built-in shower faucet; a bath depending on home type; a bidet and toilet, both wall-hung and with built-in cisterns and a mirror.

The secondary bathroom will feature white toilets of contemporary design and a worktop washbasin.

Each bathroom will feature a glass shower screen and single-lever mixer taps.



Private terraces and/or gardens

All terraces will provide outlets for water and electricity. Terraces adjoining living rooms will also provide TV outlets.

In order to ensure maximum safety, these outdoor spaces will be paved with non-slip stoneware and will feature skirting boards of the same material where necessary.

Interior joinery

AEDAS Homes has also dedicated the greatest possible attention to the interior joinery so that you can appreciate all the details of your new home.

- › The front door to the home will feature a lacquer finish and will be equipped with an optical peephole, security lock and chrome or stainless-steel fittings.
- › The interior doors of the home will feature a white lacquer finish and matt stainless-steel handles, giving the home an elegant, contemporary look. Doors will most often be hinged, except when sliding doors are more suitable and will improve the use of the room to which they give access.
- › Cupboards and wardrobes will also be lacquered and their interiors will be lined with a linen melamine finish. In the bedrooms, wardrobes will include a chest of drawers, storage shelves and a hanging bar.

Interior partitions and insulation

The drywall used in your new home is highly useful, as chases are avoided and acoustic bridges are eliminated when fixtures are moved through the space between partitions. This also results in an optimal exterior finish, enabling the application of smooth paint.

- › Interior divisions between rooms: created with drywalls.
- › Divisions between homes: created with drywalls and sound insulation panels.
- › Divisions between homes and communal areas: built in the same way as divisions between homes, i.e. with drywalls and sound insulation panels.

Select service

With AEDAS Homes' Select service you will be able to customise several aspects of your new home:

- › Choose between three types of environment according to your taste.
- › Choose from several available layouts for each type of property
- › Increase your comfort with safety devices and technology.
- › Improve the features and finishes.

Select AEDAS HOMES



03

Fixtures

Plumbing and drainage

The plumbing system will include water connections for each sanitary appliance in the bathrooms, kitchen (sink and dishwasher) and clothes-line area (washing machine and dryer). Your home will include a master shut-off valve as well as an individual shut-off valve for each wet area.

In Soul Marbella Sunshine, hot water will be produced with an aerothermal system of maximum energy efficiency.

Each of the home's sanitary appliances will be connected to the drainage network, consisting of the downspouts that run through the rooms next to the housing incorporating soundproof PVC.

Electricity and telecommunications

Your home will include the provision of electrical and telecommunications outlets required by applicable standards, and electrical wiring will comply with Spain's low voltage electrotechnical regulations.

In Soul Marbella Sunshine you will benefit from outlets for broadband internet, telephone, television and FM radio in your living room, kitchen and bedrooms. You will also benefit from a video intercom system which will connect to the entrance gates and enable access to the residential estate, and all electrical mechanisms will be of the highest quality.

Your home's lighting will be provided through fixtures with LED technology.

Smart home

Because we have thought about all the needs of your home, we have included a home automation system in the day zone and an optional one in the night zone that will help you control your entire house.

The smart home system in Soul Marbella can be easily and simply controlled by following ways:

1. Via the Lutron App on your phone or tablet either in your house or on the other side of the world.
2. Via the wall mounted keypad on the wall of your home.
3. Via Voice control using a home control device such as Apple Homekit, Google Home or Amazon Echo.
4. You can also control your home using more traditional ways such as light switches or television remote control.

Ventilation

Your home will include a dual-flow ventilation system with a heat exchanger, which circulates the air while maintaining your home's temperature.

Heating and cooling

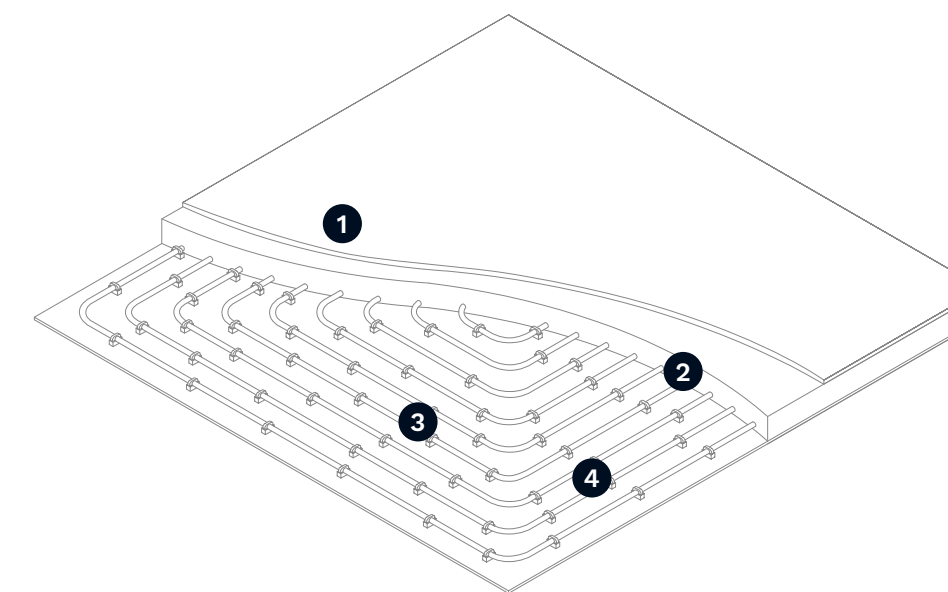
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radiant. In addition, you will have a duct system (hot / cold) that will diffuse through supply and return grids in the living room and bedrooms. Both systems, underfloor heating for heating and air conditioning for cooling by Aerothermal.

Temperature control will be achieved through an Airzone type zoning system.

Underfloor heating



1 Flooring

2 Mortar

3 Water circuit

4 Thermal insulation

04

The building

Facade and roof

So that you can also appreciate your new home's exterior, the facade will boast a contemporary appearance while achieving excellent thermal performance. The facade will be made from bricks and covered with a layer of cement mortar and paint, combining textures and tones to ensure a harmonious whole.

The facade will also contain an air cavity with thermal and sound insulation, which will enable significant energy savings and greater comfort inside the home.

Drywall cladding will be installed inside your home.

The roofs have been designed according to their future use, with asphalt waterproofing guaranteeing their watertightness in all scenarios.

Decorative finishes will combine thermal performance with striking avant-garde design, adapting to the needs of the 21st century.

Exterior joinery and windows

The combination of the exterior joinery and glazing will ensure that the building complies with the Spanish Technical Building Code (CTE), specifically the Basic Document of Energy Saving and that of Noise Protection, increasing the level of comfort inside your home. Soul Marbella Sunrise will feature:

- › Joinery with aluminium profiles with thermal breaks combined with various types of opening depending on the location.
- › Double-glazed windows with dehydrated air cavity.
- › Motorised aluminium blinds in bedrooms. Colour similar to that of the exterior joinery.

Structure and foundations

The structure of your new home will include reinforced concrete slabs at ground level, as calculated according to applicable regulations and the Technical Building Code.

The foundations will be projected in accordance with the conclusions of the Geotechnical Study.

Stairs and floor hallways

The stairs and the hallway of each floor will be finished in ceramic tiles with skirting boards to match the flooring, and walls coated in plastic paint.

Garages and storage rooms

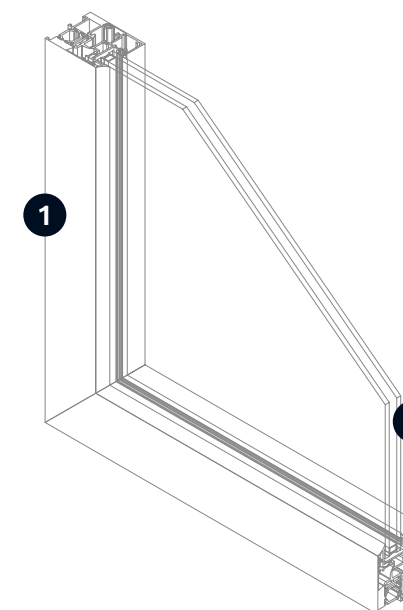
The garage will be finished with polished concrete flooring.

The garage entrance and exit doors will be automatic, with anti-crush safety devices and remote control.

The storage rooms will include metal doors in compliance with the regulations applicable in their respective locations, and will be finished with ceramic tile flooring and skirting boards of the same material. The walls will be finished with paint.

The pre-installation required by regulations for the recharging of parked electric vehicles of all homes will also be provided.

Exterior joinery



- 1 Aluminium profile with thermal break
- 2 Double glazing with air cavity



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