



**Building
specifications**

Marina Real III
Denia



“The homes at Marina Real III have been designed with quality of life and sustainability in mind, taking advantage of the unique environment where Montgó meets the Mediterranean”

Junquera Arquitectos

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Marina Real III

Welcome

Our commitment to you starts from the outset, which is why we want to share with you the building specifications of your new home. Getting to know the details behind Marina Real III will help you start imagining the spaces that will be a dream come true before you know it.

What do you need?

Well-equipped communal spaces



Common areas

The planned communal spaces will make you feel proud of your new home before you've even set foot inside.

Marina Real III will have large gardens, recreation areas and an outdoor pool for adults and children.

So you can share those unforgettable moments with your loved ones, the development will have indoor and outdoor social spaces, a fully equipped gym area, toilets, a bicycle space, communal parking and storage rooms.

- Social area with gymnasium
- Bicycle parking
- Storage rooms
- Communal parking with provision for charging electric vehicles
- Energy-saving LED lighting in common areas and garages





Access and entrances

The building's entrances and common areas are finished with the highest-quality materials.

Every hallway has its own lift with automatic doors, and every floor of the building can be accessed from the garage. Lift cabins will be finished to the standards of the rest of the project and comply with accessibility regulations.

Parking and basement storage.
Automatic, remote-control garage door.

Your home

Lobby, living room, hallway and bedrooms

Porcelain stoneware tiling throughout your home. The floor will be finished with white lacquered skirting board to match the interior carpentry.

Ceilings and walls in soft-sheen white plastic paint.





Kitchen

Preparing your favourite meals will be a breeze in a space designed just for you. Kitchens at Marina Real III will have:

- › Large capacity, handle-free upper and lower cabinetry.
- › High-strength COMPAC quartz on benchtops and other surfaces.
- › Stainless steel undermount sink. Single basin and single-lever tap with swivel spout.
- › Stainless steel range hood, induction hob, oven and microwave.

Select

AEDASHOMES

Select service

AEDAS Homes' Select service lets you customise your new home:

- › Choose from a range of different spaces depending on your taste.
- › Adapt the kitchen and living room to suit your needs.
- › Raise your comfort levels with security and technology add-ons.
- › Choose from a range of quality and finish upgrades.



Bathrooms

Ceramic tile bathroom walls and floors.

Vitrified porcelain bathroom fittings with single-lever taps.

Integrated sink/vanity unit in the main bathroom.

Shower in main and secondary bathroom.

Shower screen in the main bathroom.

Terraces

For maximum safety, your terrace will be laid with non-slip porcelain stoneware designed especially for outdoor use.

All terraces come with lighting and a power point.





Interior walls and insulation

The dry walling in your new home minimises cable chasing and removes sound transmission paths because cables and pipes are routed through the spaces between walls.

Separation between homes and exterior walls

Homes are separated by dry walling or composite material walls, with sound insulation as per the Spanish building code.

Homes are separated from common areas using composite material walls or insulated dry walling, as per the Spanish building code.

Interior carpentry

AEDAS Homes' interior carpentry lets you enjoy every detail of your new home.

- › Reinforced front door with security look and peephole.
- › Interior doors finished in white lacquer and fitted with steel-finish handles.
- › Built-in, modular wardrobes with white lacquered doors, shelving and a hanging rail.

Fixtures

Plumbing and sanitation

Plumbing includes water outlets for all bathroom and kitchen fixtures and kitchen and/or laundry appliances. Your home will be fitted with a master shut-off valve and independent shut-off valves in every wet area.

All wastewater outlets will be connected to mains sewerage. Down pipes will be of soundproof PVC.

A central air source heat pump will be installed for the hot water service.

Heating/Air conditioning

A ducted hot and cold air conditioning system and programmable thermostat temperature control will keep you super comfortable in your new home.





Electricity and telecommunications

Your home will have the power and telecommunications outlets required under Spain's low-voltage regulation, the REBT. An automatic video intercom will link to the main entry of the development.

A communal TV/FM aerial and satellite dish will be installed, with lines to every home.

Outlets will be installed in the living room-dining room-kitchen, bedrooms, ground floor terrace and sundeck.

Ventilation

Your home will have a ventilation system to provide excellent air quality and comply with the Spanish building code.

The building



Façade and roof

So you can enjoy your new home before you even step inside, special attention has been paid to the image and design of the building's exterior. The façades will feature cavity walls of rendered ceramic brick, with thermal and acoustic insulation to achieve significant energy savings.

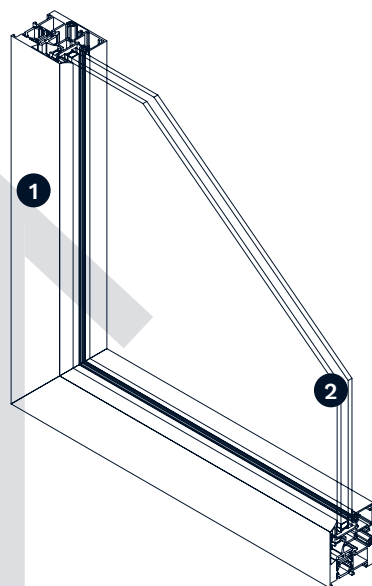
Exterior finishes will combine thermal performance with cutting-edge design appropriate for 21st century needs.

Exterior carpentry and windows

The exterior carpentry and glazing will comply with the Spanish building code, particularly with its energy saving and noise protection stipulations, increasing comfort levels within the home. Marina Real III will have:

- PVC or aluminium window profiles with thermal breaks and high thermal and sound insulation properties.
- Double glazed windows with sun protection.
- Glass railings with metal profiles. Bedroom blinds.

Exterior carpentry



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- 1 PVC or aluminium profile with thermal breaks according to project design.
 - 2 Double glazing.
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Structure and foundations

Your new home will be built with reinforced concrete pillars and slabs following earthquake-resistant building regulations. The entire structure will comply with current regulations and the Spanish building code, and be certified by a registered building inspection body and approved laboratory.

The foundations will be designed to the findings of a geotechnical study.

Garages and storage areas

The garage entrance and exit gate will be remote-controlled and fitted with an anti-crush safety device. Electric car users will be catered for with charging facilities.

Storage rooms will come with metal doors, based on the standards required by their location.

Sustainability to the fore

AEDAS Homes is committed to the future through sustainability in every phase of the building process.

All our homes offer high energy ratings so you can reap the rewards while helping care for the environment. Come the end of the month, you'll notice your bills are smaller.

Double glazing helps regulate the temperature in your new home.

Marina Real III also gives you the option of installing a dual-flow ventilation system. These systems deliver great interior air quality and significant energy savings. These efficiency improvements all help cut CO2 emissions, meaning you'll be helping care for our planet every day.



