

Quality
specifications

A unique ensemble

Our commitment to you starts from the very first moment and, for this reason, we would like to share with you the specifications of your new home. Get to know all the details of Palmia and start to imagine the spaces that, in no time, will be a dream come true.

Accesses and interior urbanisation

Palmia will make you feel proud of your new home even before you enter it. In order for you to enjoy maximum security for you and your loved ones, the development is configured as a gated community with a guardhouse at the entrance.

You will be able to access your home from inside the development through an elegant pedestrian accessor through the communal garage when you arrive with your vehicle.

The communal areas will be cared for to the maximum. The floors of the exterior communal areas and the enclosures will have a design that is fully integrated with the aesthetics of the facades.











Technology will also be present through optimized and highly efficient installations, DHW supported by photovoltaic panels, LED lighting, centralized DHW through aerothermal heating, which at the end of the month will result in significant energy savings that will optimize the use of resources.

The lifts, with access from the garage to all floors of the dwellings, will have cabin finishes in keeping with the rest of the project and dimensions in accordance with Accessibility Regulations. The doors will be automatic and stainless steel in the car, and will be equipped with an alarm and telephone service for emergencies.





Palmia has designed spaces where you can share unforgettable moments with the ones you love the most, always maintaining your privacy. The project will include:

-  Landscaped areas with low water consumption.
-  Sentry box.
-  Clean point for waste.
-  Careful pedestrian access.
-  Communal garage with ramp access.
-  Swimming pool with several areas.
-  Calisthenics area.
-  Gym.
-  Urban garden.
-  Communal room.

Your home

Entrance hall, living room, hallway and bedrooms

The flooring in your new home will be porcelain tile in a rectified large-format imitation stone finish. The flooring in your home will be finished with a white lacquered skirting board to match the interior carpentry in all the main rooms and distributors to create a completely integrated atmosphere throughout the home.

All the walls and ceilings of the house will be painted with smooth light-coloured plastic paint. A continuous false ceiling finished in plastic paint will be installed throughout the house.

Kitchen

Preparing your favourite dishes will be much easier in this space designed for you. These are the qualities and finishes that your new kitchen in Palmia will include:

- Porcelain tile flooring unifying it with the rest of the dwelling and skirting board with lacquered finish in the required areas.
- It will have a false ceiling of laminated plasterboard with smooth plastic paint.
- It will be delivered furnished with a modern design of high and low furniture of great capacity.

In addition, it will include the following equipment:

- Induction hob.
- Extractor hood in island and filtering group in dwellings without island.
- Electric oven and microwave integrated in column.
- Compact quartz worktop.
- Compact quartz worktop front.
- Sink with mixer taps..





Select Service

With the AEDAS Homes Select service you can, among other options, personalize various aspects of your new home:

- Choose between three types of ambience according to your tastes.
- Choose from various distribution proposals available according to your home.
- Increase your comfort with security and technology devices.
- Choose the finishes of the furniture and kitchen worktop.
- Complete the furnishing and equipment of your kitchen.
- Design your wardrobes and dressing rooms according to your tastes.
- Consult the Benefits services that AEDAS Homes offers you and much more.

Select

Bathrooms

The walls of the bathrooms, both main and secondary, will be tiled to give the spaces a more elegant and modern design.

The floors will be made of rectified porcelain tiles to withstand knocks and damp.

The main bathroom will have a washbasin with mixer taps and wall-mounted unit and a shower tray will be installed with the option of changing to a bathtub. The toilet will be compact and suspended with a concealed cistern system to add design to the ensemble.

Both the secondary bathrooms and the toilets have also been carefully designed. The washbasins will have mixer taps.

The toilets will be compact with a white finish and will give the room an avant-garde look.

All the bathrooms will have white sanitary ware with a modern design and mixer taps in washbasins and thermostatic taps in showers and bathtubs, with a chrome finish.

In addition, the bathrooms will have glass screens in the bathtub or shower tray. All bathrooms will have mirrors. You will have the opportunity to have a towel radiator in the bathrooms as well as other customizations.





Terraces, porches and/or private gardens

Homes with access to the garden and penthouse terraces will have a water connection, TV sockets in penthouses and ground floors and a water drainage system. It will also include lighting and a power socket. The terraces of the intermediate floors will have lighting and a power socket.

For maximum safety, these open-air spaces will be paved with top-quality non-slip stoneware. Elevated spaces will be protected with railings in the areas required by regulations.

Interior partitioning and insulation

The dry partitioning used in your new home will be very useful because it will minimize friction and eliminate acoustic bridges by conducting the installations through the intermediate space that will be left between the partitions. In addition, it will achieve an optimal exterior finish for the application of smooth paint.

- Interior divisions between rooms: made with dry partition walls, achieving high levels of thermal and acoustic insulation.
- Divisions between dwellings: to provide greater safety, a reinforced core will be provided, finished on both sides with metal profile substructure and insulation, made with dry partition walls and insulation in accordance with the Technical Code.





Interior carpentry

AEDAS Homes has also taken care of the interior carpentry so that you can enjoy all the details of your new home.

The access door to the home will be armoured with a white lacquered finish on the inside and with a finish integrated with the façade on the outside. It will be fitted with an optical peephole.

The interior doors of the house will have a white lacquered and chrome finish, giving the house an elegant and modern look. In general, they will be hinged, except in those cases where it is advisable to have sliding doors to improve the use of the room to which they give access.

Wardrobes with hinged doors making the most of the space with a white lacquered finish to match the rest of the carpentry. The interior will be modular type, with hanging bar, shelf and textile laminate finish.

Facilities

Plumbing and sanitation

The plumbing installation will include water inlets for each sanitary appliance in bathrooms and kitchen (sink) and for appliances in the kitchen area (washing machine and dishwasher). The sanitary fittings in the bathrooms have accessories to optimize water consumption. Your home will have a general shut-off valve and independent shut-off valves in each wet room. Each of the sanitary appliances in the home will be connected to the sewage network, with the downpipes running through the chambers next to the home made of soundproof PVC. The installation will comply with the specifications of the Basic Document on Noise Protection (DB HR) in terms of acoustic emissions.

The hot water in your home will be produced by means of a centralized aerothermal system with maximum energy efficiency.

Photovoltaic panels will be installed on the roof of your home. In addition to panels for the DHW installations and the rest of the building's common installations. This will achieve a significant reduction in your electricity consumption while contributing to environmental protection.

Heating/air-conditioning

In order for you to enjoy maximum comfort in your new home, the house will be equipped with a complete installation of hot and cold air conditioning by means of ducts with discharge grilles in the living room and bedrooms..

Electricity/Telecommunications

Your house in Palmia will be equipped with the electrical and telecommunications sockets required by regulations. You will have telephone and TV sockets in the living room, kitchen and bedrooms. The living room will also be equipped with fibre optics. The terraces will have power sockets.

The lighting that you will find in your home and in the communal areas will use LED technology equipment.

The light points will be in the false ceiling of the home and the interior lighting of the recessed light points that you will find in Palmia will be done with LED technology luminaires in the hallway, distributors, bathrooms, kitchen and terraces. The rest of the spaces will have light points in accordance with the Low Voltage Electrotechnical Regulations.

The exterior landscaped spaces or common elements will have LED lighting consisting of beacons and recessed wall lights that do not generate glare and light pollution in the residential area.

You will also be able to pre-install an electric vehicle charging point in your parking space.



Ventilation

Your home will incorporate an indoor air extraction and renovation system to guarantee the quality and healthiness of the air, as well as complying with the Technical Building Code.

Common elements

Facade and roof

So that you can enjoy your new home even before you enter it, the façades have been designed with state-of-the-art materials to achieve an attractive and modern image. The decorative finishes will combine thermal performance with the most avant-garde design, adapting to the needs of the 21st century.

The facade will have thermal and acoustic insulation to the interior, while the interior of your home will be made with dry partition walls and thermal insulation, which will achieve significant energy savings and achieve great comfort inside the home.

The roofs have been designed according to their intended use, with thermal insulation and waterproofing sheeting to ensure that they are completely watertight against leaks and damp.

Exterior carpentry and glazing

The exterior carpentry and glazing will ensure compliance with the Technical Building Code, specifically the Basic Energy Saving Document and the Noise Protection Document, increasing the level of comfort inside the home. Palmia will have:

- Carpentry with aluminium profiling with thermal bridge breakage combined with different types of opening depending on the location.
- Double glazing with air chamber.
- Roller blinds in bedrooms with aluminium slats.
- Similar colour to that of the exterior carpentry.





Structure and foundations

The structure of your new house will be made of reinforced concrete - calculated according to current regulations and the Technical Building Code. The foundations will be designed in accordance with the conclusions of the Geotechnical Study.

Communal garage

The garage entrance and exit door will be automatic, with anti-crushing security device and remote control.

The communal garage will be finished with continuous concrete paving.

The walls and ceiling will be designed with paints that make it easy to park your vehicle with total comfort.

The images shown are as close as possible to the final result of the projected property with the qualities indicated in this document. Modifications may be made due to technical or legal requirements, as long as they are justified and do not involve a substantial alteration of the object and/or a reduction in the quality of the materials/equipment of the property. The furniture shown is not included. All information and documentation will be provided in accordance with the provisions of Royal Decree 515/1989, of 21 April, and other regulations that may complement it, whether of a state or regional nature.