



**Building
specification**

**Soul Marbella
Sunlife**

**AEDAS
HOMES**

aedashomes.com

Soul Marbella

Single-family and multi-family homes Soul Marbella Sunlife

Our commitment with you begins right from day one, so we want to share your new home's building specifications with you. Find out all the details about Sunlife in Soul Marbella and start to imagine the spaces that will, in no time, become a dream come true

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The images shown are the closest possible portrayal of the final result of the planned property with the specifications indicated in this document, although there may be modifications derived from technical or legal requirements, provided they are justified and do not represent a material alteration of the object and/or a lessening of the quality of the materials/fittings of the property. The furniture shown is not included. All information provided and documentation supplied will be compliant with Royal Decree 515/1989, of 21 April, and any other supplementary rules, be they of a state or regional nature.

01

Your community

At AEDAS Homes, quality is our hallmark and an ever-present objective, hence we have put great thought into all the details of your new home.

The community interior

Your community will make you feel proud of your new home even before you go inside. To assure you enjoy life like never before, a complex has been designed in Soul Marbella Sunlife with the most exclusive sports and wellness facilities.

By being part of Soul Marbella, you will have access to all the community zones in the other phases in the sector: 5 swimming pools, spacious green zones, spa, coworking area, gymnasium and coffee shop.

Entrances and lobbies

At Sunlife in Soul Marbella the utmost attention will be paid to the community areas. The floors of the communal indoor spaces will be finished in porcelain stoneware while the walls will combine different top-quality materials depending on the zone.

They will also include technology in the form of low-energy LED lighting triggered by separate 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 elevators, which run from the garage to all the floors with multi-family homes, will be finished in accordance with the rest of the project and be sized to meet Accessibility Regulations. They will have automatic stainless-steel 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 will come with large-format porcelain stoneware flooring, chosen to optimise the performance of the radiant floor heating system. The floor will be finished in white-lacquered 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 paint. Suspended plasterboard ceilings will be hung throughout.

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 Sunlife:

- › Porcelain stoneware tile flooring and skirting in a lacquered finish. It will be a continuation of the lounge, giving the home's daytime living space a sleek, modern look. Walls will be finished in plain emulsion paint.
- › It will have a suspended plasterboard ceiling in a plain emulsion paint finish.
- › It will be delivered furnished with high-capacity wall and base units in a contemporary design.

- › Induction hob with integrated hood.
- › Refrigerator.
- › Column-mounted electric oven and microwave.
- › Dishwasher.
- › Washer - dryer.
- › Silestone compact quartz work top.
- › Silestone compact quartz backsplash.
- › Sink with mono mixer tap.
- › Laundry utility rooms with sink, depending on unit type.

Your new kitchen in Sunlife will be fitted with:

Bathrooms

The walls of both master and secondary bathrooms will be lined in ceramic stoneware tiling combined with continuous porcelain stoneware flooring with the rest of the dwelling.

They will come with damp-proof suspended ceilings in a plain emulsion paint finish.

The climatization system will have a hatch in the suspended ceiling in the secondary bathroom to enable easy access for future maintenance of the interior unit.

The master bathroom will be fitted with a shower tray, a bathtub, depending on unit type, a wall-mounted toilet with concealed cistern and a double basin vanity unit and mirror.

The secondary bathroom will come with white suspended toilet in a modern design and an under-countertop washbasin.

All the bathrooms will come with glass shower screens and mono mixer tapware.



Terraces and/or private gardens

All the terraces will have a water tap and power socket. The terraces with access to the lounge will also be fitted with a TV jack.

Furthermore, to ensure your utmost safety, these open-air spaces will be paved in non-slip porcelain stoneware finished with skirting in the same material in the areas so requiring.

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 have a modern and elegant appearance; it will come in a lacquered finish and be fitted with a spyhole, security lock and chrome or stainless-steel hardware.
- › Doors inside the dwelling will be finished in white lacquer with matt stainless-steel handles, giving your home a smart, stylish appearance. In general, they will be swing opening, except in those cases where sliding doors are more advisable to improve usability of the rooms being accessed.
- › Cupboards and wardrobes will also be lacquered and will have interiors lined in linen melamine. In the bedrooms, they will come with a drawer unit, shelf and hanging rail.

Interior walling and insulation

- › The drywalling employed in your new home will prove most convenient because it will avoid 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: In drywalling.
- › Dividing walls between dwellings: In drywalling with noise insulation panelling.
- › Dividing walls between dwellings and communal spaces: The same as dividing walls between dwellings, i.e., in drywalling with noise insulation panelling.



Select Service

The AEDAS Homes select Service will enable you to customise certain aspects of your new home:

- › Choose between three different ambience types depending on your tastes.
- › Choose from among the various layouts available for each property type.
- › Improve your comfort with security devices and technology.
- › Upgrade the specifications and finishes. Request the Select Catalogue with all the optional extras designed to adapt the dwellings to all your needs and requirements.

Select AEDAS HOMES



03

Installations

Plumbing and drains

The plumbing installation will include water inlets for each bathroom and kitchen fitting (sink - dishwasher) and in the utility area (combined washer/dryer). Your home will have a general cut-off valve and individual cut-off valves for each room containing plumbing.

Domestic hot water in Sunlife will be produced using a centralised, high energy efficiency aerothermal system.

Each of the bathroom fittings in the home will be connected to the drain system through noise-insulated PVC downpipes that will pass through the conduit chambers beside the dwelling.

Electricity and telecommunications

Your home will come with the electricity and telecommunications sockets required to meet regulatory standards; the electrical installation is compliant with the Low Voltage Electrotechnical Regulations.

In Sunlife, you will also have broadband data, telephone and TV/FM jacks in the lounge, kitchen and bedrooms. Your home will also come with a video porter for communication with the lobbies and the community entrance gate and all the switches and sockets will be premium quality models.

Your home will likewise be fitted with LED lighting technology throughout.

Smart home

Because we have kept all the needs of your home in mind, we have included a home automation system in the daytime zone (an optional extra in the night-time zone) which will help you control your dwelling.

The home automation system can be easily operated through any of these options:

1. The app on your phone or tablet, wherever you are in the world.
2. The keyboard installed on the wall of your new home.
3. Voice control using a home control device (optional).
4. Using more traditional methods such as light switches or the TV remote control unit.

Ventilation

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

Heating and cooling

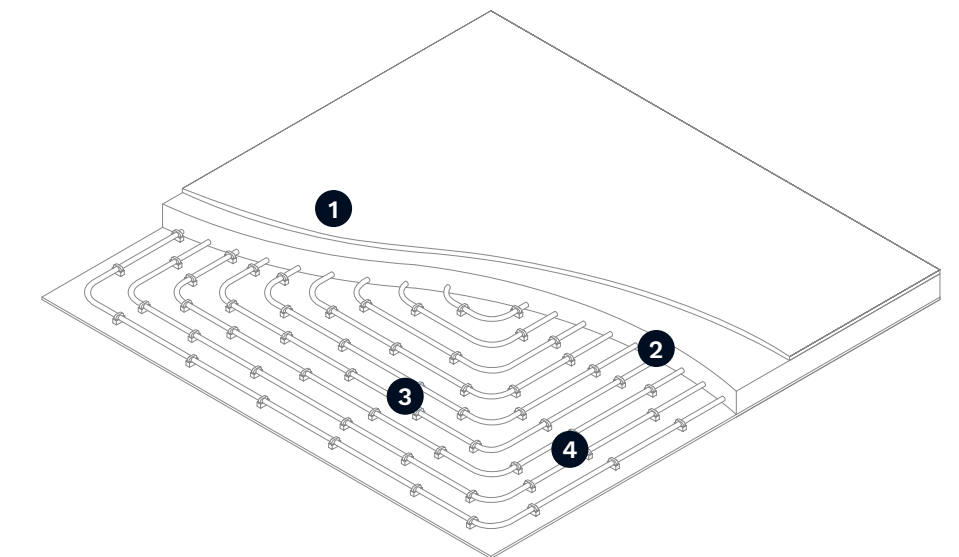
To ensure you enjoy the utmost comfort, your new home will be fitted with radiant floor heating.

Underfloor heating in your home in Sunlife will ensure it reaches an ideal temperature. Heating will come from a circuit of water pipes that will run under the floor, except for the bathrooms, which will be through an independent electrical system. This novel system is exceptional because it supplies heat uniformly, producing high energy savings compared to traditional radiator systems, while at the same time freeing up space inside the home.

Furthermore, for home climatization you will have a heating/cooling conduit system with supply and exhaust grilles in the lounge and bedrooms. Both systems (radiant floor heating and air conditioning for cooling) will be produced by an aerothermal unit.

Temperature will be controlled by zone using.

Radiant floor



- 1 Flooring
- 2 Mortar

- 3 Water circuit
- 4 Thermal insulation

04

The building

Facade and roofing

To ensure you also enjoy your new home from the exterior, your façade will give it a sleek, modern look, while at the same time offering an excellent thermal performance. It will be a brickwork enclosure rendered with a cement mortar layer and painted, combining textures and colour shades to achieve overall harmony in the whole ensemble.

The façade will also include an air cavity with thermal and noise insulation, and this will produce important energy savings and make the interior of your home much more comfortable.

The interior of your home will be faced in drywall.

The roofs have been designed depending on the use for which they are to be employed, always guaranteeing their watertightness using asphalt waterproofing systems.

The decorative finishes will combine thermal performance with the most avant-garde design, adapted to meet the needs of the 21st century.

Exterior carpentry and glazing

All the exterior carpentry and glazing will be 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. Sunlife 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 blinds in bedrooms in a similar colour to the exterior carpentry.

Structure and foundations

The structure of your new home will have a reinforced concrete framework above ground calculated compliant with current regulations and to Technical Building Code standard.

The foundations will be projected per the conclusions of the Geotechnical Survey.

Staircases and floor landings

Staircases and floor landings will be finished in ceramic floor tiling with white lacquered skirting for indoor staircases and stoneware for exteriors. Walls in emulsion paint.

Garages and boxrooms

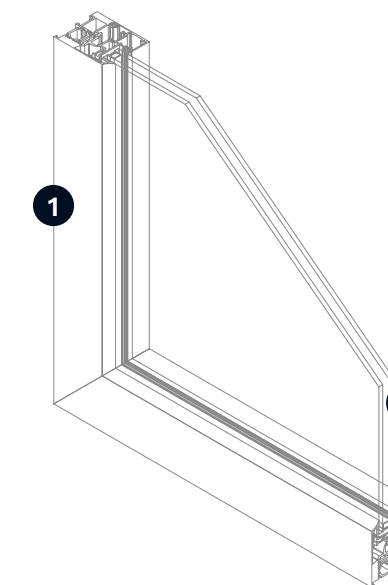
The garage will have a polished concrete floor.

Garage entry and exit doors will be automatic and fitted with a crush-prevention safety device. They will be operated by remote control.

They will also come with the preinstallation required per current regulations for an electrical vehicle charger in the parking spaces of all the dwellings.

Pursuant to regulatory requirements for their location, the storage rooms will come with metal doors. Their floors will be in ceramic tiling with skirting in the same material and the walls in an emulsion paint finish.

Exterior carpentry



- 1 Aluminium profile carpentry with thermal bridge break
- 2 Double-glazing with air chamber



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