

BUILDING SPECIFICATIONS





KITCHENS

The kitchens at **Edén Beach** are fitted with upper and lower large-capacity cupboard units, with automatic closing, brake, and hidden handles in the doors.

There is an island facing the living room or a breakfast bar, depending on the home design. The worktops and splashback are in **Silestone** (or a similar brand) compact material.

All the kitchens include an appliance package with an oven, microwave, ceramic hob, extractor system, and preinstallation for a dishwasher.

*As part of our personalisation programme, you can choose the colour of the cupboards and worktop from a selection.

BATHROOMS

The main and second bathrooms include a suspended unit with a single washbasin and a wall mirror. Both have a mixer tap and vitrified porcelain sanitary fittings. Acrylic shower trays with shower screen included. Wall and flooring tiles will have a porcelain finish in a colour to be decided.





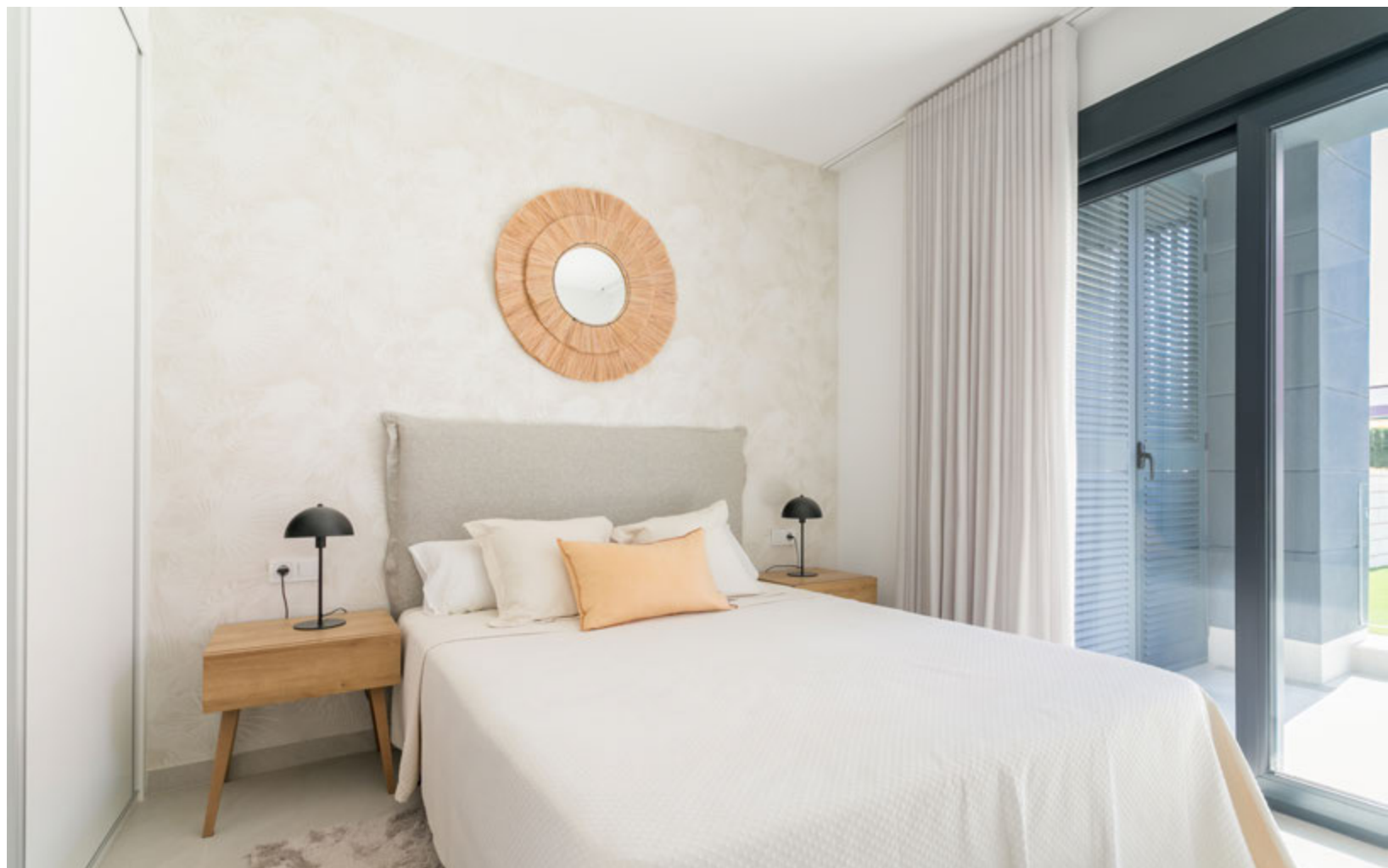
CARPENTRY

The main entrance door is reinforced, with a telescopic spyhole, security hinges, and safety lock.

Interior doors are lacquered in white. The built-in wardrobes will have the same characteristics and feature a luggage rack and a clothes rail.

The exterior carpentry is anthracite grey-coloured PVC, and the windows and patio doors are double-glazed with an air cavity.

Motorised shutters with control switch to bedrooms and living room.



FLOORING

Porcelain flooring will be installed inside the home, with the colour to be decided.

A non-slip flooring will be installed on outside areas such as porches, terraces, utility areas and the solarium.



FACILITIES

The homes at **Edén Beach** each have an **aerothermal heat pump system** installed to produce domestic hot water and a mechanical ventilation system to optimise interior air quality in accordance with current legislation.

Every home has full air conditioning installed via conduits (hot/cold), with machinery included and centralised control.

Installation following current regulations of telecommunication connections, including television and internet connection in the living room and bedrooms.





COMMUNAL AREAS

Outdoor communal areas include several pools for adults and children with a swim zone and beach-style access. There is also a children's play area, outdoor fitness equipment, and an area that can be used for meetings or celebrations.

The buildings have lifts, corridors, and stairs that connect all floors.

Every home has an outdoor parking space with pedestrian access and vehicle access via a remote control operated motorised gate. There will also be a communal cycle parking area.



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