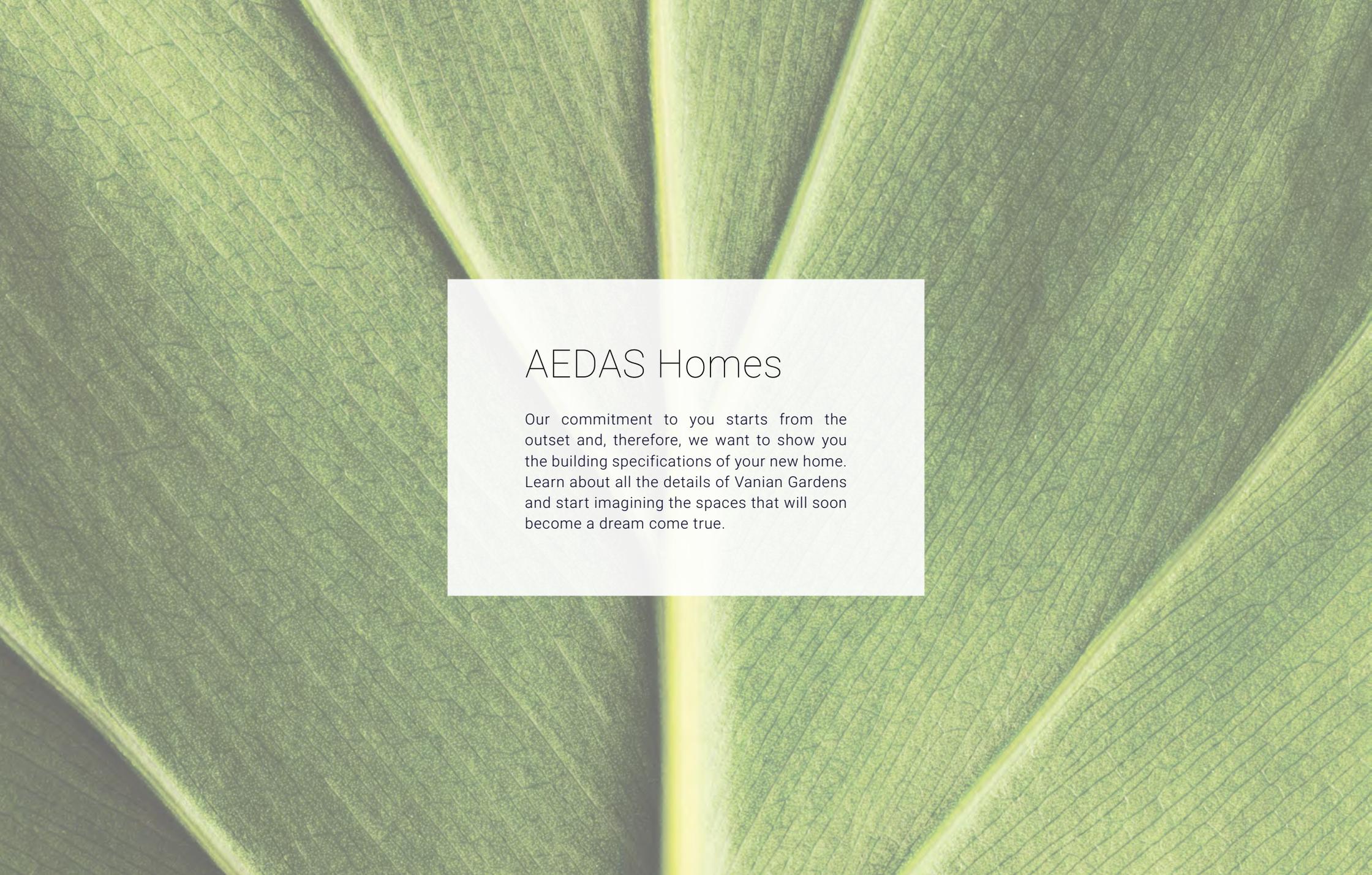




AEDAS
HOMES

Building specifications

VANIAN
GARDENS

A close-up photograph of several green leaves, likely from a plant like a banana or similar, showing detailed vein patterns. The leaves are arranged in a fan-like pattern, with a central vein running vertically. A white rectangular text box is overlaid on the center of the image.

AEDAS Homes

Our commitment to you starts from the outset and, therefore, we want to show you the building specifications of your new home. Learn about all the details of Vanian Gardens and start imagining the spaces that will soon become a dream come true.

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1 | Complex facilities

At AEDAS Homes, quality is a constant and ever-present goal. This is why we've thought about every detail of your new home.

~ Inside the complex

Your residential complex will make you feel proud of your new home even before you ever set foot in it. So that you can enjoy yourself as you've always wanted, at Vanian Gardens we've designed a space with the best sports and wellness facilities.

Phase 2 features two pools, an adult pool and a differentiated children's pool. You'll also have access to a Work&Fun area,



Green areas (+20,000 m²)



Pools (4)



Spa



Fitness room



Equipped gym



Another Work&Fun space (2)



Cinema



Youth Club

1

where you can host parties, dinners, watch matches, films, read, work, etc. All surrounded by green spaces and gardens. In addition to the facilities in Phase 2 itself, you and your family will be able to enjoy all the facilities at VANIAN GARDENS:

- Four additional adult pools.
- Two additional children's pools.
- Covered spa spanning over 600 m², fully equipped and with swimming lanes.
- Fully equipped gym.
- Fitness room with spinning bicycles, and crossfit, yoga, pilates and TRX equipment.
- Another Work&Fun space.
- Cinema room with a capacity of 16 people, projection system and a 135" screen.
- Over 20,000 m² of gardens.

~ Public areas, stairs and common hallways

The floors in common areas, lift landings and stairs will be finished in stoneware tiles.

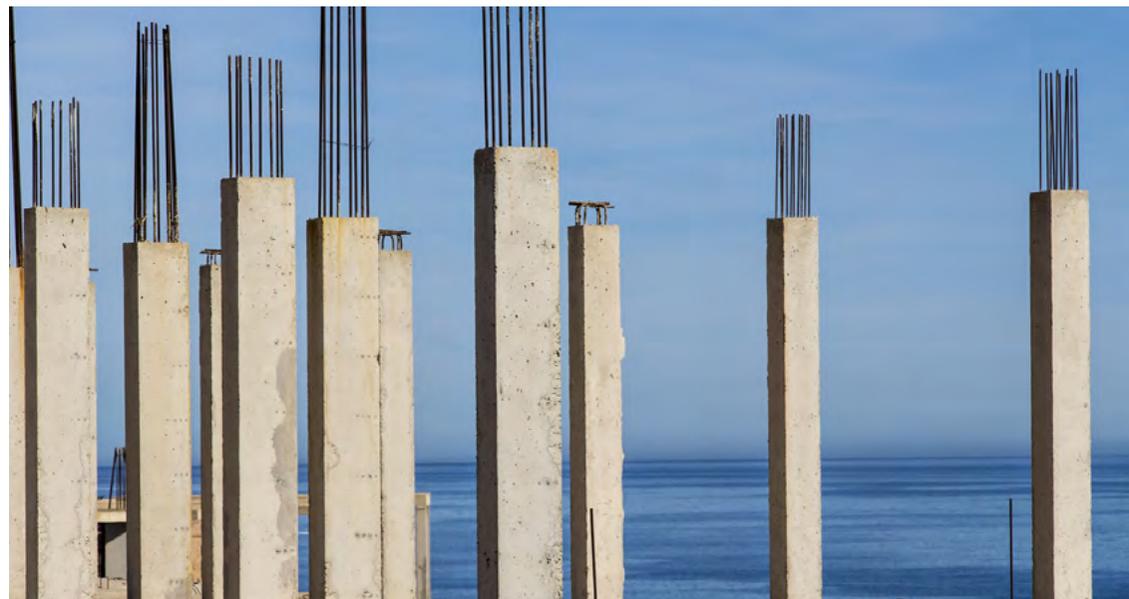
Technology is also present at Vanian Gardens, with energy-efficient LED lighting with presence detectors, which, at the end of the month, will result in significant energy savings, optimising the use of resources and consumption.

The lifts will have cabin finishes matching the rest of the project and their size will comply with accessibility regulations. Doors will be automatic and feature an alarm and emergency-telephone system.



2 | Structure and foundations

The structure of your new home will consist of reinforced concrete pillars and slabs –designed according to regulations in force and the Technical Construction Code–. The foundations are designed in accordance with the conclusions of the Geotechnical Study.



3 | Façades

So you can also enjoy your new home from the outside, a façade has been designed to give it a modern image and excellent thermal performance. The façade shall be in brick, with cement mortar cladding and paint, combining textures and tones that seek harmony in the complex. The interior of the home is insulated by an air chamber, thermal insulation and cladded with drywall on the inside, fully finished and painted.

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



4 | Decks

Decks have been designed according to their intended use, always guaranteeing their watertightness.

5 | External doors and glazing

The combination of external doors and glazing ensures compliance with the Technical Construction Code, specifically the Basic Document on Energy Savings and Noise Insulation, enhancing comfort levels inside the home. Vanian Gardens features:

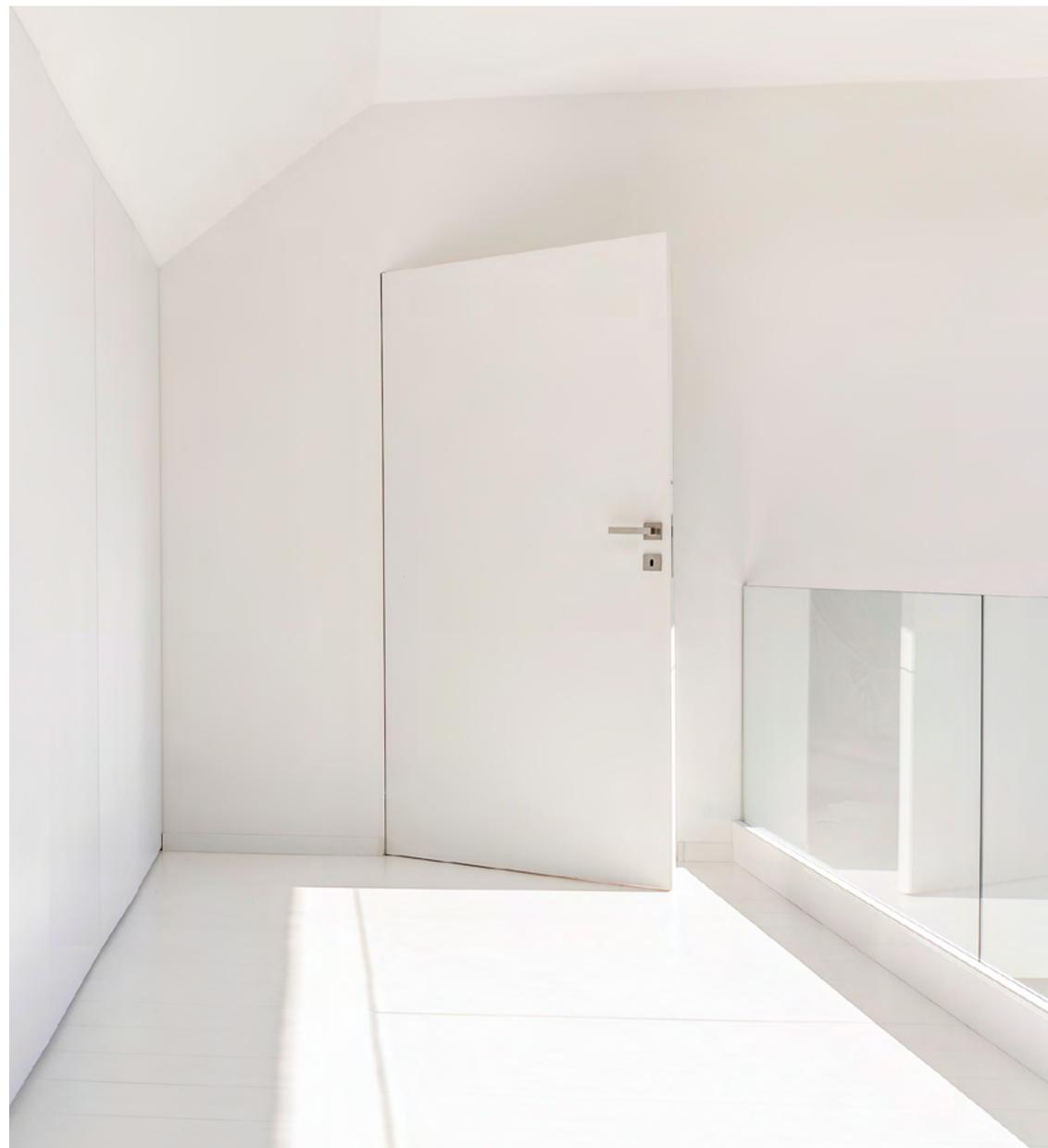
- Thermally broken door and window frames in lacquered aluminium.
- Motorised aluminium blinds in every bedroom.
- Double glazing to offer you the best thermal and acoustic comfort.



6 | Internal doors

At AEDAS Homes, we've also looked after internal doorways so you can enjoy every detail of your new home in Estepona.

- The main door to your home will be armoured, with a lacquered finish, and feature an optical peephole, a security lock and metal hardware.
- Internal doors in the home are lacquered, providing an elegant and modern appearance.
- Wardrobes are also lacquered and feature a lined interior. In bedrooms, they will feature drawers, a luggage shelf and a hanging rail.



7 | Internal partitions and insulation

The internal partitions used in your new home have been designed and manufactured to provide optimal insulation, preventing nuisance due to noises or temperatures.

- Internal partitions between rooms: drywall.
- Partitions between homes: party walls compliant with current regulations.
- Partitions between the home and common areas: built in the same way as partitions between homes.



8 | Horizontal and vertical surfaces

The tilework in the entrance hall, living rooms, bedrooms and hallways will feature porcelain tiles. The floor is finished with a skirting board to match the internal door frames and create a fully integrated environment throughout your home.

The walls will be finished in smooth white emulsion paint, to the exception of tiled areas. A continuous suspended ceiling in laminated gypsum board will be installed in the bathrooms, kitchen and hallways.



9 | Kitchen

Making your favourite dishes will be much easier in this space designed just for you. These are the qualities and finishes featured in your new kitchen at Vanian Gardens:

- Delivered with high-capacity cabinets and cupboards with smooth-closing doors and drawers.
- Induction hob and extractor hood.
- Fridge.
- Oven.
- Dishwasher and washing machine.
- Quartz agglomerate countertop (Silestone, Compact or similar) with a sink, single-lever mixer tap and spacers in the same finish.
- The kitchen floor will continue from the living room, giving the daytime space in the home a clean and modern design.



10 | Bathrooms

The wet areas in showers, in both the main and the second bathrooms, will be partially covered in tilework to match the flooring – also in tile–.

Both bathrooms will feature single-lever mixer taps, modern-design white sanitary fixtures, a thermostatic mixer tap in the shower, a contemporary cabinet with built-in sink and a mirror. All bathrooms will feature a resin shower and a glass shower screen.



11 | Terraces

All terraces will include a water tap and an electrical socket. Furthermore, to maximise safety, these outdoor spaces will feature non-slip tiling.



12 | Garages and stores

The door to the garage –which will feature a polished concrete floor– will be mechanical and automatic, opened with a magnetic key or remote control.

The floor in stores will feature porcelain tiles and a skirting board in the same material.



13 | Equipment

~ Plumbing and sanitary equipment

The plumbing installation includes water connections for each piece of sanitary equipment in the bathrooms, kitchen (sink and dishwasher) and laundry area (washer and dryer). Your home will feature a mains valve and independent valves for each wet room.

At Vanian Gardens, hot water is produced by an electric heating system with a tank supported by a system of solar thermal panels, to guarantee maximum reliability, high energy efficiency and low operating and maintenance costs.

~ Heating/Air conditioning

So you can enjoy the best comfort in your new home, an air conditioning system (cooling/heating) will be installed, with ducts and output vents in the living room and bedrooms. Temperature control is achieved through the use of a thermostat.

~ Electricity/Telecommunications

Your home will come with electrical and telecommunication sockets as required by regulations, with the electrical system being compliant with the Electrotechnical Regulations for Low-Voltage Installations.

At Vanian Gardens, you'll have RJ45 sockets for broadband or telephone connections and TV/FM sockets in the living room, kitchen and bedrooms. You'll get a video door phone to connect you with the entrance gates to buildings and the complex and all electrical systems will be of the highest quality.



Reasons you can trust us

With you from the outset. The professionals at **AEDAS Homes** have the values of the company so internalised that we treat your home as though it were ours. Professionalism, innovation, design and sustainability are the basic pillars you'll encounter in your relationship with us. Our team has extensive training and experience in the world of new residential developments and, with their kindness and professionalism, will make you feel at home before you even set foot in it.

By choosing a property from **AEDAS Homes**, you're not only choosing the best quality and avant-garde architecture but you're also committing to care for the environment. Environmental protection is one of our biggest proposals and all our projects show our commitment to the rational use of natural resources and the use of efficient systems that lead to energy savings.

At **AEDAS Homes**, we know that sustainability and design are not mutually exclusive, and this is why we've developed "green" homes that include the latest innovations inside them. We use cutting-edge technology to make your life much more comfortable and adapted to the needs of the 21st century.







V A N I A N

Let's Live

It's a project of



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All the information and delivery of documentation will be as established in Royal Decree nº 515/1989 and in any other regulations which may complement it, whether of the State or the Autonomous Community.