

Vasco de Gama

Palma de Mallorca

AEDAS
HOMES

Building Specifications



AEDAS Homes

Our commitment with you begins right at the start, so we want to share your new home's building specifications with you. Know all the details about our Vasco de Gama development and begin to imagine the spaces that will in no time become a dream come true.

Contents

- 1** Development facilities
- 2** Structure and foundations
- 3** Façade
- 4** Roofing
- 5** Exterior carpentry and glazing
- 6** Interior carpentry
- 7** Horizontal and vertical surfaces
- 8** Interior walling and insulation
- 9** Kitchens
- 10** Bathrooms
- 11** Terraces
- 12** Installations
- 13** Garages and boxrooms

1 Development facilities

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

› Inside the community.

Your community will make you feel proud of your new home even before you go inside. At Vasco de Gama you will find the best sports and wellbeing facilities.

To share unforgettable times with the ones you love, the development comes with a rooftop swimming pool for adults' and children's usage and a spacious solarium. Furthermore, on the ground floor, you will also have a children's playground and landscaped gardens for relaxation. Vasco de Gama likewise offers a social club, community washrooms and a gymnasium for keeping fit without having to leave home.



 Swimming pool with areas adapted for adult and child usage.

 Solarium area.

 Children's playground.

 Social club.

 Gymnasium.

 Access ramps.

 Community washrooms.

› Lobbies, communal staircases and corridors.

At Vasco de Gama, the utmost care and attention has been paid to the design of the communal areas. Both floors and walls will be finished in top-quality materials, combined with painted regions on the walls.

High technology light fittings with movement detectors will mean important energy savings at the end of the month, optimising resource usage and consumption.

The lifts will be electric, with access in the lobby or directly from the garage to all the floors in the building. They will be finished in consonance with the rest of the project and sized to comply with Accessibility Regulations. They will have automatic doors and be fitted with alarms and a telephone service for emergencies.

2 Structure and foundations

Your new home will have a reinforced concrete structure, calculated compliant with current regulations and the Technical Building Code. In the penthouses metal pillars will be employed. The foundations are projected in accordance with the conclusions of the Geotechnical Survey.

3 Façade

So you can also enjoy your home from the outside, horizontal slat lattices have been built into the exterior façades. The decorative finishes combine Majorcan roots with the most avant-garde design, adapted to meet the needs of the 21st century.

The façade is coated with an External Thermal Composite System (ETICS) and finished in a synthetic resin mortar. This solution, compared to others, provides exterior thermal insulation that vastly improves your home's energy efficiency rating.

4 Roofing

The roofs are designed to guarantee their watertightness against filtrations and damp.

5 Exterior carpentry and glazing

All exterior carpentry and glazing is compliant with the Technical Building Code and more specifically with the Basic Energy Saving and Noise Protection Document, thus raising the level of comfort inside the dwelling. Vasco de Gama comes with:

- › Lacquered aluminium carpentry with thermal bridge break and high thermal and noise insulation performance.
- › Double glazing with air cavity.
- › Laminated glass guardrails mounted on a metal profile framework.

6 Interior carpentry

AEDAS Homes has also paid great attention to the interior carpentry so you can enjoy all the details of your new home.

- › **The entrance door** to the home will be armoured with a lacquered interior and fitted with a security lock and spy-hole.
- › **The interior doors** will be made of medium-density fibre (MDF) panels with a lacquered finish and steel handles to give the home an elegant, modern appearance.
- › **The built-in wardrobes** will be modular block models to take full advantage of the space available and the doors will be lacquered. Inside they will come with a hanging bar and shelf.



7 Horizontal and vertical surfaces

There will be laminate floorings in the hall, lounges, bedrooms and passageways of your new home. This will be finished with a skirting board to match the interior carpentry to create a fully integrated ambience throughout. Kitchen and bathroom floors will be in porcelain stoneware.

Walls and ceilings will be finished in plain emulsion paint. The bathroom will be tiled in porcelain stoneware.

8 Interior walling and insulation

The interior walling in your new home blocks out noise and also provides an optimum exterior surface for applying a plain paint finish.

- › **Partition walling between rooms:** Plasterboard drywalling mounted on a metal framework with inner sound insulation.
- › **Partition walling of areas with plumbing:** Water-repellent plasterboard.
- › **Walls separating housing from communal areas:** Built of sound-resistant clay brick backed with plasterboard with noise insulation to reduce noise entry to suitable levels.



9 Kitchens

Preparing your favourite dishes will be much easier in this space we have designed for you. These are the specifications and finishes awaiting you in your new kitchen in Vasco de Gama:

- › It is delivered furnished with high-capacity wall and base units.
- › The worktop and backsplash between the wall and base units will be in compact quartz (Silestone or similar).
- › It will come with an induction hob, oven and extractor fan. All the electrical appliances will be leading brand.
- › The sink will be in stainless steel, fitted with low-flow tapware so that you save water without even realising.

10 Bathrooms

The walls of both the master and secondary bathrooms will be tiled in porcelain stoneware that combines with the flooring. The bathrooms will be fitted with mono mixer tapware and a modern design, white bathroom suite.

One of the bathrooms will be fitted with a bathtub while the other will come with a shower tray and a fixed shower screen. Both fittings will have thermostatic tapware. The master bathroom will come with a washbasin with a built-in vanity unit.



11 Terraces

All the terraces will include lighting and will be fitted with an LED luminary and a power socket. Likewise, for maximum safety, these open air spaces will be paved in non-slip stoneware.



12 Installations

› Plumbing and drains.

The plumbing installation will include water inlets for each bathroom and kitchen fitting (sink) and for the electrical appliances (dishwasher in kitchen area and washing machine in kitchen or utility area). Your home will have a general cut-off valve and individual cut-off valves for each room with plumbing.

Hot water in the development is produced by thermal solar panels located on the roof with a support system provided by a centralised gas boiler which will also provide heating. There will be individual consumption meters for each user at the entrance to their home. This is the solution which makes best use of energy while keeping bills down and allowing each user to control the installation in their home.

› Heating/Cooling system.

To ensure the highest level of comfort, your new home will come with radiators and a thermostat for temperature control in the lounge. Your home will, moreover, come with air conditioning via conduits built into the architecture itself.

Optionally, to ensure the air quality inside your new home and enhance your energy savings, at Vasco de Gama you will have a smart, dual-flow ventilation system with individual heat recovery in each dwelling. This technique means it is not necessary to open windows to air your home, which improves soundproofing (noises do not invade your home from outside) and it impedes the appearance of mould, damp, and outside smells and pollution. Furthermore, the heat recovery system saves energy by efficiently cooling the air from outside.

› Electricity and telecommunications.

Your home will contain the electricity and telecommunications sockets required by law and be fitted to Low Voltage Electrotechnical Regulations standards. Lighting in the bathrooms, passageways, terrace and kitchen will use LED technology fittings, thus directly boosting your energy savings.

You will have data, telephone and TV/FM sockets in the lounge, kitchen and bedrooms and fibre optics cable will be installed from the building's telecommunications cabinet to your new home. At Vasco de Gama, you will also have a video door-phone for communication with the lobbies and the community entrance gate.

13 :: Garages and boxrooms

The garage door will be motorised and it will be fitted with an anti-crushing system and a remote control. Your garage will also come with a pre-installation for an electric vehicle charger.

The boxrooms will be on the basement floor.

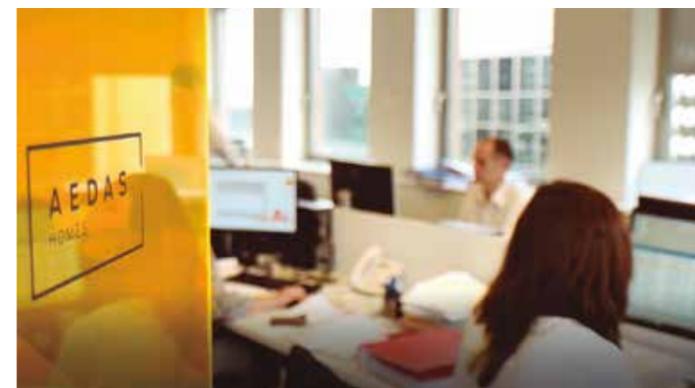


Reasons for placing your trust in us

With you from the very first. At AEDAS Homes, our professionals deeply share our company's values and they attend your home as if it were their own. **Professionalism, innovation, design and sustainability are the cornerstones of the service you receive when you choose us.** Our highly qualified team has vast training and experience in the world of residential developments and with their friendly approach and involvement they will make you feel at home even before you move in.

When you choose an AEDAS Homes dwelling, not only are you opting for top quality specifications and avant-garde architecture, you are also committing to looking after the environment. **Environmental protection is one of our great proposals,** and in all our projects our commitment to rational use of natural resources and the employment of efficient systems resulting in energy savings are both quite evident.

At AEDAS Homes we know that **sustainability and design are not at odds with each other and hence we have achieved homes that include state-of-the-art innovation in their interior.** We apply avant-garde technology to make your life much more comfortable and in tune with 21st-century requirements.





Development:

Calle Joan Bonet, esquina - Calle Damià Huguet - 07004 Palma de Mallorca.

Point of sale:

Calle Pompeu Fabra, 32 - Local 1- 07004 Palma de Mallorca.

T. +34 871 520 211

aedashomes.com



The images are for illustration purposes only and should not be construed as contractually binding; they may undergo technical, legal or commercial modifications by the works' management or the appropriate authority. The computer graphics of the façades, communal areas and other spaces are for guidance and may be verified or modified in the technical projects. The furnishings shown in the computer graphics of the interiors are not included; the homes will be equipped as per the corresponding technical specifications. All the information and documentation provided shall comply with the provisions set forth in Royal Decree 515/1989 and other supplementary regulations, be they of national or regional application.