



**Building
specifications**

Middel Views II

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HOMES

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Middeldel

Views II

Welcome

Our commitment with you starts right from the very beginning, so we want to share your new home's building specifications with you. Know all the details about our Middel Views II development and start to imagine the spaces that will in no time become a dream come true.



Fuengirola

What do you need?

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.

Inside the community

Your community will make you feel proud of your new home even before you go inside. At Middel Views II an enclosed space has been projected in which you will be able to enjoy both a gymnasium a sauna.

The development includes the following facilities for you to share unforgettable moments with your loved ones:



Gymnasium



Sauna



Swimming pool
with salt water chlorination



Solarium area



Common cultivation areas

Entrances and lobbies

At Middel Views II, we have paid the utmost attention to the community spaces. Indoor communal areas will come with a ceramic tile finish.

The cars of the elevators, which will go from the garage to all the floors in the building, will have finishings 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 alarms and a telephone service for emergencies.



Your home





Hall, lounge, passageway and bedrooms

In your new home, the flooring in the hall, living rooms, bedrooms and passageways will be in porcelain stoneware. A skirting board will give the floors a clean finish. They will be lacquered in white to match the interior carpentry and thus create a fully integrated ambience throughout the entire dwelling.

The walls will be finished in plain emulsion. All ceilings will be suspended and will also come with an emulsion paint finish.

Kitchen

Preparing your favourite dishes will be much easier in this space we have designed for you. These are the specifications and finishes included in your new kitchen in Middel Views II:

It will be delivered with wall and base units in a contemporary design and will include the following fittings and appliances:

- Induction hob.
- Extractor fan.
- Electrical oven.
- Refrigerator.
- Dishwasher and washing machine.
- Compact quartz worktop.
- Compact quartz backsplash.
- Sink fitted with a mono mixer tap.

Bathrooms

The wet areas around the shower trays and bathtubs in both the main and secondary bathrooms will be tiled in porcelain stoneware.

They will come with emulsion-painted suspended ceilings. For your comfort, the cooling system will have an accessible installation in the ceiling of the main bathroom enabling easy future maintenance of the interior unit.

Both bathrooms will be fitted with mono mixer taps, mirrors and glazed porcelain bathroom suites in a contemporary white design. The main bathroom will come with a glazed washbasin and vanity unit and a shower tray with screen and mono mixer tapware.

Terraces and penthouses

All the terraces will come with a water inlet and drainage system. They will also have lighting and a power and television socket.

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

If your home is on the penthouse floor, the solarium will come with a swimming pool and barbecue, where you can take in the spectacular views the development provides whilst enjoying the company of your family and friends.

Interior walling and insulation

The dry-walling employed in your new home will prove very useful, avoiding wiring chases and improving room-to-room noise attenuation because the installations are conducted inside the wall cavity. Furthermore, it provides the perfect base for a plain paint finish.

- **Dividing walls between rooms:** In drywalling.
- **Dividing walls between dwellings:** In drywalling fitted with noise-insulation panelling.
- **Dividing walls between dwellings and communal spaces:** Built in the same materials as the dividing walls between dwellings (drywalling with interior noise insulation panelling).





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 be armoured and have a white lacquer finish. It will come with a spyhole and chrome or stainless-steel fittings.
- Inside doors will be finished in white lacquer, giving the dwelling a smart, contemporary appearance. In general, they will be swing opening, except in those cases where sliding doors are more advisable to improve the usability of the room being accessed.
- Swing-door cupboards and wardrobes to capitalise to the maximum on all the space available. They will come in a white lacquer finish to match the rest of the carpentry. Wardrobes will be a modular design and fitted with a hanging rail, shelf and drawer unit.

Installations

Plumbing and drains

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

In all the homes in the development, hot water is produced using a high energy efficiency aerothermal system. This same system is used in the air conditioning for both heating and cooling the dwelling.

All the bathroom appliances are connected to the sewage network, the downpipes for which run through the piping chambers beside the home and are made of soundproof PVC.

Heating/Cooling system

To ensure the highest level of comfort, your new home will be fitted with a conduit air conditioning (heating/cooling) system, with supply and extract grills in the lounge and bedrooms. Temperature is thermostat-controlled.

The hot water required for the heating system is produced by a high energy efficiency aerothermal system.

Electricity and telecommunications

Your home will contain the necessary electricity and telecommunications sockets and switch mechanisms, as well as a video door-phone for communication with the lobbies and the entrance gates to the community.

At Middel Views II you will have broad band telecommunications, telephone, radio and TV (DTT and satellite) sockets in the kitchen, lounge and bedrooms.

There will be LED technology light fittings both in your home and in the communal areas. Luminaries will be placed in the bathrooms, passageway and kitchen.

Ventilation

Your home will include a ventilation system to keep indoor air healthy and assure compliance with the Technical Building Code.



The building

Façade and roof

In order for you to enjoy your new home even before you even go inside, the façade walls will be screed in cement mortar and painted. The decorative finishes will combine thermal performance with the most avant-garde design, adapted to meet the needs of the 21st century.

The façade will also include an air cavity with thermal and noise insulation, which will produce important energy savings and make your home much more comfortable. Inside your new home, the façade will be drywall-lined.

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

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 Document, thus raising the level of comfort inside the dwelling. Middel Views II comes with:

- Aluminium carpentry with thermal bridge break and different opening systems depending on location.
- Double-glazing with a dehydrated air chamber.
- Motorised, roll-up blinds in bedrooms in a similar tone to the exterior carpentry. Lounge-dining room with a motorised window shade.



Structure and foundations

Your new home will have a reinforced concrete structure with two-way slab floorings above ground, calculated compliant with the Technical Building Code. The foundations are projected in accordance with the conclusions of the Geotechnical Survey.

Staircases and floor hallways

The staircase and floor hallways will be finished in ceramic tiling. Skirting will match the paving and the emulsion paint used on the walls.

Garages and boxrooms

Garage doors will be automatic (opened by magnetic key and remote control) and fitted with a crush-prevention safety device.

The boxrooms will be painted and come with ceramic-tiled floors, skirting in the same material and a metal door, all to the legal standards required for their location.



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