



**Building
specifications**

NCH

DALLIMORE
MARBELLA

Development facilities

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

Community

Your estate will make you feel proud of your new home even before you move in. So you will enjoy life as never before, at South Bay Las Mesas III, we have projected a space with the best facilities for sports and your wellbeing.

The development includes separate adults and children's swimming pools, landscaped areas and a multi-purpose community room. You will also have a fully equipped gymnasium to keep fit without leaving home.



Adults' swimming pool



Fully equipped gymnasium.



Children's swimming pool



Disabled accesses with ramps.



Multi-purpose community room

Main entrances, staircases and communal corridors

The floors of the main entrances, elevator lobbies and staircases will be finished in ceramic flooring.

Technology is also present at South Bay Las Mesas III through lighting with motion detectors for both areas and floors, which will result in an important energy saving each month and optimal use of resources and utilities.

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 doors and be fitted with alarms and a telephone service for emergencies.



Your home





Horizontal and vertical surfaces

The flooring in the hall, lounges, bedrooms and passageway of your new home will be in porcelain stoneware PERONDA brand. The floor will be finished with skirting board matching the interior carpentry to create a fully integrated ambience throughout the entire dwelling.

The walls will be finished in plain white emulsion paint, except for the tiled areas. There will be a continuous suspended plasterboard ceiling in the bathrooms, kitchen and hallways.

Kitchen

Preparing your favourite dishes is much easier in this space designed for you. These are the specifications and finishes included in your new kitchen in South Bay Las Mesas III:

- It is delivered with high-capacity wall and base units with recesses in the same finish. Doors and drawers will be fitted with an automatic brake.
- Induction hob, BOSCH brand.
- Extractor fan and refrigerator, BOSCH brand.
- Oven, BOSCH brand.
- Dishwasher and washing machine, BOSCH brand.
- Silestone or similar worktop with a sink and mono mixer tap.
- Floor in porcelain stoneware, PERONDA brand.

Bathrooms

The damp areas around the showers and bathtubs, both in the master and secondary bathroom, will be fitted with stoneware to combine with the flooring, which is also in stoneware, PERONDA brand.

Both bathrooms will come with mono mixer taps, modern design, white bathrooms fittings, thermostatic tapware on bathtub and shower, vanity unit, all of them JACOB DELAFON brand, and mirror. Both bathrooms will be fitted with a resin shower tray and a shower screen.

Terraces

All the terraces will be fitted with a water tap as well as an electrical socket. Furthermore, to assure the utmost safety, these spaces will be paved with non-slip stoneware.

Interior partition walling and insulation

The partition walling employed in your new home is very convenient for avoiding annoying noise or uncomfortable temperatures.

- **Partitioning between rooms:** In drywalling.
- **Partitioning between dwellings:** In drywalling fitted with noise-insulation panelling.
- **Partitioning between dwelling and communal areas:** Built in the same materials as the dividing walls between, 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 of your new home in Estepona.

- The home entrance door will be armoured with a lacquered finish; it will come with a spy hole, safety lock and chromium-plated hinges.
- The inside doors will be lacquered, giving them an elegant, modern appearance.
- Cupboards and wardrobes will also be lacquered and they will be lined internally. In the bedrooms they will include a drawer unit, a luggage shelf and hanging rail.

Installations

Plumbing and drains

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

Hot water at South Bay Las Mesas III is attained through an aerothermal heating system of the outmost energy efficiency. This same system is used to produce both hot and cold air for the heating/cooling system.

Heating/Cooling system

To ensure the highest level of comfort in your new home, a conduit air conditioning (heating/cooling) system will be installed with grille inlets in the lounge and bedrooms.

Furthermore, you have the option of electric radiant underfloor heating in the bathrooms.

Electricity and telecommunications

Your home will contain the electricity and telecommunications sockets required by law and the electrical installation will be to the Low Voltage Electrotechnical Regulations standards.

At South Bay Las Mesas III you will have broadband, telephone and TV/FM sockets in the lounge, kitchen and bedrooms. You will have a video door-phone for communication with the building entrance doors and estate entry gate and all the sockets and switches will be high end brands.



The building

Façades / Roofing

So you can also enjoy your home from the outside, the brick façades will be faced with cement mortar and painted. The interior face will comprise an air chamber with thermal insulation, clad with drywall-lined.

Decorative finishes will combine thermal performance with the most avant-garde design, adapted to meet 21st century requirements.

The roofs have been designed depending on the use for which they will be employed, always guaranteeing their watertightness using asphaltic 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 Regulations, thus raising the level of comfort inside the dwelling. South Bay Las Mesas III includes:

- Lacquered aluminium frames with thermal bridge break.
- Motorised aluminium blinds in the bedrooms.
- Double glazing to offer you the highest thermal and soundproofing performances.



Structure and foundations

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

Garages and storage rooms

The garage will have polished cement floor and the door will be motorised with automatic opening either by magnetic key or remote control.

Storage rooms floors will be tiled and finished with skirting in the same material.

