

A decorative illustration of holly leaves and berries in a light green outline style, positioned to the right of the main text.

C.R. EDIPSA
ACEBOS
T O R R E M O L I N O S

PHASE

III

EDIFICACIONES PORRAS FONTIVEROS S.A.

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This new housing project is the THIRD PHASE of Residential Complex Edipsa Acebos, located between the train station at La Colina and the Health Centre “Sanatorio Marítimo”, in Torremolinos.

This third phase is made up of 37 homes in a single L-shaped block with 3 entrances, which completes the 101 homes for the whole residential complex.

The wide communal areas (swimming pools, paddle court, children’s playground area) were constructed at the same time than the first phase to be used for the whole residential complex, and there is only a community of owners.

The properties are available in 1st, 2nd, 3rd, 4th and penthouse, distributed:

- 9 homes with 4 bedrooms
- 15 homes with 3 bedrooms
- 9 homes with 2 bedrooms
- 1 penthouse apartment with 3 bedrooms
- 3 penthouse apartments with 4 bedrooms

The third phase will have two entrances, pedestrian and vehicle, both situated at Av. Salvador Dalí. The blocks will be accessible through an interior open area that will join the communal areas (swimming pools, paddle court, children’s playground) already constructed. There is also planned a path to connect to the others phases in the residential complex.

There will be a parking area, situated in the basement, under the three blocks. There will be several entrances available: through the vehicle ramp, from the communal entrance halls and elevators or stairs, depending on the block.

In the area there are already a range of important services such as primary and secondary schools, nurseries, health centres and supermarkets.

The plot is perfectly connected from Av. Manuel Fraga Iribarne (the old N-340) to the Paseo Marítimo (seafront) and Los Álamos.

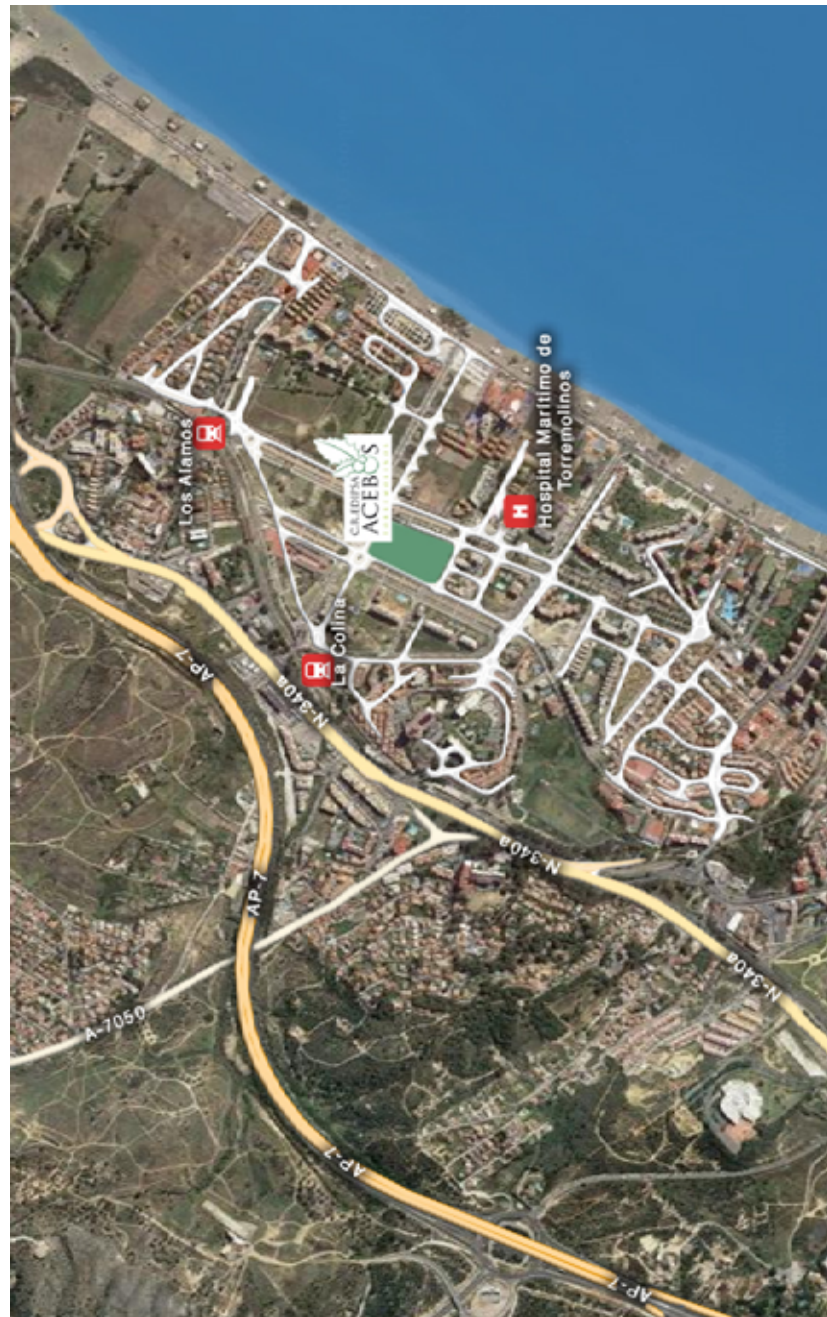
As the others phases, Edipsa allows you to make choices about some of the material used in your homes, as well as the traditional refurbishment accepted within their quality procedures you will also be able to choose among several kind of tiles, flooring, paint or carpentry work.

At Edipsa we are sure that in R.C. Edipsa Acebos Phase III you will find the home you are looking for, which meets your expectations, with the quality and guarantee that distinguishes our product from the rest of the market.

Thank you for placing your trust in us.

LOCALIZACIÓN

LOCATION MAP



INFORMACIÓN

INFOGRAPHICS



INFORMACIÓN

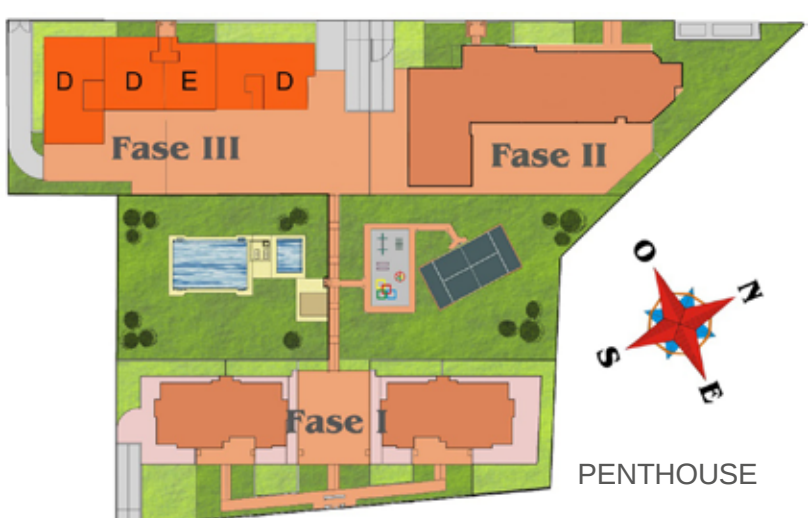
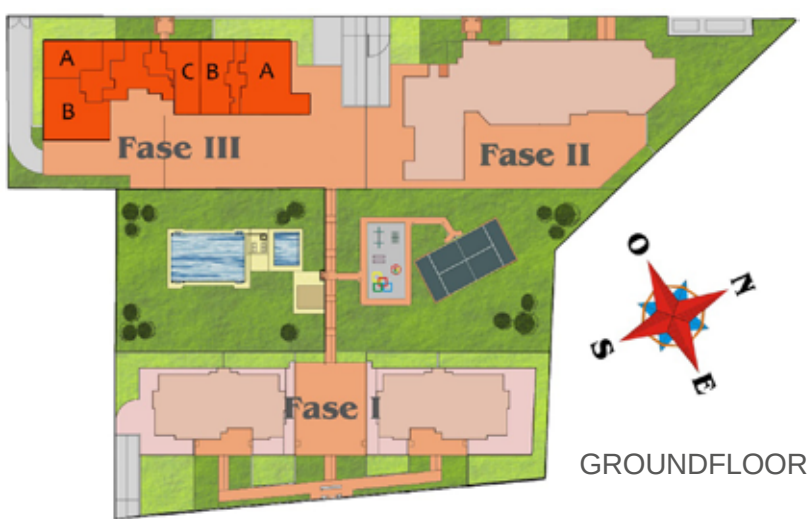
INFOGRAPHICS



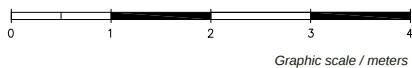
COMMUNAL AREAS



GENERAL FLOOR PLAN



Block 8
First floor A



SURFACES

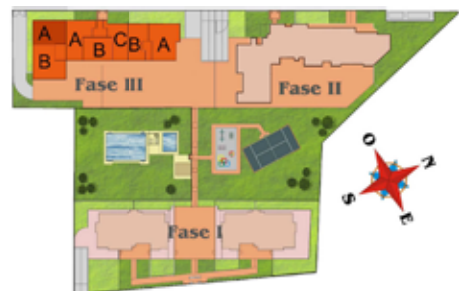
TOTAL LIVING AREA 86.87 M²
 TOTAL BUILT AREA 106.94 M²

S/DECRETO 218/2005

77.99 M²
 104.10 M²

Covered terraces and courtyards are counted in half on the surface.
 Open terraces, courtyards and solariums are not included.

These guidelines are subject to change due to technical, constructive or legal reasons.





SURFACES

TOTAL LIVING AREA 86.29 M²
 TOTAL BUILT AREA 119.36 M²

S/DECRETO 218/2005

93.28 M²
 127.66 M²

Covered terraces and courtyards are counted in half on the surface.
 Open terraces, courtyards and solariums are not included.

These guidelines are subject to change due to technical, constructive or legal reasons.



Block 7
Ground floor C

0 1 2 3 4 Graphic scale / meters

Block 8

Ground floor B

LAST ONE AVAILABLE



0 1 2 3 4 Graphic scale / meters

SURFACES

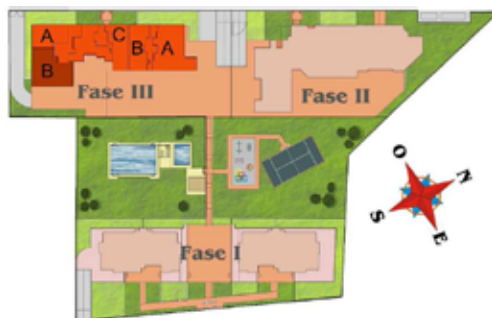
TOTAL LIVING AREA 110.48 M²
 TOTAL BUILT AREA 154.45 M²

S/DECRETO 218/2005

120.23 M²
 165.91 M²

Covered terraces and courtyards are counted in half on the surface. Open terraces, courtyards and solariums are not included.

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Construction built in accordance with the standards set by The Technical Building Code (CTE)

FOUNDATIONS AND STRUCTURE

- Foundations and structure made of reinforced concrete with reticular concrete slabs in accordance with current regulations.

FACADE

- Facade made of solid brick, ½ a foot thick, insulated with rock wool and panelled with double-laminated plasterboard, Pladur or a similar brand. With its corresponding insulation.
- Facade rendered and painted with masonry paint in a soft colour.
- Terrace railings in aluminium and safety glass.

HOUSING DIVISIONS WITH COMMON AREAS AND BETWEEN HOUSES

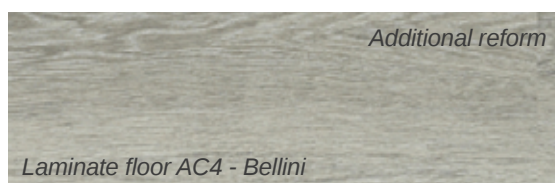
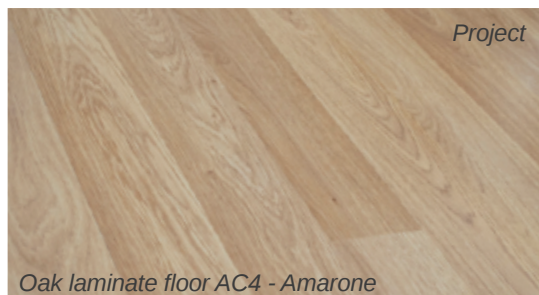
- Interior division with common areas with ½ foot of solid brick and plaster to common area and double-plated sheets of laminated Placo, Pladur or similar brand plaster to the residence. With its corresponding insulation. In accordance with CTE.
- Division between residences with ½ foot of solid brick with double plated laminated plaster of Placo, Pladur or similar brand at both residences. With its corresponding insulation. Complying with CTE.

INTERIOR WALLS

- Interior walls made of laminated plasterboard (Pladur or a similar brand), of varying thicknesses depending on the location and the structure of profile framing using galvanized steel sheets. All walls are insulated in accordance with requirements of the CTE.

FLOORING AND TILING

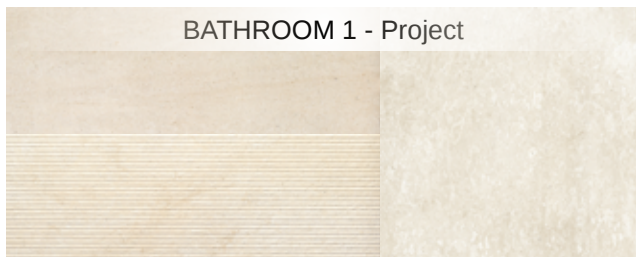
- Flooring in entrance hall and hall, living-dining-room and bedrooms in the apartments is oak laminate floors AC4. Optional laminate AC4 Vivaldi, Bellini or white marble tiles by reform.



- Flooring on terraces is first class, anti-slip, ceramic tiles.
- Wall tiles and flooring in kitchen, laundry room, bathrooms and toilet are first class ceramic tiles. Two options to choose:

WALL TILES

FLOORING

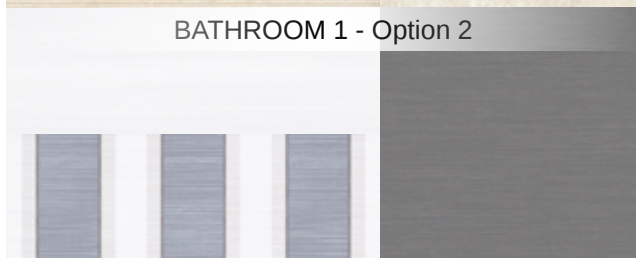


WALL TILES:

- Beauval Cream (25x70)*
- Beauval Concept Cream (25x70)*

FLOORING:

- Trivor Beige (41x41)*

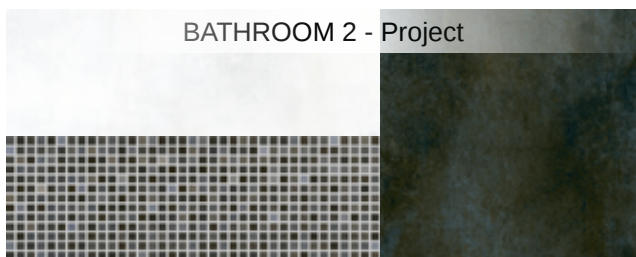


WALL TILES:

- Fresh White (25x70)*
- Fresh Modul Graphite (25x70)*

FLOORING:

- Thai Anthracite (50x50)*



WALL TILES:

- Leeds White (25x70)*
- Leeds Concept Oxide (25x70)*

FLOORING:

- Future Oxide (41x41)*



WALL TILES:

- Vermont Cream (25x50)*
- Vermont Concept Taupe (25x50)*

FLOORING:

- Architonic Taupe (40x60)*

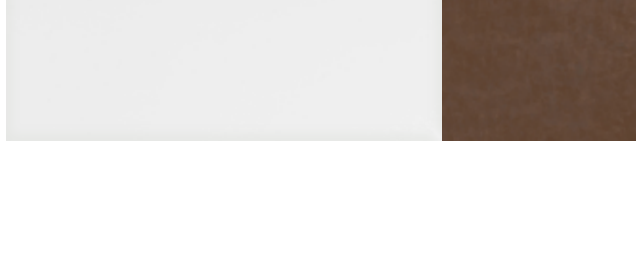


WALL TILES:

- Gloss White (31x60)*

FLOORING:

- Architonic Grey (60x60)*



WALL TILES:

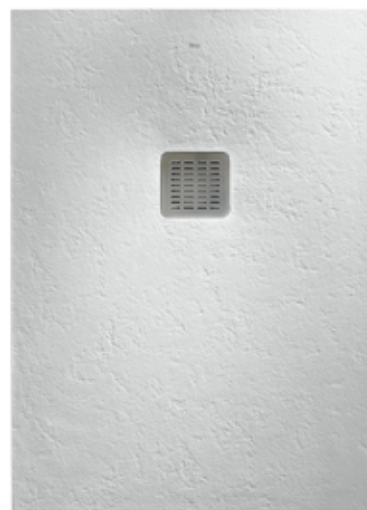
- Matte White (31x60)*

FLOORING:

- Living Brown (41x41)*

SANITARY WARE AND BATHROOM FITTINGS

- Sanitary ware made of first class glazed porcelain in white.
- Shower tray first class in white.
- First class mixer taps in washbasin, bidet and bath.
- Wall-mounted washbasin to fit into countertop or cupboard in main bathroom.
- First class mounted washbasin in second bathroom or toilet in white.



BATHROOM 1

Toilet Meridian Roca - Bidet Meridian Roca - Shower floor Terran Roca



BATHROOM 2

Toilet The Gap Roca - Bidet The Gap Roca - Bathtub Princess Roca



PLUMBING

- Production of clean hot water supply with collective capacity from solar panels on roof and individual support via natural gas thermostatic heater located in the washroom of the residence, in accordance with CTE requirements.
- Polythene (or similar) water pipes, insulated according to regulation.
- Hot water supply to washing-machine and dishwasher.
- Cold water supply to terraces and gardens.

SPRUNG CEILINGS AND PAINTWORK

- Smooth plaster ceilings in the entrance hall, hall, kitchen, laundry room and main bathroom.
- Detachable plasterboard ceiling in second bathroom and toilet for access to air-conditioning unit.
- White acrylic paint on all ceilings throughout the apartment, except the second bathroom.
- White acrylic paint on all interior walls in the apartment. With the option of acrylic paint in plain beige, as sample in sales office.

TELEVISION AND TELEPHONE

- Aerial socket in all bedrooms, living-room and kitchen.
- Telephone points in all bedrooms. Two telephone points in main bedroom and living-room.
- Cable outlets in master bedroom and living room for TV and Internet operators.
- Analogue aerial installation, digital and connection point for satellite dish.

COMMUNAL ENTRANCE HALLS, CORRIDORS AND CAR PARKS

- Entrance halls have flooring in first class marble, walls with marble skirting boards, decorative mirrors and all other walls are painted with acrylic paint, the colour is chosen by the Project Management Team.
- Stairs from the communal entrance hall to apartments in marble and railings with banisters in wood.
- Flooring in corridors and entrance halls in communal areas are marble.
- Smooth concrete floors in basement car parks.
- CO2 detection system formed by sensors and automated ventilation system.
- Fire detection system formed by sensors, alarms and automated ventilation system.
- Incendiary sprinkler system formed by BIES, counter-incendiary group, fire extinguishers and alarm buttons with alarm bells.
- Store rooms are painted and the floors are tiled with ceramic tiles.



OTHER INSTALLATIONS

- Colour video intercom with receptor in entry to complex and in doorways.
- Furnished kitchen with electrical appliances (sink, extractor fan, oven and glass ceramic hob).
- Installation of air-conditioning in living-room and bedrooms, with an interior unit in the second bathroom and covered condenser (unit).
- Ground floor homes with garden for private use.
- Ventilation system throughout the apartment in accordance with CTE.
- Extractor fan outlet to roof.
- Gas boiler outlet to roof.

COMMUNAL AREAS

- Enclosed area.
- Adult and children's swimming pools with separate showers and toilets.
- Garden areas with automatic sprinkler system.
- Fully-equipped paddle tennis court with night lighting.
- Children's playground with special paving and certificate of approval.
- Lifts with capacity for 6 people with automatic doors.
- Automatic doors to the basement with remote control.

INFORMATION AND INSURANCE

- Amounts paid while building is underway are guaranteed according to the disposition of the Law 38/1999 Ley de Ordenación de la Edificación (LOE) at the cost of the vendor.
- Additionally, as stated by the Law (LOE) the vendor will acquire a ten year insurance plan and will assign a company for quality control of foundations and structure, while the building is underway and on its completion.
- All the information required by the RD 218/2005 of 11th October, is at public disposition at EDIPSA's sales office or head office.
- Any furniture that appears in the plans is merely informative.
- When the keys are handed over, a community fund will be set up with the amount of 300 euros from the owner of each apartment.
- Guarantees for each of the individual parts of the build, including documentation and instruction manuals for the apartment and complex, at the handing over of the property. In addition to this, the Building Log Book will be made available to clients with contents established by current housing regulation.

CERTIFICATE ENERGY RATING

The energy efficiency of a building is determined by calculating or measuring the energy consumption required according to the energy annually demand of the building under normal operating and occupancy conditions, and is expressed qualitatively or quantitatively by indicators, indices and grading, or letters of a scale conventionally determined and that varies from greater to less efficiency.

CALIFICACIÓN ENERGÉTICA DEL PROYECTO

ETIQUETA



DATOS DEL EDIFICIO

<p>Normativa vigente construcción / rehabilitación</p> <p>CONSTRUCCIÓN null CTE (2013)</p> <p>Referencia/s catastral/es</p> <p>7161106UF6566S0001SZ</p>	<p>Tipo de edificio</p> <p>Edificios de viviendas</p> <p>Dirección</p> <p>Pa R-2.1 Y R-2.5 Del Sup R-2.6 S/N</p> <p>Municipio</p> <p>Malaga</p> <p>C.P.</p> <p>29620</p> <p>C.Autónoma</p> <p>Andalucía</p>
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ESCALA DE CALIFICACIÓN ENERGÉTICA	Consumo de energía kW h / m ² año	Emisiones kg CO ₂ / m ² año
A más eficiente		
B		6.40
C	34.88	
D		
E		
F		
G menos eficiente		

REGISTRO

PRY/000299155/01/2016	05/06/2026
	Válido hasta dd/mm/aaaa

ESPAÑA 

Directiva 2010 / 31 / UE



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PHASE

III