

Álamos *edipsa*

CONJUNTO RESIDENCIAL



v20210128



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The Residential Complex "Edipsa Álamos" is located between Salvador Dalí and Doctor Roberto Olarra streets in R-26 of PGOU of Torremolinos, between the train station at La Colina and the Health Centre "Sanatorio Marítimo", and opposite to Atenea School building.

R.C. Edipsa Álamos is made up of 56 houses in a single L-shaped block with 4 entrances to building portals,

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

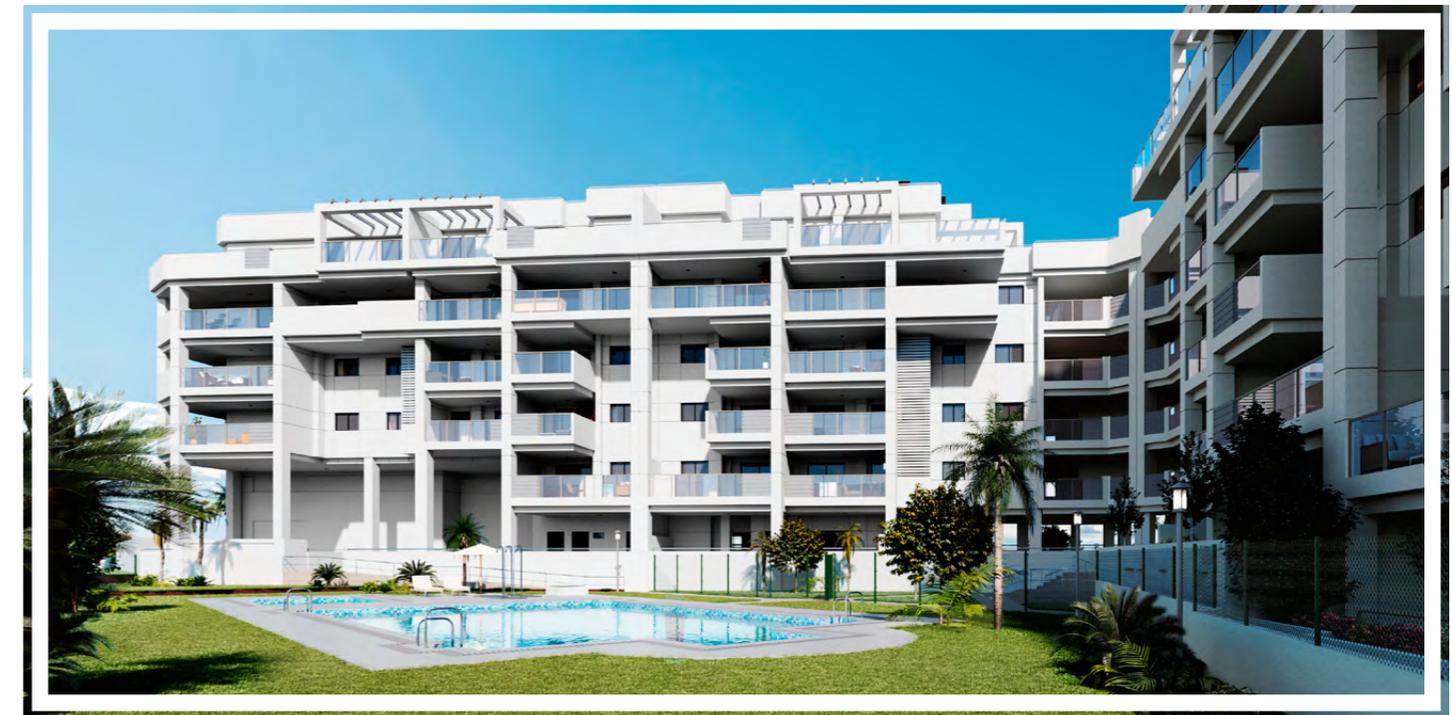
- 6 houses with 4 bedrooms
- 21 houses with 3 bedrooms
- 23 houses with 2 bedrooms
- 5 penthouses with 3 bedrooms
- 2 penthouses with 4 bedrooms

We have project an enclosed Residential Complex which gives access to both Salvador Dalí and Dr. Roberto Olarra Streets. Inside will be several areas, common and entertainment areas such as wide gardens and swimming pool. Besides it will have a playground for children and a covered space for community use.

We have also project a two floors basement for the whole building which can be reached by a ramp for vehicles and from each pedestrian entrance to the building.

There area offers a broad range of services such as primary and secondary schools, kindergartens, supermarkets, or sports areas.

The plot is perfectly connected with Manuel Fraga Iribarne Avenue (the old road N-340), and the promenade, Playamar and Los Álamos through the own urbanization.



In Edipsa we are convinced that in the Residential Complex "Edipsa Álamos" you will be able to find a home that meets your expectations, with the quality and guarantee that distinguishes our product from the rest of the market.

Thank you for your trust.



Avenida Salvador Dalí - Torremolinos - Málaga



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.

COCINAS



- Furniture Serie Project White Nubol.
- Appliances Balay (Vitroc ceramic plate, Decorative Cooker, Oven and Microwave column.)
- Quartz countertop in Lead color.

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 airconditioning unit.
- White acrylic paint on all ceilings throughout the apartment, except the second bathroom.
- White acrylic paint on all interior walls in the apartment.

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.

EXTERIOR CARPENTRY

- Sliding exterior windows and doors made of anodized aluminium, (colour to be chosen by the Project Management Team), double-glazed of varying thickness and compositions depending on their position in the façade in accordance with requirements established by the CTE.
- Ventilation system included.
- Electrical aluminium blinds with compact system PVC shutter boxes, in bedrooms and living-dining area.
- Enclosed laundry area with metallic structure and aluminium slats.

INTERIOR CARPENTRY

- Security Front door to the apartment covered in oak on the exterior surface and lacquered white on the interior surface, with a security lock and antibumping system.
- Interior doors are in lacquered white, according to the design on show at the sales office, with steel metalwork.
- Kitchen door with plain opaque glass.
- Double doors in living-room with plain opaque glass.
- Built-in wardrobes with sliding, lacquered white doors and modular section per design, including shelf and clothes rail.

ELECTRICITY

- Higher rating of electricity supply in accordance with Low Voltage Regulations (REBT).
- Electric mechanisms in white.
- Recessed lighting on terraces.

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.

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.

AIR CONDITIONING

- Installation of air conditioning with ducts in living room and bedrooms, with indoor machine on the roof of secondary bathroom and condenser on deck.

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.





FLOORS AND TILES

- Sound insulation against impacts under floors.
- Flooring in lobby, hall, living room and bedrooms of the house of laminated floating flooring AC-5.
- Flooring in kitchen, laundry, bathrooms and porcelain stoneware.
- Flooring in terraces of ceramic plate non-slip 1st quality.
- Tiling in kitchen, laundry, bathrooms and ceramic tile bathroom of 1st quality.

Project

AC5 Helvetia 1L Eiger
19,2x128,5x0,8



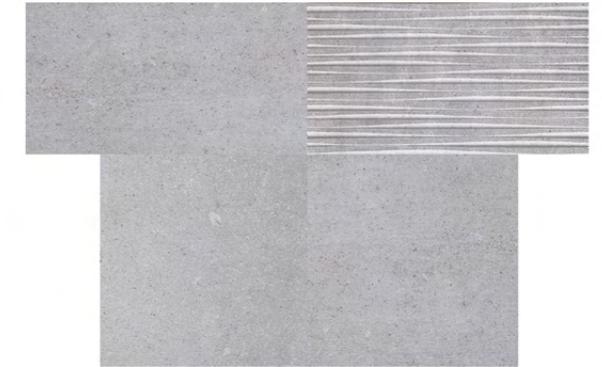
Bathroom 1

Tiles: Bottega Caliza 31,6x59,2
Spiga Bottega Caliza 31,6x59,2
Floor: Bottega Caliza 44,3x44,3



Bathroom 2

Tiles: Dover Acero 31,6x59,2
Dover Modern Line Acero 31,6x59,2
Floor: Dover Acero 44,3x44,3



Kitchen

Tiles: Cristal White 33,3x59,2
Floor: Ferroker Aluminio 44,3x44,3



Terraces

Floor: Loft Gris
44,3x44,3







SANITARIES AND FAUCETS

- Vitrified porcelain sanitary ware of 1st quality in white, with toilets with double discharge cistern.
- Furniture with sink in main bathroom.
- Vitrified porcelain wall basin of 1st quality in white color in secondary bathroom or toilet.
- Extra-flat resin shower tray with 1st quality non-slip textured surface in white.
- Bathtub ECOLITE (170x75) sanitary acrylic.
- Premium mixer taps in bath and / or shower, sink and bidet, including automatic valve in the last two.
- Built-in faucet aerators as a measure of water saving and telephone shower with flow restrictor.

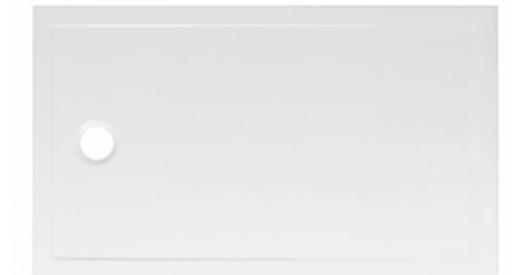
Bidé
Acro Compact



WC
Acro Compact

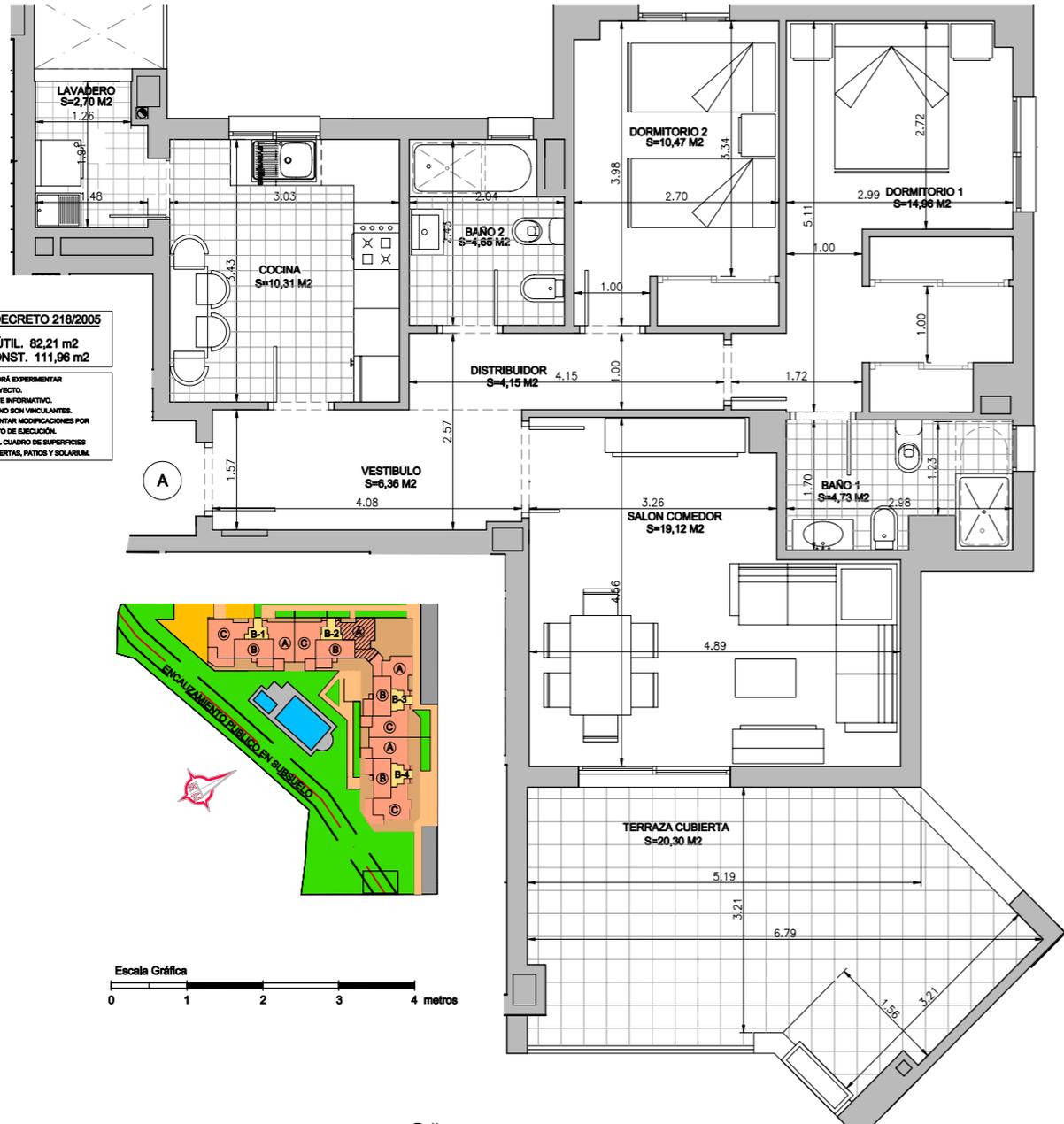


Shower plate
Line 100x75 Krimon

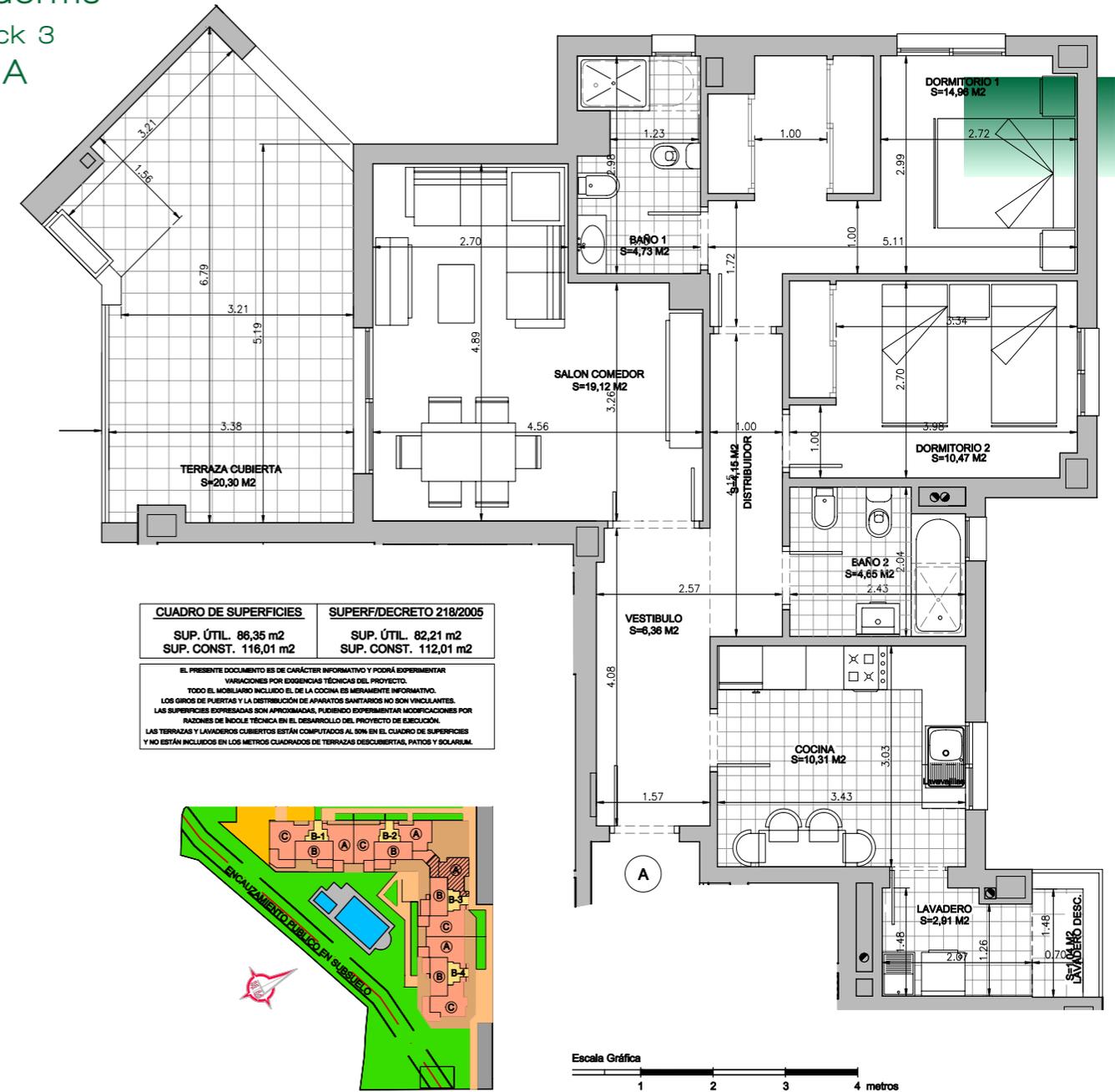


PLANOS

2 dorms
Block 2
2° A

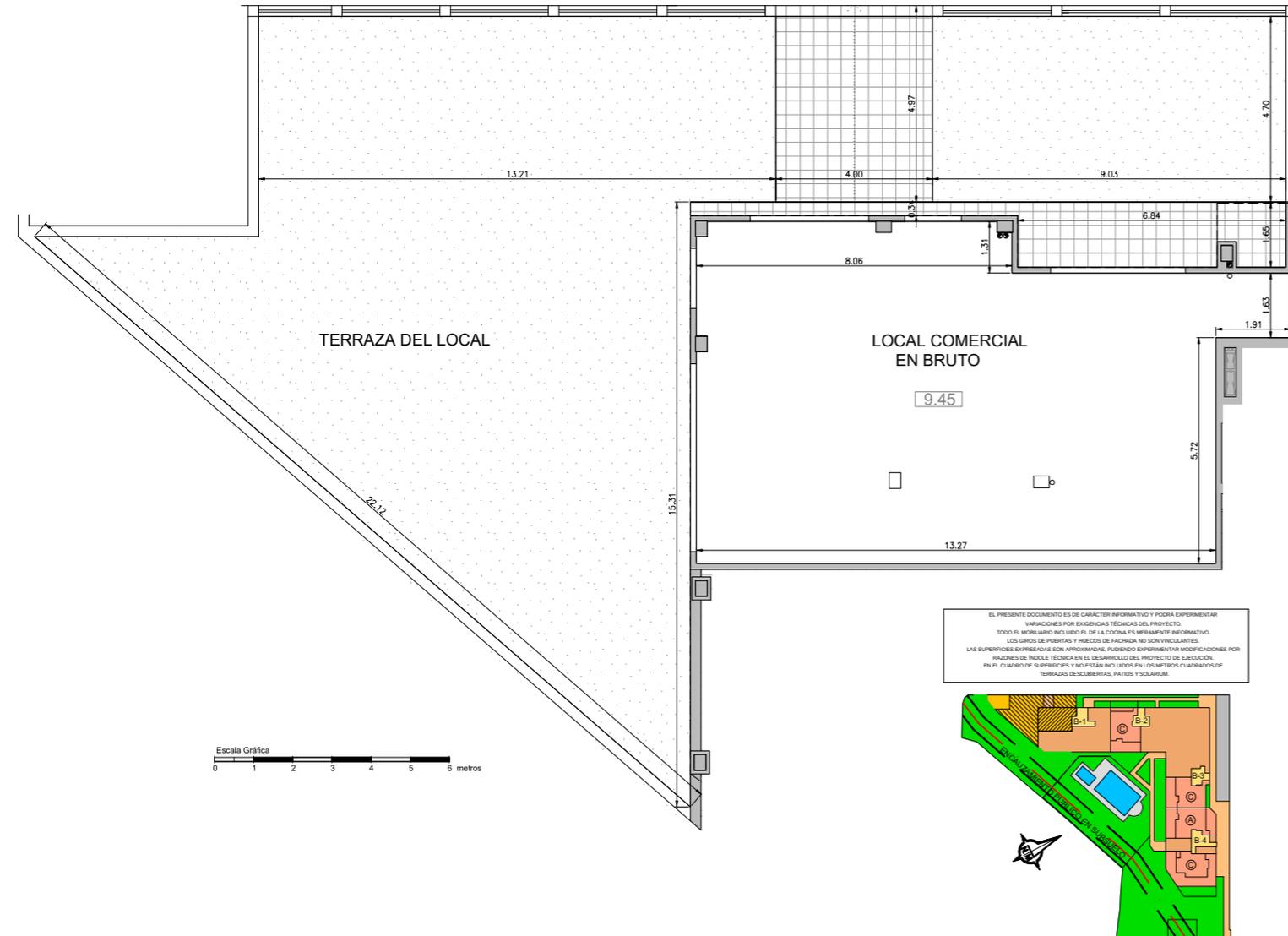


2 dorms
Block 3
1° A



CUADRO DE SUPERFICIES	
SUP. ÚTIL.	110,53 m ²
SUP. CONST.	118,00 m ²
SUP. TERR. DESC.	285,69 m ²

Business premises



EDIPSA is a company concerned about the environment, so we have acquired the commitment to build homes in a more sustainable way.

In this effort to improve we have AENOR certificate in our Environmental Management system.

We have redesigned our processes to be more efficient in energy expenditure, reduce CO2 emissions and better manage waste in the construction phase, favoring the reuse and recycling of them.

The criteria of environmental sustainability influence our construction in all stages of the life cycle of our projects, from planning and design, taking into account orientation, distribution of spaces, choice of materials, use of more efficient equipment and facilities; improving the quality of life of the users of our homes.

EFFICIENT MEASURES

DESIGN

- Improvement of the insulation of the building envelope with the choice of more efficient materials for its use in the thermal insulation of facades and roofs.
- The design of holes in the building improves the entrance of light in the rooms, optimized with glass railings.
- The large communal garden areas provide a private outdoor space.
- The design of the clotheslines provides ventilated areas outdoors, covered for greater energy savings.
- Waste management during the construction execution process.

EFFICIENT MEASURES

ELEVATORS

- Last generation lifts with low consumption motors, LED lighting and automatic shutdown system when the lift is not in use.

AIR CONDITIONING

- Air conditioning with installation of machines in each house with inverter cold / heat pumps, whose energy rating is A.

SAVING WATER

- Drip irrigation system in the common landscaped areas and regulated by switchboard.
- In the home the toilets have double discharge, the faucets have aerators and the shower telephones have a flow limiter.

INTERIOR INSTALLATIONS

- Installation for washing machine and dishwasher with cold water and hot water connections, which gives the possibility of installing bithermal appliances.
- Installation of led lighting in all common areas with clock or presence detectors.
- Pre-installation in each parking space of electric supply points for vehicle recharging.

HOME APPLIANCES

- Appliances installed in kitchen have energy rating A.

EXTERNAL WOODWORK

- Aluminum carpentry with heat channel breakage that reduces energy losses. The glazing in windows and front doors is made with double thermoacoustic glass with low emissivity layer and different thicknesses according to its façade location, thus improving thermal insulation and achieving a more homogeneous interior temperature.

INTERIOR VENTILATION

- The house is ventilated continuously with mechanical system for greater comfort. The windows have microventilation, deciding at all times whether to leave it open or closed.

SOLAR ENERGY

- The building has solar panels on the roof as the main contribution of domestic hot water reaching 70% of the demand. High efficiency exchangers are installed in each house and, as a support, it has a natural gas heater whose energy rating is A.

All these EFFICIENT MEASURES get:

REDUCE THE ENERGY BILL
PROVIDE GREATER COMFORT AND WELFARE



GA-2009/0125

INFORMATION AND INSURANCE

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.





High quality homes and an unbeatable location.



Sales Office:
Avd. Salvador Dalí s/n
29620 - Torremolinos - Málaga
951 944 908
650 466 045

Los Álamos - Torremolinos - Málaga