

AZAHAR

— CONJUNTO RESIDENCIAL —



AZAHAR

— CONJUNTO RESIDENCIAL —



EDIPSA is a family business with a history of more than 60 years. It began its journey in 1958 with the projects started by D. Francisco Porras Fontiveros, founder of the company.

The company is currently run by the second generation of the family, having also joined members of the third.

EDIPSA has focused its activity in Malaga and its province, having developed residential real estate projects in different municipalities directly or through participation in various companies.

At present, it maintains a land portfolio of more than two thousand homes. Associated with the projects promoted by EDIPSA is the com-

pany CONEDIPSA, which is in charge of their construction. CONEDIPSA, together with EDIPSA, participates from the design phase, taking care of the budget, execution and after-sales. This joint and integral work of the real estate cycle carried out by both companies is recognized through the seals granted by AENOR in terms of Quality, Safety and Health at Work and the Environment.

Also noteworthy is its participation as co-owner in the commercial project MUELLE UNO PUERTO DE MÁLAGA and the commitment it maintains with culture through its participation in the MÁLAGA FOUNDATION and the sponsorship of the CONCERTO MÁLAGA concert cycle.

An unique and exclusive building

PROJECT

The “Edipsa Azahar” Residential Complex is an exclusive building carefully designed and made up of 16 bright houses distributed in a single block with a ground floor plus three floors and an attic, all of them facing south.

The building has a common basement that will be accessed from the vehicle ramp and from each of the two portals that make it up.

The houses are arranged on the ground floor, 1st, 2nd, 3rd and attic, with the following distribution:

- 8 homes with 2 bedrooms.
- 6 homes with 3 bedrooms.
- 2 duplex penthouses with 3 bedrooms.

A complex has been designed where, with the advantages of a

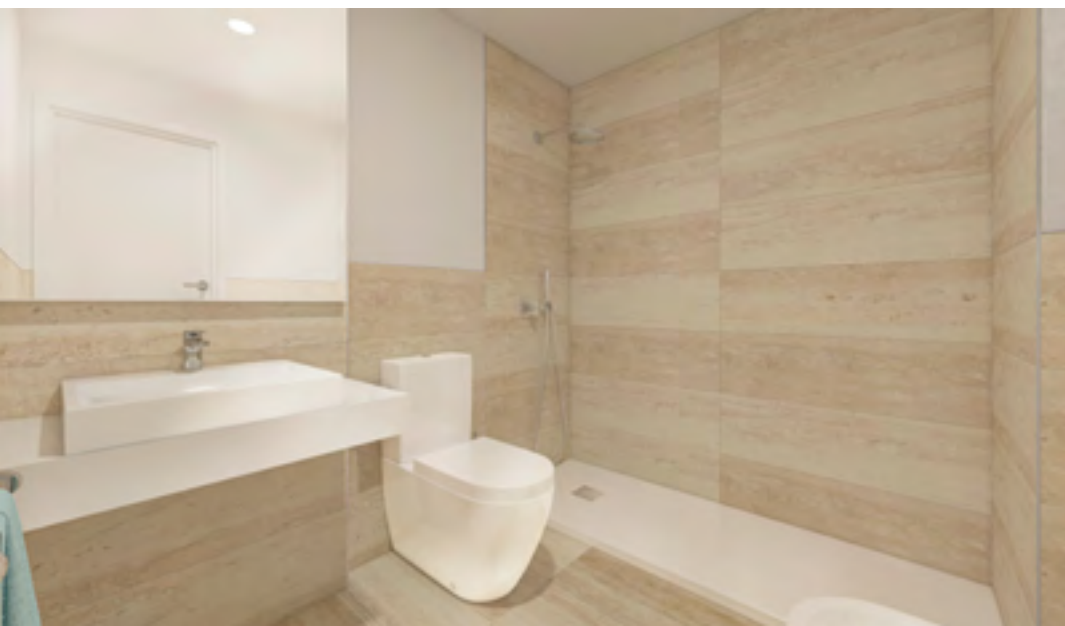
small community, you can have all the comforts, such as common and recreational areas with a games area and a swimming pool.

As in the promotions that Edipsa has previously carried out in the area, we will offer you the possibility of participating in the choice of some of the qualities of your homes, since in addition to the traditional reforms admitted in its quality procedures, you can choose between different types of tiles or floors.

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

Thank you for your trust.







Violeta Friedman Street - Los Álamos - Torremolinos - Málaga

One of the best locations in the province

LOCATION

The “Edipsa Azahar” Residential Complex is located on Violeta Friedman street in Torremolinos, between the La Colina suburban train stop and the Paseo Marítimo, a few steps from the Atenea school.

Being a consolidated urbanization, in the surroundings there are various and important services, such as schools, institutes, nurseries, health centers, supermarkets and sports areas.

The plot is perfectly connected to both Avenida Manuel Fraga Iribarne (formerly Nacional 340), as well as the Paseo Marí-

mo, Playamar or Los Álamos. In addition, the proximity to the Cercanías train stop gives it added value by facilitating travel to Malaga, stopping at the airport, and Fuengirola.

The services available, its location and the ease of communication, allow it to be a first home for current residents of Torremolinos or other municipalities who want to enjoy the privilege of living well connected and near the sea and can also have the character of a second home for any family, from Malaga or other provinces, who can reach the complex even without the need for a vehicle.



Privileged environment for enjoyment

ENVIRONMENT

Walking or cycling. Go to the beach or stay in the pool. Go to the mall or downtown. Dine on the terrace or go to the beach bar.

We are going to provide the “Edipsa Azahar” Residential Complex with all the comforts so that the doubts that its owners may have are only as those listed.

In addition, the complex is surrounded by wide boulevards created in recent developments in the municipality that allow comfortable connection with other areas such as downtown or La Carihuela in a comfortable walk.

The magnificent Paseo Marítimo connects the entire coastline of Torremolinos and is two steps from the project.

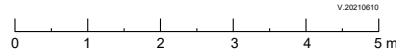






AZAHAR

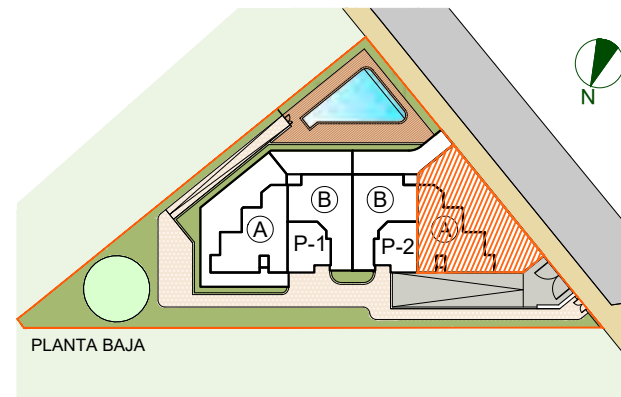
— CONJUNTO RESIDENCIAL —



AZAHAR

— CONJUNTO RESIDENCIAL —

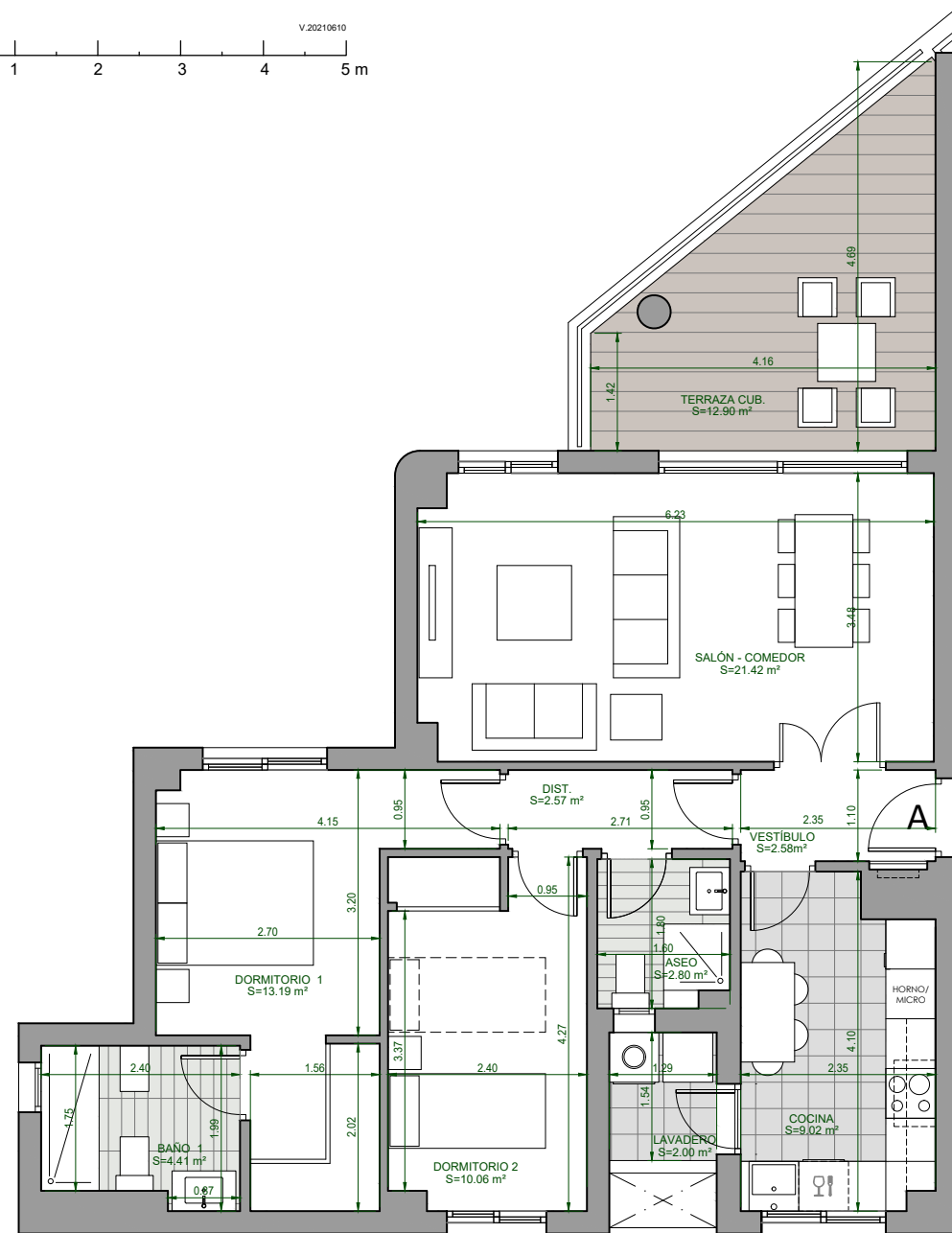
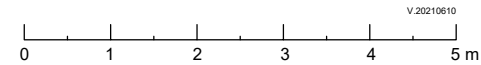
VIVIENDA DE 3 DORMITORIOS



SUPERFICIES VIVIENDA

PORTAL 2 - BAJO A

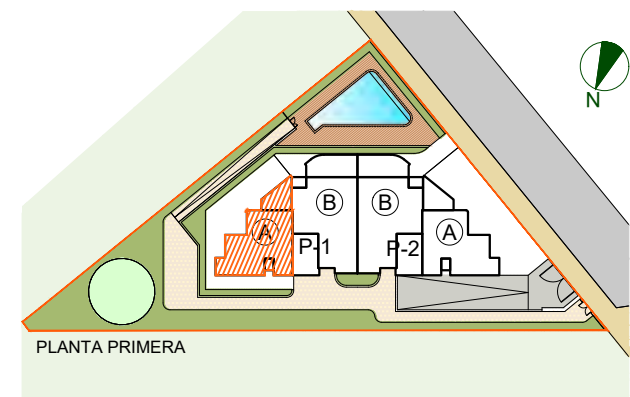
SUP. ÚTIL:	81.16 m ²
SUP. CONST:	112.81 m ²
<u>SUPERF./ DECRETO 218/2005:</u>	
SUP. ÚTIL:	82.98 m ²
SUP. CONST:	115.07 m ²



AZAHAR

— CONJUNTO RESIDENCIAL —

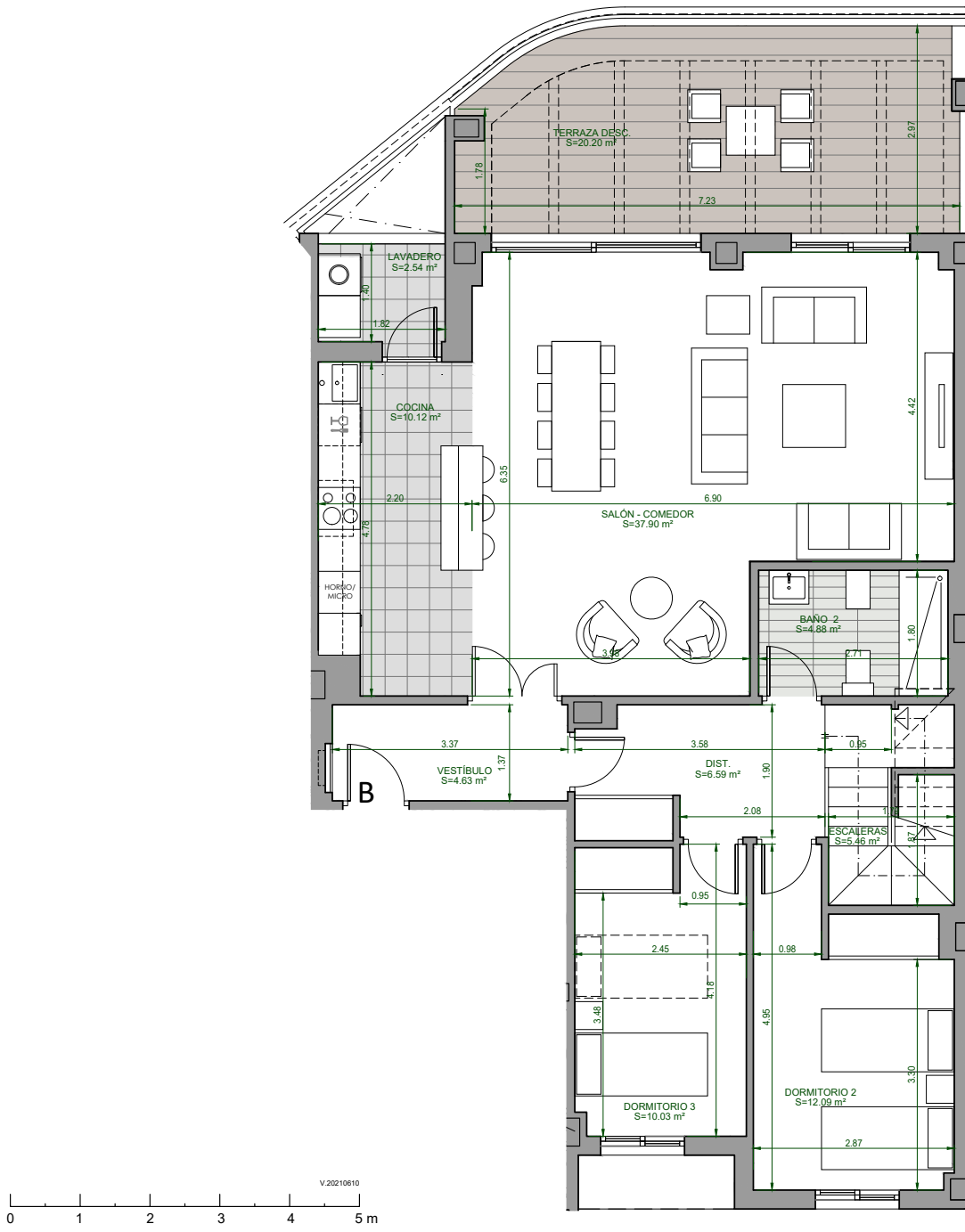
VIVIENDA DE 2 DORMITORIOS



SUPERFICIES VIVIENDA

PORTAL 1 - 1º A

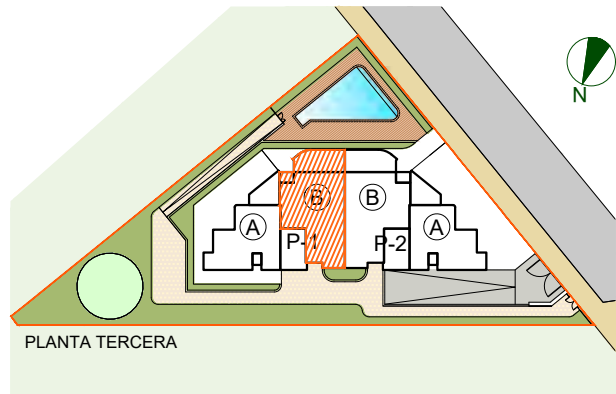
SUP. ÚTIL:	80.95 m ²
SUP. CONST:	112.40 m ²
<u>SUPERF./ DECRETO 218/2005:</u>	
SUP. ÚTIL:	72.66 m ²
SUP. CONST:	104.11 m ²



AZAHAR

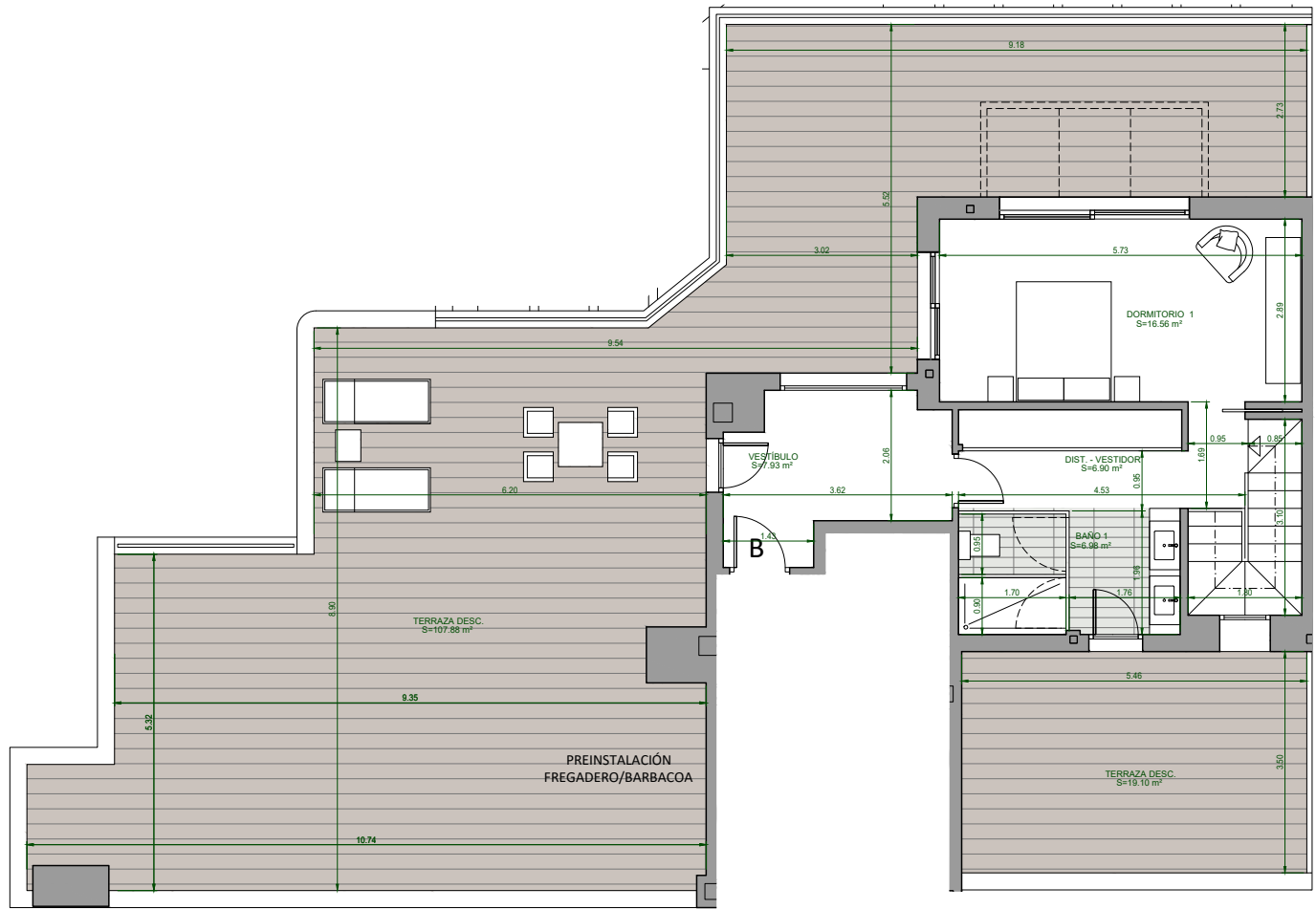
— CONJUNTO RESIDENCIAL —

VIVIENDA DE 3 DORMITORIOS



SUPERFICIES VIVIENDA PORTAL 1 - 3ºB DUPLEX

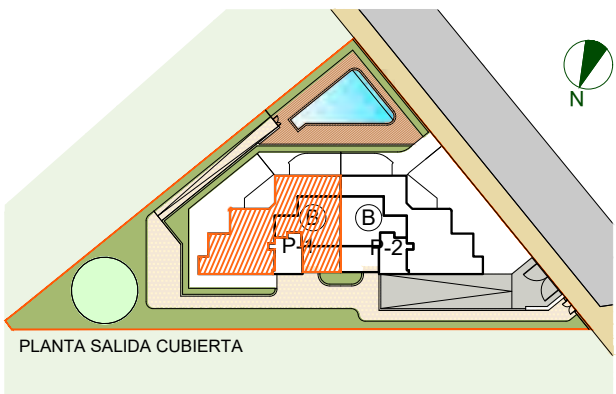
SUP. ÚTIL:	132.61 m²
SUP. CONST:	184.68 m²
<u>SUPERF. / DECRETO 218/2005:</u>	
SUP. ÚTIL:	143.08 m²
SUP. CONST:	212.03 m²



AZAHAR

— CONJUNTO RESIDENCIAL —

VIVIENDA DE 3 DORMITORIOS



SUPERFICIES VIVIENDA PORTAL 1 - 3ºB DUPLEX

SUP. ÚTIL:	132.61 m²
SUP. CONST:	184.68 m²
<u>SUPERF. / DECRETO 218/2005:</u>	
SUP. ÚTIL:	143.08 m²
SUP. CONST:	212.03 m²

FOUNDATION AND STRUCTURE

- Foundations will be made guaranteeing structural stability, according to the approved project.
- Structure will be made with reinforced concrete, with waffle slabs and reinforced concrete slabs.

FACADE

- Facade plastered and painted with white stone paint executed with ½ foot thick solid ceramic brick plastered internally, thermal insulation in chamber with projected polyurethane and internally cladding with double laminated plasterboard with its corresponding insulation.
- Glass terrace railings made with safety glass combined with plastered and painted bibs.

HOUSING DIVISIONS WITH COMMON AREAS AND BETWEEN HOUSES

- Partition walls separating the house and common areas are made with ½ foot of sound-resistant brick with plaster trim and plastering towards the

common area and with plaster trim on the face of the house and cladding with double laminated plasterboard in the house, with its corresponding isolation.

- Separation party walls between different houses are made with ½ foot of sound-resistant brick with plaster trim on both sides, clad with double laminated plasterboard in both houses, with their corresponding insulation.

TABLETS

- Separations inside the house are made with dry partition with composite insulation with double laminated plasterboard on both sides and insulation, with the exception of bathrooms and kitchens where a simple moisture-resistant plate will be used to cover with ceramic tile or finish. in paint, on the side of the wet room, with its corresponding insulation.

COVERS

- Technical terrace where the outdoor units of the aerothermal equipment are located, finished as a non-passable inverted flat roof with waterproofing,

thermal insulation on the house and protection with gravel, in which there will be floating benches to support the facilities.

- Passable inverted flat terraces finished with porcelain flooring with waterproofing and thermal insulation on the home.

EXTERNAL WOODWORK

- Windows and exterior doors of the house (folding, sliding and tilt and turn depending on your situation), with lacquered aluminum profiles with thermal break, with double thermo-acoustic glass with a low-emissivity layer of different thicknesses depending on their location on the facade, color to choose by optional direction.
- Motorized aluminum blinds with pvc capialzado compact system, in bedrooms and living room.
- Security shutters in the basement and attic tower, with bars in bathrooms, kitchen and laundry room.
- Laundry room with folding door with translucent glass and clothesline protected with glass slat lattices.

INTERIOR CARPENTRY

- Armored home entrance door with security lock with anti-bumping system, finished on the inside with matching paneling with interior carpentry and steel fittings and on the outside with paneling above the ceiling according to the design by the optional direction.
- Interior doors of the house with solid core in DM and isophonic joint, lacquered in white according to the design shown in the sales booth with steel fittings, with lock in bathrooms and master bedroom.
- Kitchen door with translucent glass.
- Double leaf living room door with translucent glass.
- Block-type modular wardrobes with hinged doors to match the rest of the home, lacquered in white and interior module including shelf and hanging bar.
- Extra options with additional cost in the reform procedure protocol.

MANUFACTURING HOUSES

- All homes have acoustic insulation

against impacts under the flooring.

- General flooring in the hall, hall, living room, kitchen, laundry room and bedrooms: 60x60 rectified porcelain stoneware with matching skirting, Pearl model by Gunni & Trentino.
- Flooring of covered and uncovered terraces of the house: 60x60 rectified porcelain stoneware with matching skirting, Pearl model by Gunni & Trentino.
- Extra options with additional cost in the reform procedure protocol.

SOLERIAS AND COATINGS IN KITCHENS AND BATHROOMS

- Kitchen cladding will be the same as the rest of the house with a water-repellent paint finish, except for the front of the furniture that will be finished with the chosen countertop.
- Sould White Matt series wet area cloth of first quality ceramic material from Newker, with general flooring of the house and the rest of the laundry room painted with matching skirting boards.
- Bathroom-1 coating of top quality ceramic material, in a complete cloth

in the shower area and the rest of the cloths with a plinth topped with aluminum listello, Tevere Sand Matt model with matching Newker flooring.

- Bathroom coating-2 made of top quality ceramic material, in a complete cloth in the shower area and the rest of the cloths with a plinth topped with aluminum listello, Lava Gray and Lava Cinder model with matching Lava Gray flooring from Newker.
- Extra options with additional cost in the reform procedure protocol.

TOILETS AND TAPS

- Top quality white vitrified porcelain toilets, with a double flush toilet, to save up to 60% of water.
- White porcelain countertop washbasin in bathroom-1 and wall-mounted in bathroom-2, with mirror and lighting over it.
- Extra-flat resin shower tray with a premium quality non-slip textured surface in white in both bathrooms.
- Faucets with aerators to save water and showers with flow limiter.
- Single-lever faucet with automatic valve in the washbasin and bidet, with cold opening that reduces energy consumption and a flow limiter to save water. Grohe Eurosmart Cosmopolitan model.
- Built-in bathroom taps in shower plus set with wall-mounted shower head and bracket, hose and shower. Grohe Eurosmart Cosmopolitan model.
- Extra options with additional cost in the reform procedure protocol.

KITCHENS

- Alvic Zenit series kitchen furniture, laminated with satin laser lacquer finish,

with lacquered collar and matching plinth.

- Balay appliances (oven, microwave, induction hob).
- Integrated hood with remote control Frekam or similar.
- 50cm undermount stainless steel sink and top quality single-lever mixer taps.
- Silestone countertop with polished straight edge with coating of the same material, less thickness on the wall under tall units.
- Smoke outlet from hoods to deck.
- Smoke detectors in kitchens.
- Extra options with additional cost in the reform procedure protocol.

FALSE CEILINGS AND PAINT

- Continuous false ceiling of laminated plasterboard throughout the house with decorative perimeter pit in the living room, made with waterproof plate in bathrooms and kitchen, screwed to galvanized steel profiles, with registers for installations.
- False ceilings in covered terraces of housing with aluminum slats in dark color.
- White fungicidal plastic paint on ceilings and walls of the interior of the

house with an A + classification for interior air quality.

PLUMBING

- System for the production of sanitary hot water and air conditioning by aerothermal energy, with great energy savings and reduction of CO2 emissions compared to conventional energies.
- Insulated cross-linked polyethylene pipes according to regulations.
- Bithermal water intake in washing machine and dishwasher.
- Cold water connection in covered and uncovered terraces, laundry rooms and private gardens.

SANITATION

- Installation according to CTE with pvc pipes in downspouts and small evacuation network with soundproof system of Terrain and with isophonic clamp support.
- C-series pvc sanitation collection collectors up to connection points.

ELECTRICITY

- High degree of electrification according to Low Voltage Electrotechnical Regulation (REBT).
- Electrical mechanisms in white color to be chosen by the facultative direction.
- Led lighting in bathrooms over the sink.
- Watertight ceiling tiles on terraces.
- Emergency light in the hallway of the house.
- Independent circuit for refrigerator.
- Basic home automation installation in homes with wifi control of lighting in living room and master bedroom, blinds control in living room and master bedroom, flood detector in bathrooms and kitchen, smoke detector in kitchen.
- Color video intercom in the hallway of the house with a receiver at the entrance to the complex and at the entrance of the portals, with an automatic opening key fob.
- Extra options with additional cost in the reform procedure protocol.

TELECOMMUNICATIONS

- Fiber intake in the living room.
- TV sockets in living room, bedrooms, terrace and non-integrated kitchen.
- Data outlets in living room, bedrooms and non-integrated kitchen.
- Installation of analog and digital antenna and satellite dish pre-installation.

AIR CONDITIONING

- Installation of air conditioning (hot-cold) through a fan coil unit in the bathroom ceiling and ducts in the living room and bedrooms of the house with individual energy production on the roof using aerothermal equipment.
- Digital control thermostat that will serve fan coil and aerothermal equipment.
- Extra options with additional cost in the reform procedure protocol.

VENTILATION IN HOUSES

- Permanent controlled ventilation that ensures renovation throughout the home according to CTE, double flow system with heat recovery unit.

COMMON ZONES

- Private area.
- Collective salt chlorination pool with showers and night lighting.
- Landscaped areas with automatic irrigation.
- Playground.
- Low consumption elevators.
- Individual smart mailboxes per home.
- Printed concrete in common exteriors.
- Pre-installation of CCTV.

PLANT PORTALS AND DISTRIBUTORS

- Porcelain stoneware flooring in first quality with a doormat embedded in access to the portal.
- Walls and ceilings according to the optional design, with smooth plastic paint on vertical surfaces and ceilings with porcelain, aluminum and wood decorations.
- Stair steps with first quality porcelain stoneware and skirting boards to match the rest of the portal flooring.
- Floor distributors in first quality porcelain stoneware.
- Led lighting controlled by presence detectors in portals, plant distributors and car park basements.

BASEMENT FOR PARKING AND STORAGE ROOMS

- Finishing flooring: Polished concrete.
- Vehicle access door with automatic remote control.
- Access control system to the basement of storage rooms and parking lots.
- Fire and CO2 detection system consisting of sensors, sirens and automated ventilation system.

- Fire extinguishing system consisting of BIES, fire fighting group, portable fire extinguishers.
- Storage rooms painted with smooth plastic paint and tiled with ceramic tile.
- Pre-installation for recharging vehicles in each parking space at the electrical centralization of its portal.

OTHER FACILITIES

- Houses on the ground floor with a garden for private use and top quality artificial grass in an unsoiled area.
- Optional-1 with additional cost for renovation: Installation of Jacuzzi in attic terraces.
- Optional-2 with additional cost for reform: Installation of shower in attic terraces.
- Optional-3 with additional cost for reform: Installation of an outdoor kitchen cabinet in the attic.

ENERGY RATING

- Constructive insulation improvements to optimize energy consumption and guarantee user comfort.
- Efficient air conditioning and ventilation systems.

- Use of LED lighting combined with presence detectors in common areas to ensure optimal energy consumption and savings.
- Use of low consumption taps and toilets for greater efficiency and lower consumption.
- Use of efficient appliances for greater efficiency and lower consumption.
- Use of materials that respect the environment and improve the indoor air quality in the home.
- Project energy rating: B.

INFORMATION AND INSURANCE

- Amounts delivered during construction guaranteed in accordance with the provisions of Law 38/1999, of November 5, on Building Planning (LOE), at the seller's expense. Likewise, in accordance with the provisions of the Building Planning Law, the seller will subscribe the Decennial Insurance policy, designating a company for quality control in foundations and structure, both in project and in execution of work.
- Mortgage: pending constitution.

- When signing the public deed of ownership, the buyer will have to establish some provisions of funds to meet the expenses of the Notary, Property Registry and Documented Legal Acts.
- The furniture that appears in the plans is merely informative.
- Upon handover of the home, a community fund will be established with the delivery of 600.00 Euros by the owner of each home.
- Warranty book for each of the work units, also containing documentation and instructions for the use of the home and the complex, upon delivery of the home. Likewise, the Building Book with the content established by current housing regulations will be available to the client.

ENVIRONMENT

EDIPSA is a company concerned about the environment, so we have acquired the commitment to make housing built more sustainably.

In this eagerness of improvement 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 residues in construction phase, favoring the reuse and recycling thereof.

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

ENERGY EFFICIENCY MEASURES

DESIGN

- In the design, the orientation and the suning that will be subjected by the building has been taken into account throughout the year.
- Improvement of the envelope of the building with the choice of more efficient materials for its use in the thermal insulation of facades and covers, complementing with pergolas and planters to avoid direct sunlight.
- Thermal insulation in ground floor floors and covers.
- The design of gaps in the building improves the light entrances in the rooms, optimizing with glazed railings and large terraces.
- Community garden areas provide a private outdoor space.

ENERGY EFFICIENCY MEASURES

ELEVATORS

- Last generation elevators with low consumption engines, LED lighting and automatic shutdown system when the elevator is not in use.

AIR CONDITIONING

- The internal equipment chosen to give cold and heat has been solved with a water-air, fancail, ceiling-type equipment. This equipment will connect with the inner hydraulic equipment of the installation of the Aerothermia.
- For the air conditioning distribution system in each home, the installation of a network of conduits is planned by the roofs that will lead the drive to all dependencies (except bathrooms and non-integrated kitchens), in which elements will be installed diffusion through grids.
- For system control, a digital control thermostat will be provided that will provide the Fancoil and the Aerothermia team.

SAVING WATER

- Drip irrigation system in ordinary common areas and regulated by control unit.
- In housing the toilets have a double discharge, the taps have aerators and the shower telephones have a flow limiter.

INTERIOR FACILITIES

- Efficient means will be available to meet a demand aimed at thermal welfare and hygiene of the air conditioning and sanitary water production facilities. The object is to achieve a more rational use of energy, from the point of view of energy savings, both economically for the user, and environmental protection.
- Individual system for the production of air conditioning and sanitary hot water by Aerothermia, allowing a savings in the electricity invoice and also achieves a significant reduction of CO2 emissions with respect to conventional energies.

ELEVATORS

- Last generation elevators with low consumption engines, LED lighting and automatic shutdown system when the elevator is not in use.

AIR CONDITIONING

- The internal equipment chosen to give cold and heat has been solved with a water-air, fancail, ceiling-type equipment. This equipment will connect with the inner hydraulic equipment of the installation of the Aerothermia.
- For the air conditioning distribution system in each home, the installation of a network of conduits is planned by the roofs that will lead the drive to all dependencies (except bathrooms and non-integrated kitchens), in which elements will be installed diffusion through grids.
- For system control, a digital control thermostat will be provided that will provide the Fancoil and the Aerothermia team.

SAVING WATER

- Drip irrigation system in ordinary common areas and regulated by control unit.
- In housing the toilets have a double discharge, the taps have aerators and the shower telephones have a flow limiter.

INTERIOR FACILITIES

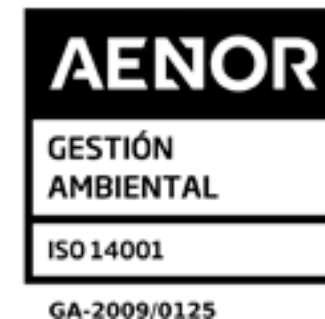
- Efficient means will be available to meet a demand aimed at thermal welfare and hygiene of the air conditioning and sanitary water production facilities. The object is to achieve a more rational use of energy, from the point of view of energy savings, both economically for the user, and environmental protection.
- Individual system for the production of air conditioning and sanitary hot water by Aerothermia, allowing a savings in the electricity invoice and also achieves a significant reduction of CO2 emissions with respect to conventional energies.

OTHER FACILITIES:

- LED lighting installation in all common areas with clock or presence detectors.
- Pre-installation in each parking space of electrical supply points for recharge of vehicles.

All these efficient measures contribute to:

REDUCE ENERGY BILL
PROVIDE GREATER COMFORT AND WELL-BEING





Sales office:
C/ Dr. Roberto Olarra s/n
29620 - Torremolinos - Málaga
951 944 908
650 466 045