

edipsa POSIDONIA





Over 60 years

About us...

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

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

EDIPSA has focused its activity on **Malaga** and its province, having developed residential real estate projects in different municipalities directly or through participation in various companies. Currently, it maintains a land portfolio of more than two thousand homes.

Associated with the projects promoted by EDIPSA is the company **CONEDIPSA**, which is in charge of their construction. CONEDIPSA, together with EDIPSA, participates from the design phase, taking charge 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.

Likewise, we can highlight his participation as co-owner in the commercial project **MUELLE UNO PUERTO DE MÁLAGA** and the commitment he maintains with culture through his participation in the **MÁLAGA FOUNDATION** and the sponsorship of the **CONCERTO MÁLAGA** cycle of classical music concerts.







Project

The “**Edipsa Posidonia**” Residential Complex is located between Salvador Dalí Avenue and Doctor Roberto Olarra Street, in Sector R-2.6 of the Torremolinos PGOU, between the Los Álamos commuter train station and the Maritime Sanatorium. Opposite this complex is the Atenea school.

The cr. “Edipsa Posidonia” is made up of **70 dwellings** distributed in 2 blocks with 5 portals.

The houses are arranged on the ground floor, 1st, 2nd, 3rd, 4th and attic, with the following distribution:

11 units with 4 bedrooms.
31 units of 3 bedrooms.
28 units of 2 bedrooms.

A closed residential complex has been designed with access to both Salvador Dalí street and Doctor Roberto Olarra street. Inside, the common and recreation areas will be arranged, where the **large gardens** and the **pool area** stand out. It will also have a **children’s play area** and **calisthenics**.

There will also be a basement common to the entire complex, which will be accessed through the vehicle ramp and from each portal.

In the area there are already various and important services, such as schools, institutes, nurseries, health centers, supermarkets or sports areas.

The plot is perfectly connected to both Manuel Fraga Iribarne Avenue (former Nacional 340), as well as to the Paseo Marítimo, Playamar or Los Álamos.

As in the promotions that Edipsa has carried out previously in the area, we will offer you the possibility of participating in the **choice of some of the qualities** of your home, since in addition to the traditional reforms admitted in its quality procedures, you will be able to choose between different types of tiles and flooring.

At Edipsa we are convinced that in the “Edipsa Posidonia” Residential Complex 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.

edipsa
POSIDONIA



Location

Avenida Salvador Dalí
Torremolinos
Málaga

Points of interest

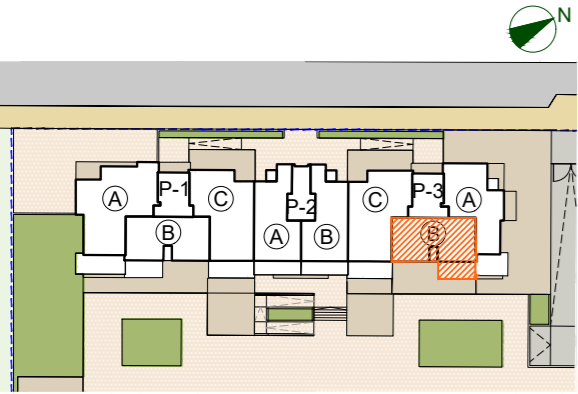
- Commuter train
- Airport
- Plaza Mayor Mall
- Bahía Azul Commercial Park
- Los Alamos Beach
- Maritime Hospital
- Atenea School
- Golf Resort "Parador"





VIVIENDA DE 2 DORMITORIOS

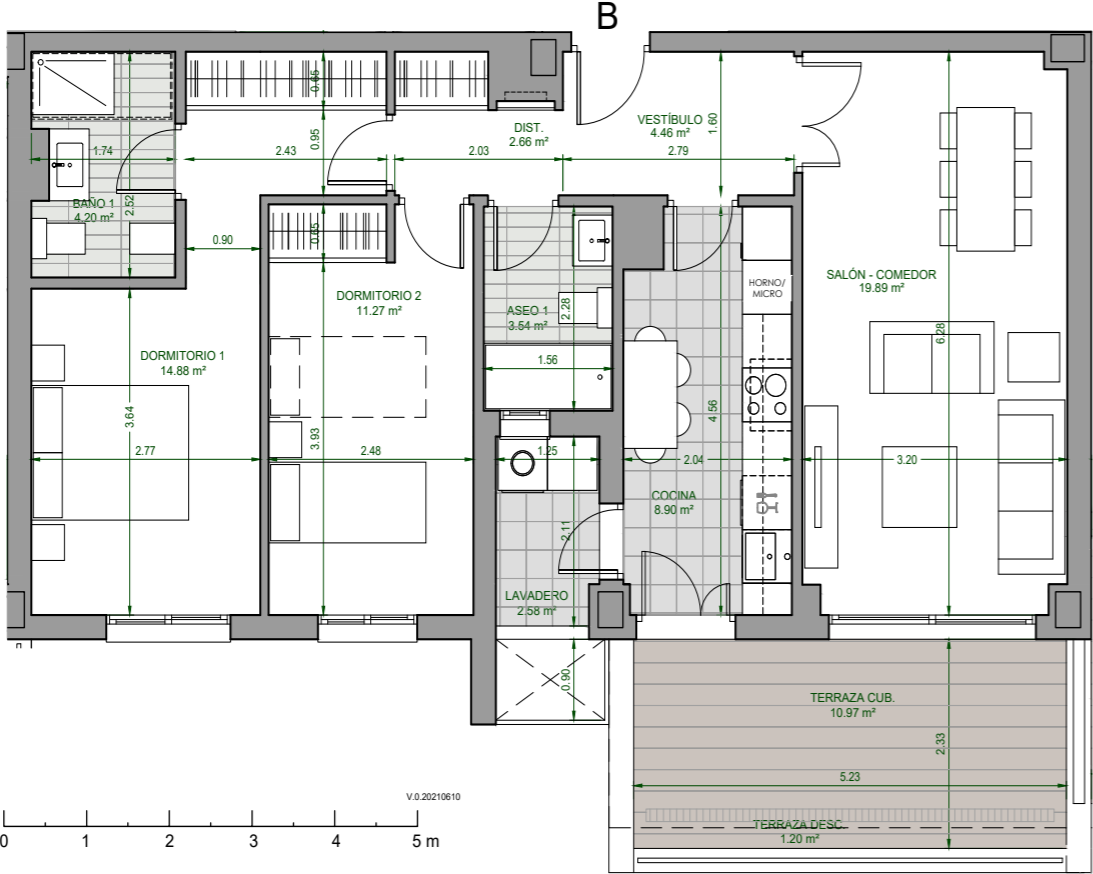
PORTAL 3 - 2º B



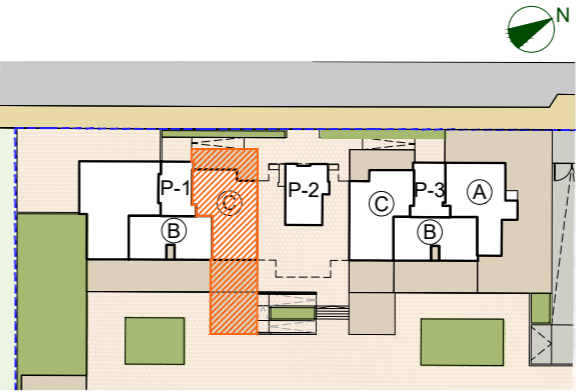
SUP. ÚTIL: 83.35 m²
SUP. CONST: 109.83 m²

SUPERF. / DECRETO 218/2005:

SUP. ÚTIL: 76.78 m²
SUP. CONST: 102.36 m²



VIVIENDA DE 3 DORMITORIOS

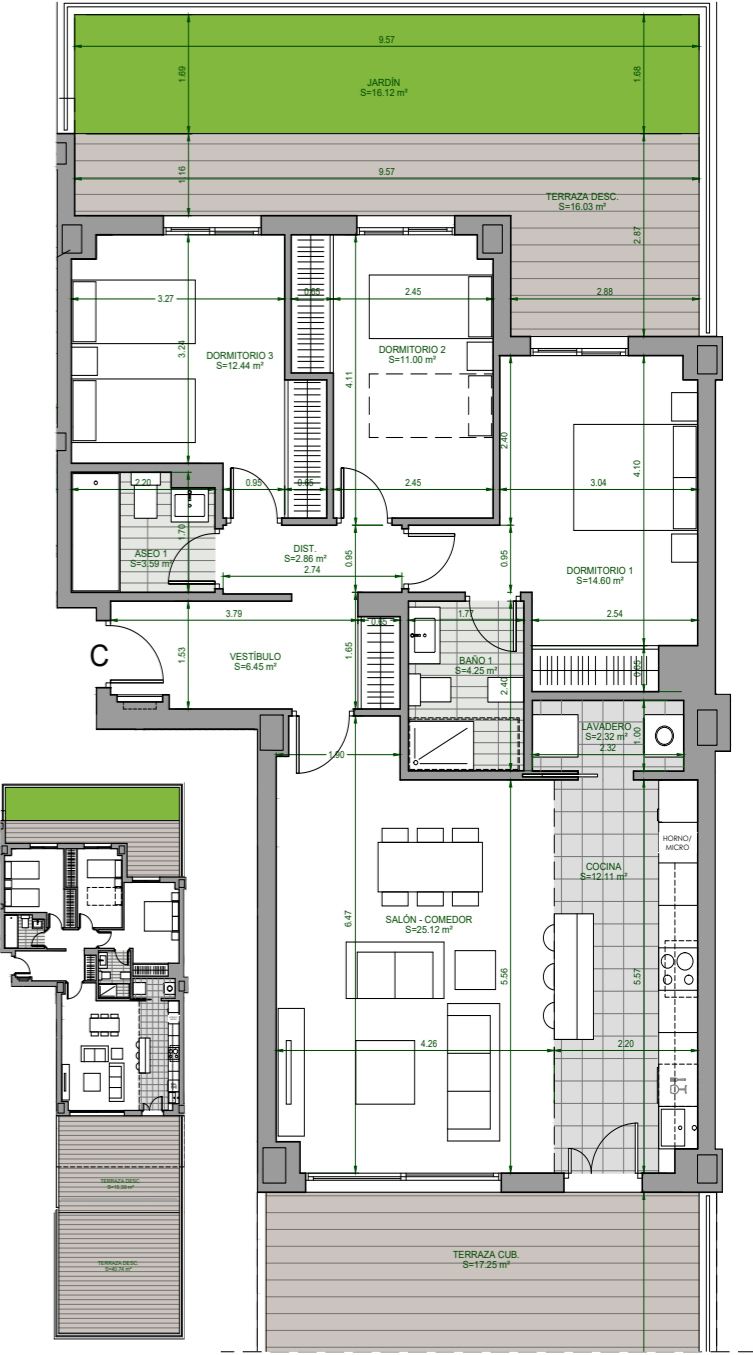
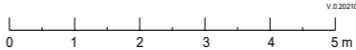


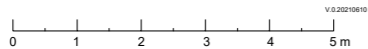
SUP. ÚTIL: 111.99 m²
SUP. CONST: 145.38 m²

SUPERF. / DECRETO 218/2005:

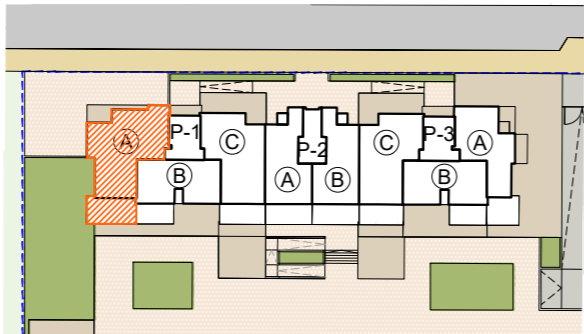
SUP. ÚTIL: 104.21 m²
SUP. CONST: 137.49 m²

PORTAL 1 - BAJO C





VIVIENDA DE 4 DORMITORIOS



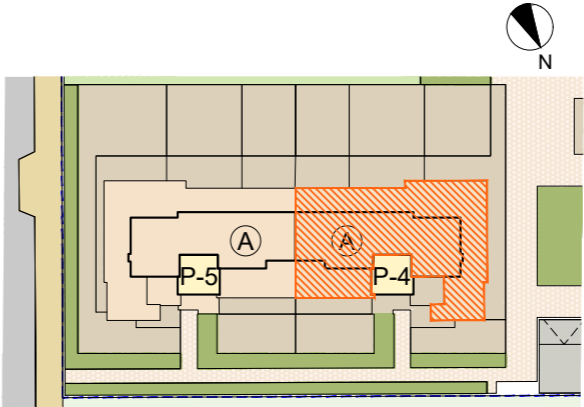
SUPERFICIES VIVIENDA PORTAL 1 - 4º A

SUP. ÚTIL: 120.35 m²
SUP. CONST: 157.57 m²

SUPERF./ DECRETO 218/2005:

SUP. ÚTIL: 118.57 m²
SUP. CONST: 155.23 m²

VIVIENDA DE 4 DORMITORIOS

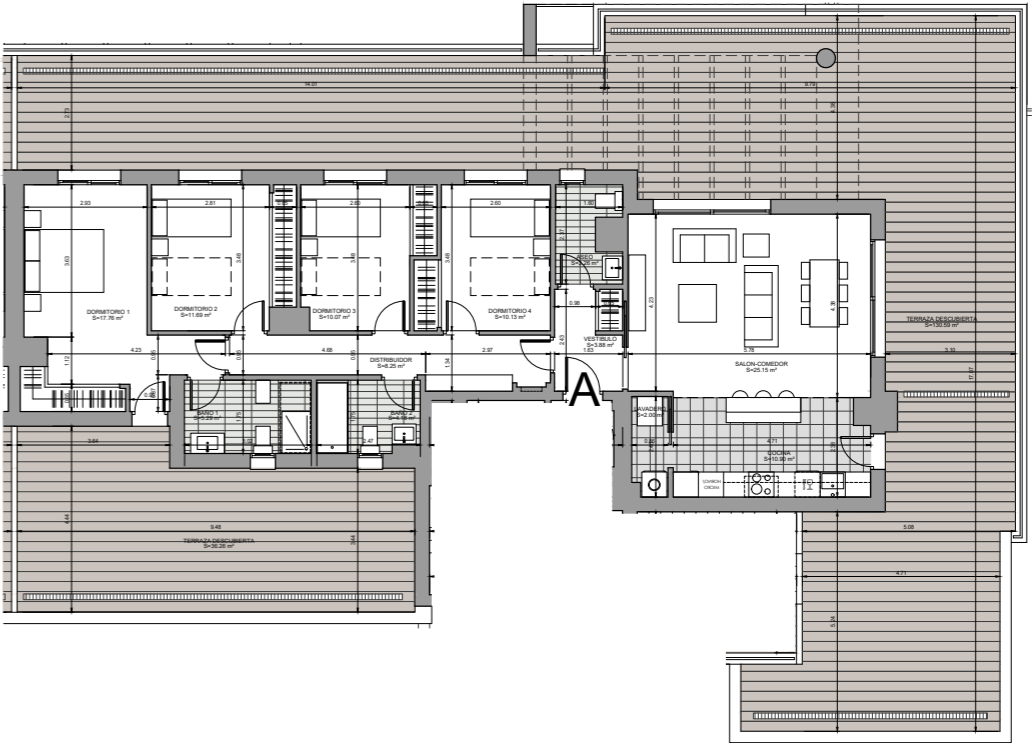
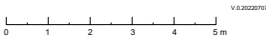


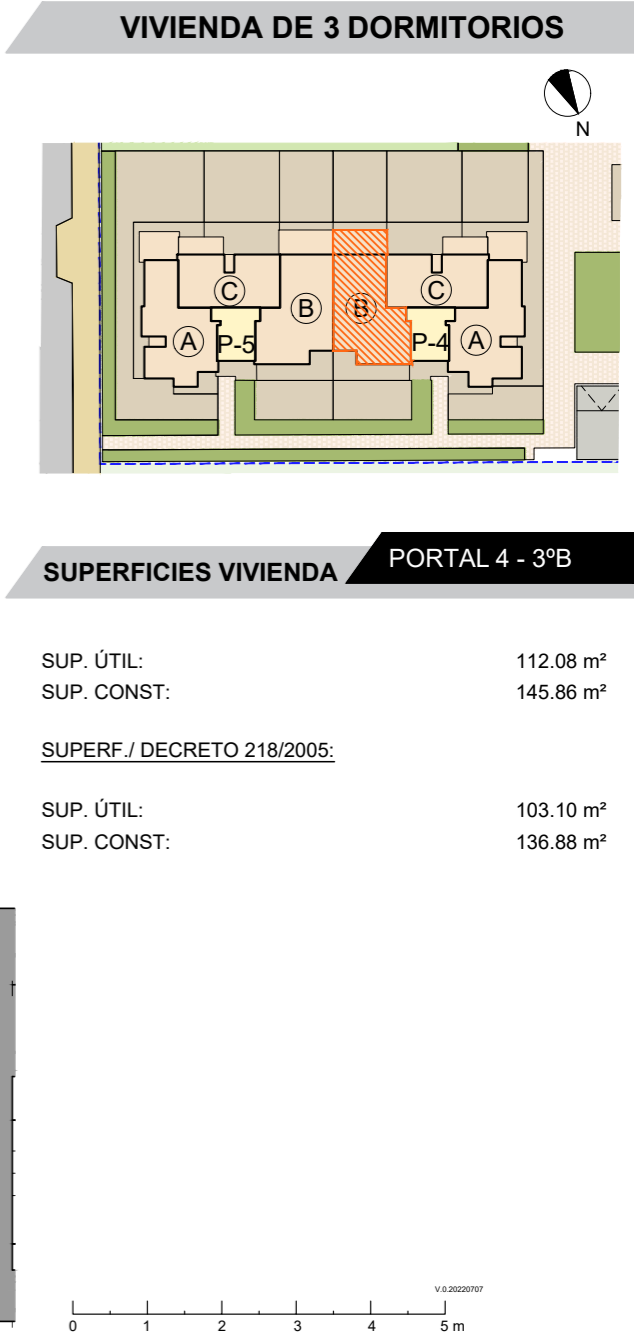
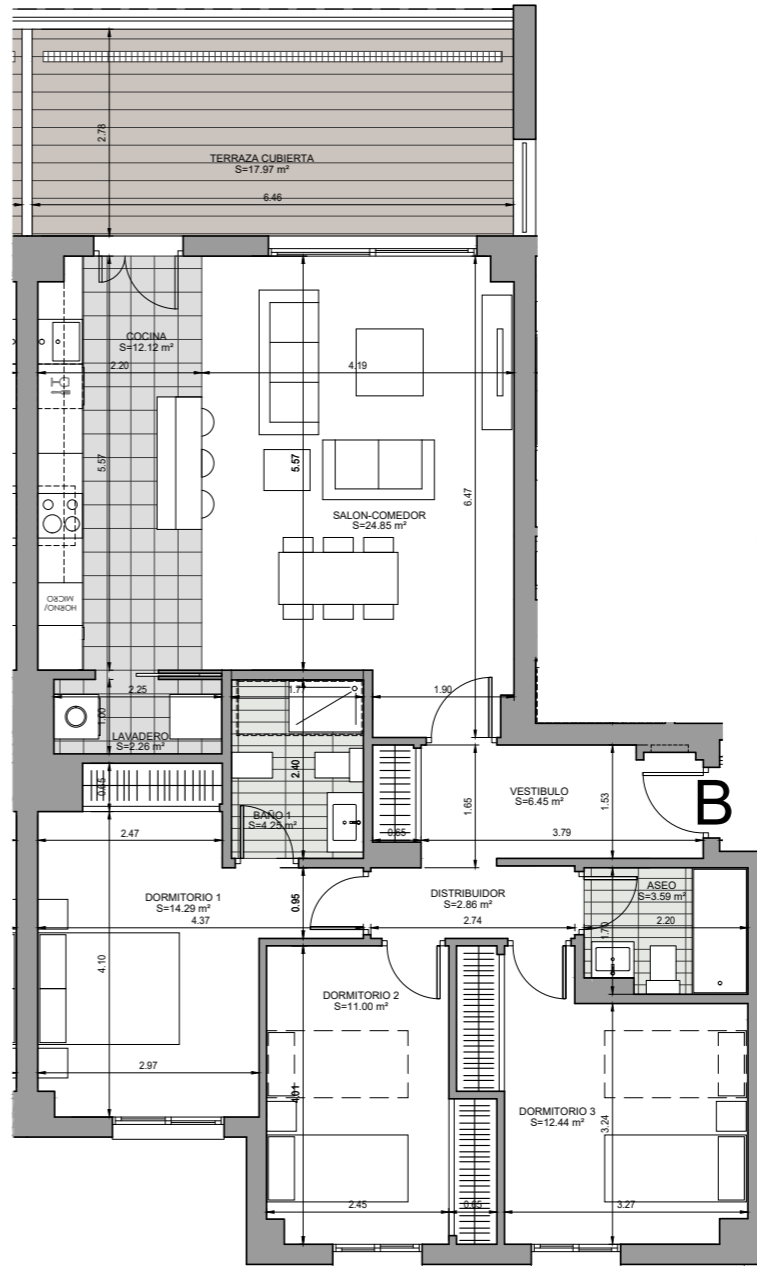
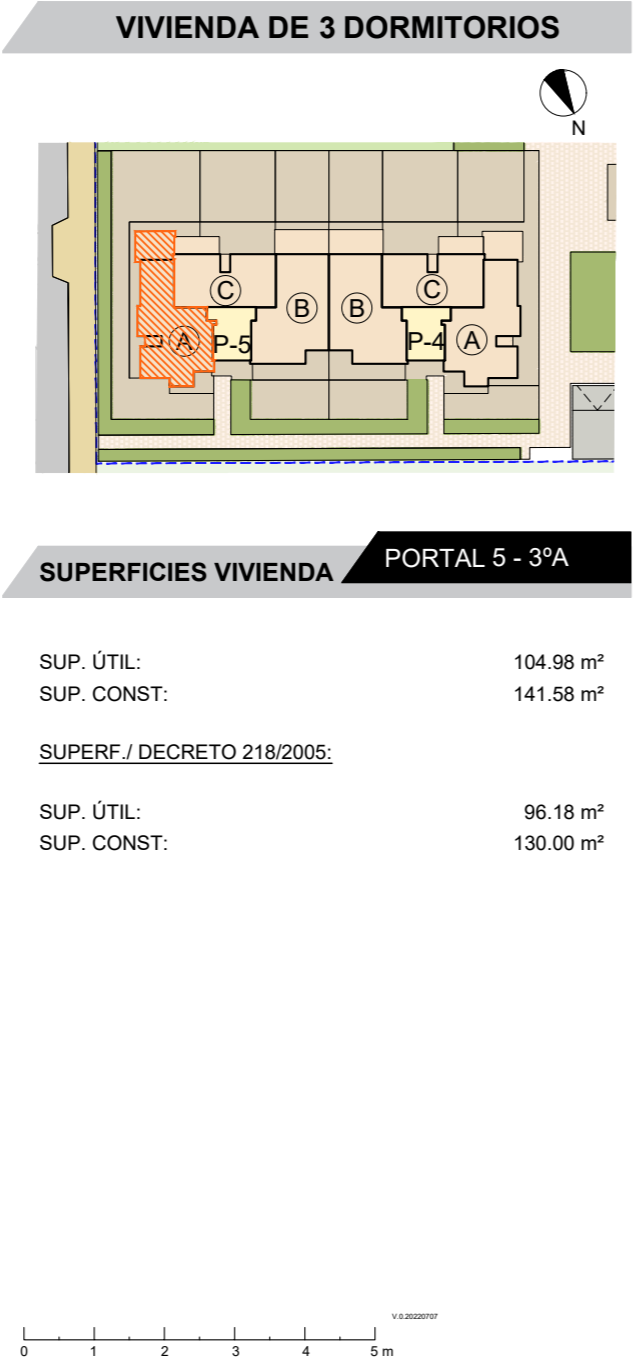
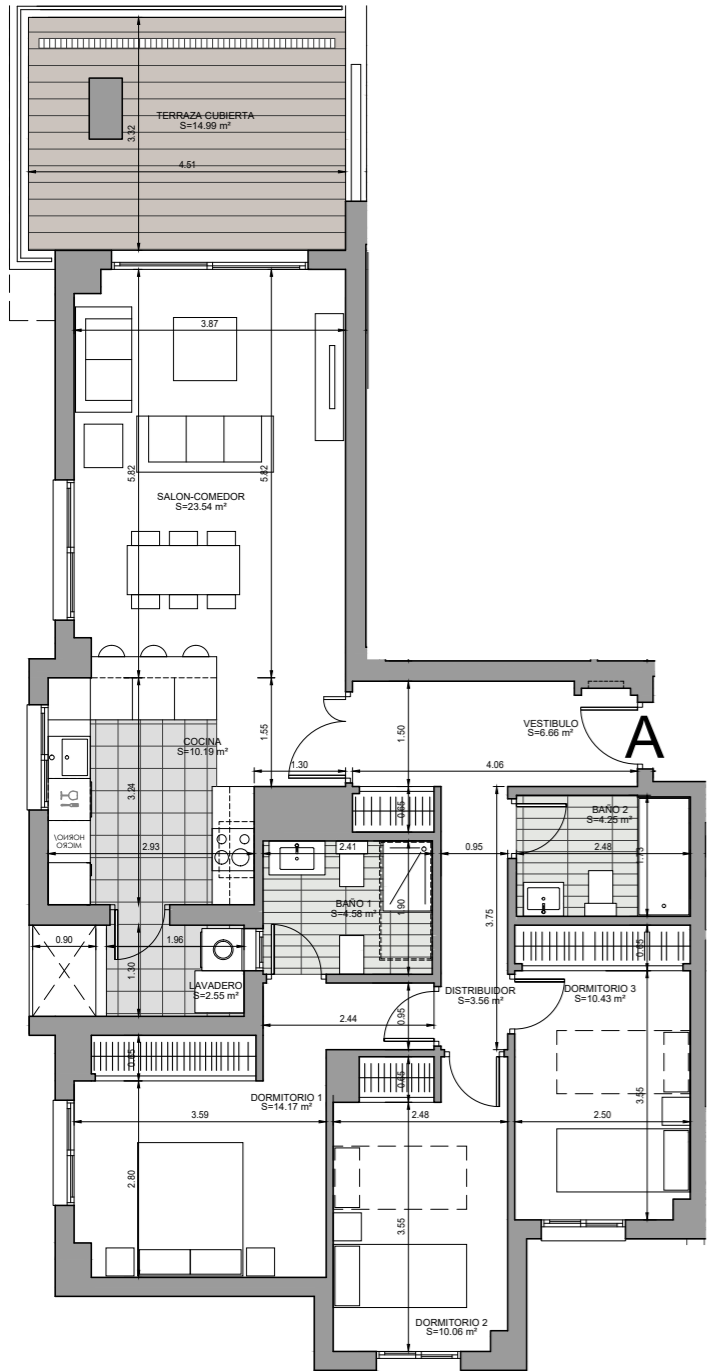
SUPERFICIES VIVIENDA PORTAL 4 - AT A

SUP. ÚTIL: 112.56 m²
SUP. CONST: 154.73 m²

SUPERF./ DECRETO 218/2005:

SUP. ÚTIL: 123.82 m²
SUP. CONST: 167.73 m²









Technical specifications

Housing executed in compliance with the requirements of the Technical Building Code (CTE).

FOUNDATION AND STRUCTURE

- Foundations will be carried out guaranteeing structural stability, according to the endorsed project, applying current regulations.
- Structure will be made with reinforced concrete, with waffle slabs and reinforced concrete slabs, according to the endorsed project, applying current regulations.

FACADE

- Facade plastered and painted with white stone paint executed with solid ceramic brick 1/2 foot thick plastered internally, thermal insulation in the chamber with projected polyurethane and interior lining with double laminated plasterboard with its corresponding insulation according to CTE.
- Glass terrace railings made with safety glass combined with plastered and painted parapets.

DIVISIONS HOUSING WITH COMMON AREAS AND BETWEEN DWELLINGS

- Median walls separating the dwelling and common areas are executed with 1/2 foot of sound-

- resistant brick with plaster lining and plastering towards the common area and with plaster lining on the face of the dwelling and lining with double laminated plasterboard in the dwelling, with its corresponding insulation according to CTE.
- Partition walls separating different dwellings are executed with 1/2 foot of sound resistant brick with plaster trim on both sides, clad with double laminated plasterboard in both dwellings, with their corresponding insulation according to CTE.

PARTITION

- Separations inside the house are made with drywall with insulation composed of double laminated plasterboard on both sides and insulation according to CTE, with the exception of bathrooms and kitchens where a simple moisture-resistant plate will go to be covered with ceramic tile. or paint finish, on the wet room side, with its corresponding insulation, according to CTE.

COVERS

- Passable inverted flat terraces will be finished with porcelain flooring with waterproofing and thermal insulation on housing.





- Technical terrace in which the outdoor units of the aérothermal equipment are located, finished as a non-passable inverted flat roof with waterproofing, thermal insulation on housing and protection with gravel, complying with the CTE, floating benches will be available for support of facilities.

EXTERNAL WOODWORK

- Exterior housing windows and doors (hinged, sliding and tilt-and-turn depending on the situation), with thermally broken lacquered aluminum profiles, with double thermo-acoustic glass with a low-emissivity layer of different thicknesses depending on their location on the façade, color to be chosen by facultative direction, fulfilling the conditions established by the CTE.
- Aluminum motorized blinds with PVC capialzado compact system, in bedrooms and living room. Security shutters on the ground floor and bars in bathrooms, kitchen and laundry room.
- Laundry room with hinged door with translucent glass and clothesline protected with latticework of aluminum slats.

INTERIOR CARPENTRY

- Armored entrance door with security lock with anti-bumping system, finished on the inside with paneling to match the interior carpentry and steel fittings, according to D.F. design.
- Interior doors of the house with a solid core in DM and isophonic joint, lacquered in white according to the design displayed in the sales booth with steel fittings, with condemnation in bathrooms and master bedroom.

- Kitchen and hall door (if they have this door) with translucent glass.
- Single or double leaf saloon door with translucent glass.
- Block type modular wardrobes with sliding or folding doors to match the rest of the house, lacquered in white and interior module including shelf and hanging bar.
- Optional with additional cost for reform: installation of sliding door in kitchen or living room if the distribution allows it.

HOUSING FLOORS

- All the houses have acoustic insulation against impacts under the flooring.
- General flooring project housing in hall, hallway, living room, kitchen, laundry room and bedrooms: Premium porcelain stoneware, 60'5x60'5 with matching skirting board, gray Petralava model by Saloni.
- Covered and uncovered terrace floors of the home with matching skirting: Premium porcelain stoneware, 60'5x60'5 with matching skirting, non-slip gray Petralava model by Saloni.
- Optional for refurbishment at no cost Petralava sand model 60.5x60.5 in the interior of the house with matching Saloni skirting board.
- Optional with additional cost for renovation: AC5 Naturdec H2O waterproof flooring inside the home with matching Astorga skirting board.

FLOORING AND COATINGS IN KITCHEN AND BATHROOMS

- Kitchen cladding will be the same as the rest of the house with a plastic paint finish, except for the front of furniture that will have the finish of the chosen countertop.





- Laundry room cladding in top quality ceramic material, in 60X30 White Synthesis wet area cloth by Saloni placed horizontally, with the general flooring of the house and the rest of the laundry room painted with matching skirting board.
- Master bathroom cladding in top-quality ceramic material, Deco Bremen Natural Oak model 90x31'6 in back panel for the shower area and Vela Smoked model 90x31'6 in the rest of the panels, outside shower area with plinth topped with metal listello with flooring matching Bremen Natural model 120x19'3 by Porcelanosa according to design.
- Secondary bathroom cladding in top-quality ceramic material, Limit Vela Natural model of 90x31'6 in background cloth in the bath area and Vela Natural model of 90x31'6 in the rest of the cloths, area outside the bathtub with plinth topped with metal listello with flooring to match the Natural Candle model of 44'3x44'3 by Porcelanosa according to design.
- Optional due to refurbishment: Limit Urban Acero Nature model in the back panel of the shower or bathtub area and Urban Acero Nature model in the rest of the panels, area outside the shower or bathtub with a plinth topped with metal listello with matching flooring, Urban Acero Nature model by Porcelanosa according to design.

SANITARY AND TAPS

- First quality vitreous china toilets in white, with a double-flush cistern toilet.
- Top quality white porcelain washbasin in the main bathroom, model Slender Circular fine edge on countertop, Project Wood model by Porcelanosa and wall-mounted top quality porcelain washbasin in the secondary bathroom, model Pure Line Reb by Porcelanosa.
- 80x70 mirror above the sink in the main bathroom and 60x70 in the secondary bathroom, Lite model by Porcelanosa.

- 100x70 resin shower tray in the main bathroom with a top quality non-slip textured surface in white from Porcelanosa.
- Top-quality bathtub with handles in the secondary bathroom in white from Porcelanosa.
- Faucets in the main bathroom in the washbasin, single-lever mixer with a high spout, model Eurosmart Cosmopolitan by Grohe.
- Taps in the secondary bathroom in the washbasin, single-lever mixer model Eurosmart Cosmopolitan by Grohe with automatic valve and cold opening that reduces energy consumption and flow limiter to save water.
- Taps with built-in aerators as a water saving measure and hand shower with flow limiter.
- Optional for the two bathrooms with additional cost for reform: installation of glass partition according to design.
- Optional with additional cost for reform: shower tray of another dimension.

FALSE CEILINGS AND PAINTING

- Smooth plaster ceilings on housing terraces.
- Smooth laminated plaster ceilings in the hall, hallway, bathrooms and kitchen, with registration in the secondary bathroom.
- Removable ceiling in utility room for installations.
- White fungicidal plastic paint on ceilings and walls inside the house with an A+ classification for indoor air quality.





PLUMBING

- Domestic hot water production system with intake and air conditioning by Aerothermal, with great energy savings and reduction of CO2 emissions compared to conventional energies.
- Insulated cross-linked polyethylene pipes according to regulations.
- Cold water intake on terraces, laundry rooms and private gardens.

SANITATION

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

TELECOMMUNICATIONS

- Fiber socket in living room.
- TV socket in living room, bedrooms, terrace and kitchen.
- Data sockets in each bedroom and kitchen, two sockets in the master bedroom and three sockets in the living room.
- Installation of analog and digital antenna and pre-installation of satellite dish.

VENTILATION IN HOMES

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

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 using aerothermal equipment.
- Digital control thermostat that will serve the fan-coil and the Aerothermal equipment.
- Optional with additional cost for reform: zoning by rooms with thermostat in each of them.

ELECTRICITY

- High degree of electrification according to Low Voltage Electrotechnical Regulations (REBT). Electrical mechanisms in white color to be chosen by the Project Management.
- Watertight ceiling panels on terraces.
- Emergency light in housing corridor.
- Independent circuit for refrigerator.
- Basic home automation pre-installation in the homes with Wi-Fi lighting control in the living room and master bedroom, blind control in the living room and master bedroom, flood detector in bathrooms and kitchen, smoke detector in kitchen.
- Color video entry phone in the hall of the dwelling with a receiver at the entrance to the complex and the entrance to the portals.
- Optional with additional cost for reform: Installation of pre-installed home automation, expansion of home automation control with lighting points in the home, increased control of blinds in the rest of the home.
- Optional with additional cost for reform: Wi-Fi video intercom connection.





KITCHEN

- Kitchen furnishing, laminates with a satin laser lacquer finish, with a lacquered groove and matching baseboard, according to the design of Kitchen Ideas.
- Balay appliances (decorative hood, oven, microwave, beveled induction plate).
- Stainless steel sink under worktop and top quality mixer taps.
- Silestone worktop with polished straight edge covered with the same material with less wall thickness under wall units.
- Smoke outlet from 150mm extractor hoods to the roof.
- Kitchen improvement options at an additional cost: with processing in the IDEAS kitchens store.

PORTALS AND PLANT DISTRIBUTORS

- Porcelain stoneware flooring portals of the highest quality with a mat embedded in access to the portal. Walls and ceilings according to the project management design, with smooth plastic paint on vertical walls and ceilings.
- Stair treads with first quality porcelain stoneware and matching skirting board with the rest of the portal flooring.
- Plant distributors in first quality porcelain stoneware.
- Led lighting controlled by presence detectors in portals, plant distributors and car park basements.

PARKING AND STORAGE BASEMENT

- Finishing floor in the basement in polished concrete.
- Vehicle access door with automatic operation with remote control.
- Access control system to the basement of storage rooms and car parks.
- Fire and CO2 detection system made up of sensors, sirens and an automated ventilation system.
- Fire extinguishing system made up of BIES, fire-fighting group, portable fire extinguishers.
- Storage rooms painted with smooth plastic paint and floors with ceramic tile.
- Pre-installation for recharging vehicles in each parking space to the electrical centralization of your portal.

COMMON AREAS

- Private area.
- Collective saline chlorination pool, finished with top quality ceramic tile and tile and night lighting, with showers, toilets and changing rooms, complying with current regulations.
- Garden areas with automatic irrigation.
- Calisthenics area for adults.
- Playground with special flooring and approval certificate.
- Low-consumption elevators, selective maneuvering down, photoelectric curtain and rescue system, for 6 people, with automatic doors and natural stone flooring. Stainless steel doors on the ground floor portal.
- CCTV pre-installation.



OTHER FACILITIES

Ground floor apartments with a garden for private use and top quality artificial grass in an unsold area.

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 guarantee optimal energy consumption and savings.
- Use of low-consumption taps and toilets to reduce the monthly cost of water consumption.
- Use of efficient appliances for greater efficiency and lower consumption.
- Use of environmentally friendly materials that 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 Regulations (LOE), at the seller's expense. Likewise, in accordance with the provisions of the Building Regulation Law, the seller will sign the Ten-Year Insurance policy, appointing a company to control the quality of the foundation and structure, both in the project and in the execution of the work.

- Mortgage: pending constitution.
- When signing the public deed of ownership, the buyer will have to establish a provision of funds to cover the expenses of the Notary, Property Registry and Documented Legal Acts.
- The furnishing that appears on the plans is merely informative.
- Upon delivery of the home, a community fund will be established with the delivery of 600 euros by the owner of each home.
- Warranty book for each of the work units, also containing documentation and instructions for use of the home and the complex, upon delivery of the home. Likewise, the Building Book with the content established by current regulations on housing will be available to the client.





Environment

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

In this desire for improvement we have the AENOR certificate in our Environmental Management system.

We have redesigned our processes to be more efficient in energy consumption, reduce CO2 emissions and better manage waste during construction, favoring its reuse and recycling.

Environmental sustainability criteria influence our construction at 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

- The design has taken into account the orientation and sunlight to which the building will be subjected throughout the year.
- Improvement of the building envelope with the choice of more efficient materials for use in the thermal insulation of facades and roofs, complemented by pergolas to avoid direct sunlight.
- Thermal insulation on ground floor floors and roofs.
- The design of openings in the building improves the entrance of light into the rooms, optimizing with glass railings and large terraces.
- Communal garden areas provide a private outdoor space.

ELEVATORS

- State-of-the-art lifts with low-consumption motors, LED lighting and an automatic shutdown system when the lift is not in use.



AIR CONDITIONING

- The interior equipment chosen to supply cold and heat has been solved with a ceiling-type fan coil water-air equipment. This equipment will be connected to the internal hydraulic equipment of the Aerothermal installation.
- For the air conditioning distribution system in each home, the installation of a network of ducts has been planned through the ceilings of the distributors that will lead the supply to all the rooms (except bathrooms and non-integrated kitchens), in which they will be installed. diffusion elements through grilles.
- To control the system, a digital control thermostat has been provided that will serve the fan coil and the Aerothermal equipment.

SAVING WATER

- Drip irrigation system in the common landscaped areas and regulated by a switchboard.
- In the dwelling, the toilets have a double flush, the taps have aerators and the hand showers have a flow limiter.

INTERIOR FACILITIES

- Efficient means will be available to meet a demand aimed at thermal well-being and hygiene of air conditioning and domestic hot water production facilities. The object is to achieve a more rational use of energy, from the point of view of energy saving, both economic for the user, and protection of the environment.

- Individual air conditioning and domestic hot water production system by aerothermal energy, allowing savings in electricity bills and also achieving a significant reduction in CO2 emissions compared to conventional energies.

INSIDE VENTILATION

- The ventilation of the rooms of the houses will be carried out by mechanical means, through an extraction system through wet rooms and air supply through dry rooms through mechanical fans. This system will have heat recovery equipment with a minimum efficiency of 80%, which through a network of ducts and terminal grilles will serve each room. With this system, the temperature and humidity of the air are used to achieve optimal ventilation in the rooms. In this way we reduce the energy consumption of the air conditioning installation and also the air that enters the home is clean and filtered.

PLUMBING

- The interior installation of hot and cold water housing will be with cross-linked polyethylene pipe with insulation in the hot water pipe and shut-off valve in each wet room.



EXTERIOR CARPENTRY

- Sistema de oscurecimiento en salón y dormitorios mediante persianas de aluminio motorizadas. Aluminum carpentry with thermal break that reduces energy losses. The glazing in windows and doors on the façade is made with double thermoacoustic glass with a low-emissivity layer and different thicknesses depending on its location on the façade, thus improving thermal insulation and achieving a more homogeneous interior temperature.
- Darkening system in living room and bedrooms through motorized aluminum blinds.

DOMESTIC HOT WATER

- For domestic hot water, the installation of an Aerothermal equipment has been planned.

OTHER FACILITIES

- Installation of LED lighting in all common areas with a clock or presence detectors.
- Pre-installation in each parking space of electricity supply points for vehicle recharging.

All these EFFICIENT MEASURES contribute to:

- » REDUCE THE ENERGY BILL
- » PROVIDE GREATER COMFORT AND WELL-BEING





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