



EDIPSA DALIAS

alhaurín de la torre





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EDIPSA DALIAS

alhaurín de la torre

The Edipsa Dalias Building is the new project of Edificaciones Porrás Fontiveros, S.A. in the new expansion of Alhaurín de la Torre, on Avenida Presidente Adolfo Suárez.

It will be compound for 55 houses, on the ground floor plus two floors and penthouses and commercial premises, located around a central common area. The set is completed with parking and storage rooms

You will be able to choose between several carefully designed housing typologies, which are not only distinguished by the number of bedrooms, being able to find them from one to four, but also by the integration of kitchens and living rooms creating spacious living spaces. Equally noteworthy are the penthouses with magnificent terraces and solariums from which to enjoy magnificent views of the Guadalhorce valley.

The location of the project, the new entrance of Alhaurín de la Torre on Avenida Presidente Adolfo Suárez, allows a magnificent communication while being only a few steps from the city center, where you will found all the services.



LOCATION

At Edipsa we are convinced that in the Edipsa Dalias Building, you will be able to find the home that suits your needs, spacious, with views, with all the details been thought, and all the quality and guarantee that distinguishes our product and our company from the rest of the market.

Thanks for your trust.

Presidente Adolfo Suárez Avenue - Alhaurín de la Torre - Málaga



The images of the building are not contractual; they are orientative and may have variations throughout the project.

BUILDING SPECIFICATIONS

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, $\frac{1}{2}$ 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 $\frac{1}{2}$ 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 $\frac{1}{2}$ 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.

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

FLOORS AND TILES

- Sound insulation against impacts under floors.
- Flooring in lobby, hall, living room and bedrooms of the house of porcelain stoneware.
- Flooring in terraces of ceramic plate non-slip 1st quality.



Pamesa Atrium
Kiel Arena
60X60



Pamesa Atrium
Trent Gris
45X45 C3

- Ceramic tiles bathroom of 1st quality.



Pamesa Atrium Kiel Marengo
33,3x55 + Kiel Perla 33,3x55
+ Alpha Marengo 45x45



Pamesa Atrium Jewell Nacar 36x80 +
Jewell Rlv Nacar 36x80 + Alpha Taupe
45x45



BUILDING SPECIFICATIONS

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. With the option of acrylic paint in plain beige, as sample in sales office.

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.

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

EXTERIOR CARPENTRY

- Sliding exterior windows and doors made of 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.
- Aluminium blinds with compact system PVC shutter boxes, in bedrooms.
- Enclosed laundry area with metallic structure ventilation.

SANITARIES AND FAUCETS

- The GAP porcelain vitrified porcelain toilet and bidet by Roca in white.
- VISOBATH 800 white gloss cabinet (2 drawers + Sink + Mirror) in the main bathroom.
- Wall-mounted vitrified porcelain basin model Prisma 600 by Roca in white in secondary bathroom.
- Ceramic shower tray model Malta 100x70 from Roca in white.
- Grohe Bauedge single-lever mixer tap in bathtub and / or shower, sink and bidet, including automatic valve in the last two.
- Built-in faucet aerators to save water and shower with flow limiter.

BUILDING SPECIFICATIONS

COMMUNAL ENTRANCE HALLS, CORRIDORS AND CAR PARKS

- Entrance halls have flooring in porcelain stoneware, 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 porcelain stoneware.
- 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.
- Children's playground with special paving and certificate of approval.
- Lifts with capacity for 6 people with automatic doors.
- Automatic doors to the parking floor with remote control.

TELEVISION AND TELEPHONE

- Aerial socket in all bedrooms, living-room and kitchen.
- Telephone/Cable outlets in bedrooms and living room for TV and Internet operators.
- Analogue aerial installation, digital and connection point for satellite dish.

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

OTHER INSTALLATIONS

- Colour video intercom with receptor.
- Furnished kitchen with electrical appliances (sink, extractor fan, oven and glass ceramic hob).
- Pre-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.

INTERIOR CARPENTRY

- Security Front door to the apartment 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.
- Built-in wardrobes with sliding, lacquered white doors and modular section, including shelf and clothes rail.



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EDIPSA
DALIAS
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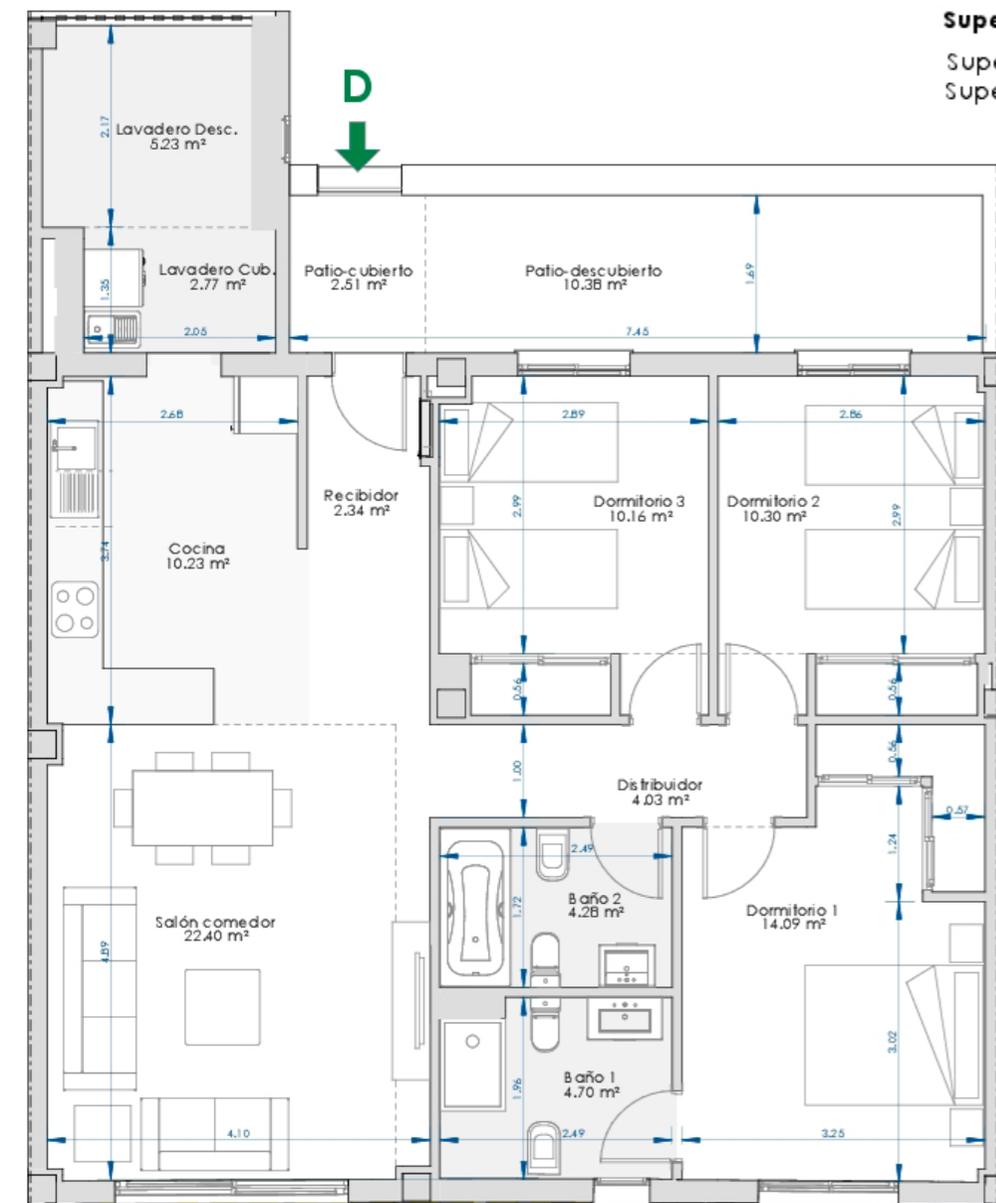


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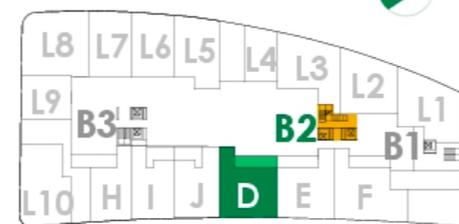
HOUSING PLANS

SUPERFICIES VIVIENDA BLOQUE 2-BAJO D

Superficie Útil: 85,12 m²
 Superficie Construida: 120,06 m²
Superficies/Decreto 218/2005
 Superficie Útil: 90,51 m²
 Superficie Construida: 126,62 m²

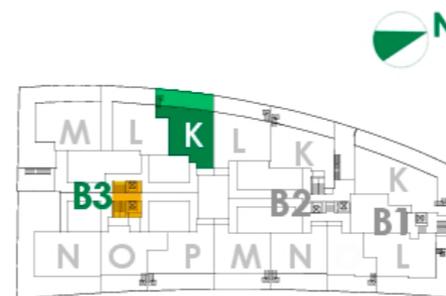


VIVIENDA DE 3 DORMITORIOS



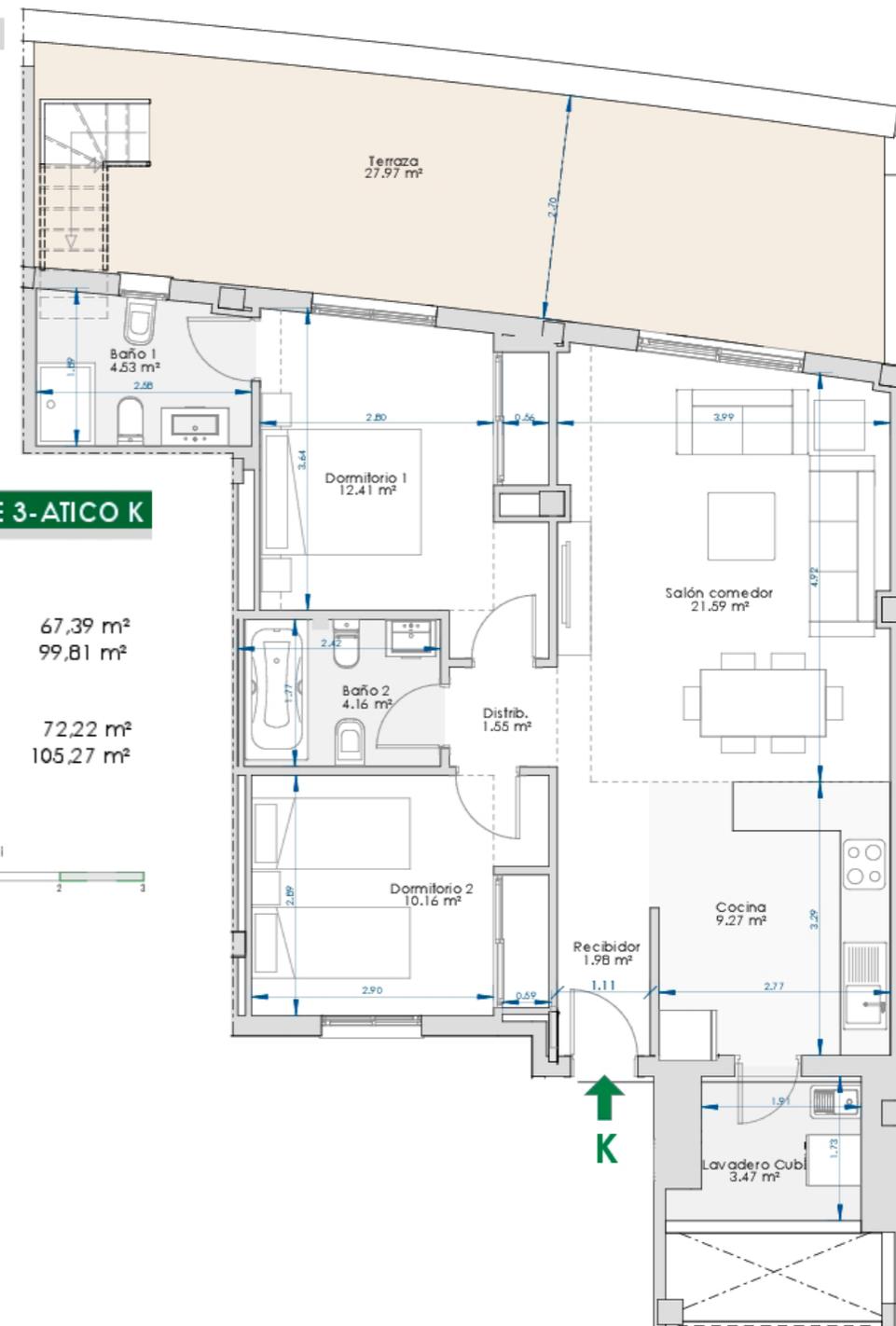
EL PRESENTE DOCUMENTO ES DE CARÁCTER INFORMATIVO Y PODRÁ EXPERIMENTAR VARIACIONES POR EXIGENCIAS TÉCNICAS DEL PROYECTO. TODO EL MOBILIARIO, INCLUIDO EL DE LA COCINA, ES MERAMENTE INFORMATIVO. LOS GIROS DE LAS PUERTAS Y DISTRIBUCIÓN DE APARATOS SANITARIOS NO SON VINCULANTES. LAS SUPERFICIES EXPRESADAS SON APROXIMADAS PUDIENDO EXPERIMENTAR MODIFICACIONES POR RAZONES DE ÍNDOLE TÉCNICA EN EL DESARROLLO DEL PROYECTO DE EJECUCIÓN. EN EL CUADRO DE SUPERFICIES, LAS TERRAZAS Y LAVADEROS CUBIERTOS CERRADOS A 3 CARAS ESTÁN COMPUTADOS AL 100%, LAS TERRAZAS CERRADAS A 2 CARAS ESTÁN COMPUTADAS AL 50% Y NO ESTÁN INCLUIDOS EN LOS METROS CUADRADOS DE TERRAZAS DESCUBIERTAS, PATIOS Y SOLARIUM. SUPERFICIES SEGÚN DECRETO 218/2005, POR EL QUE SE APRUEBA EL REGLAMENTO DE INFORMACIÓN AL CONSUMIDOR EN LA COMPRAVENTA DE VIVIENDAS EN ANDALUCÍA.

VIVIENDA DE 2 DORMITORIOS



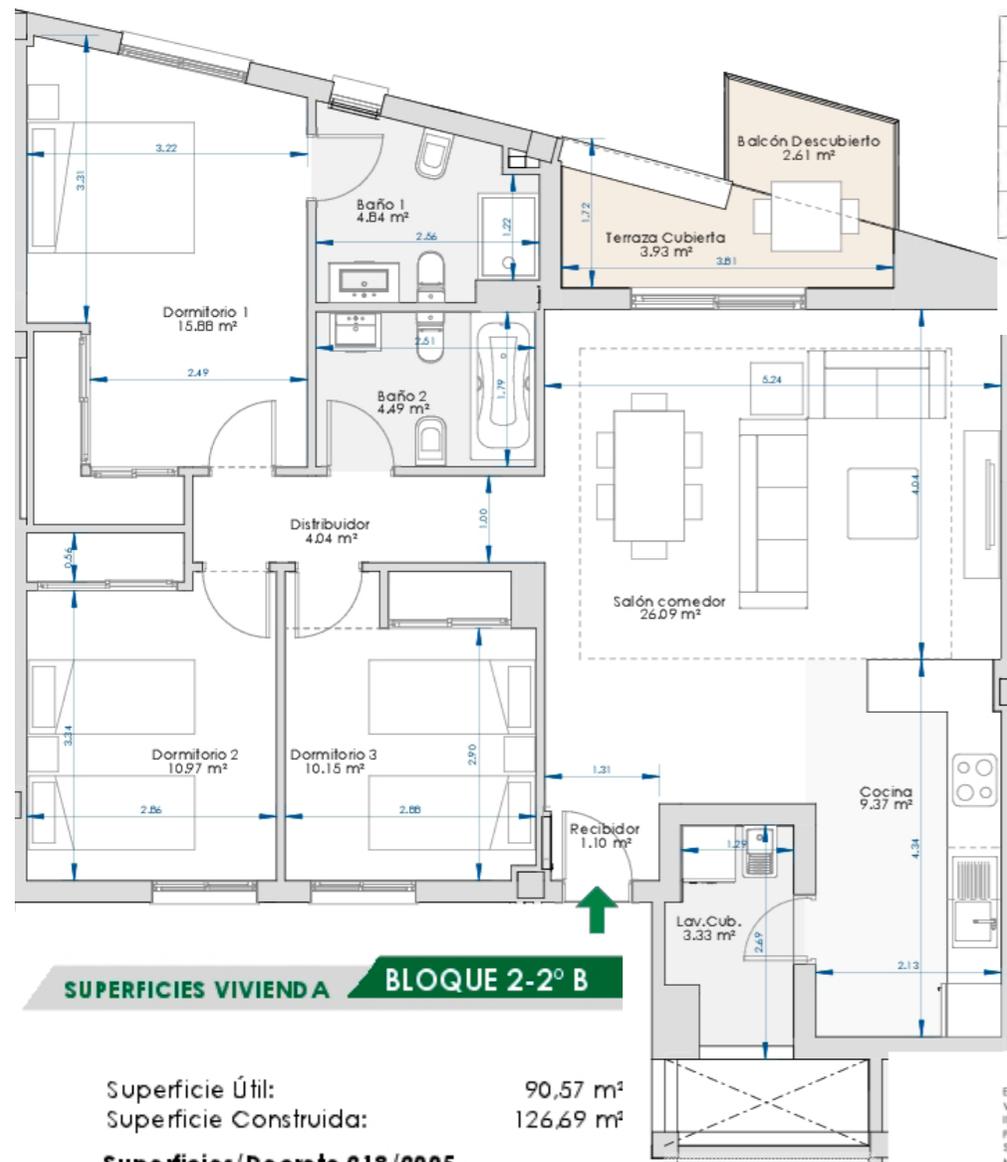
SUPERFICIES VIVIENDA BLOQUE 3-ATICO K

Superficie Útil: 67,39 m²
 Superficie Construida: 99,81 m²
Superficies/Decreto 218/2005
 Superficie Útil: 72,22 m²
 Superficie Construida: 105,27 m²



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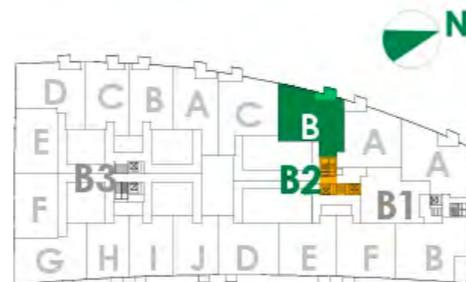
HOUSING PLANS



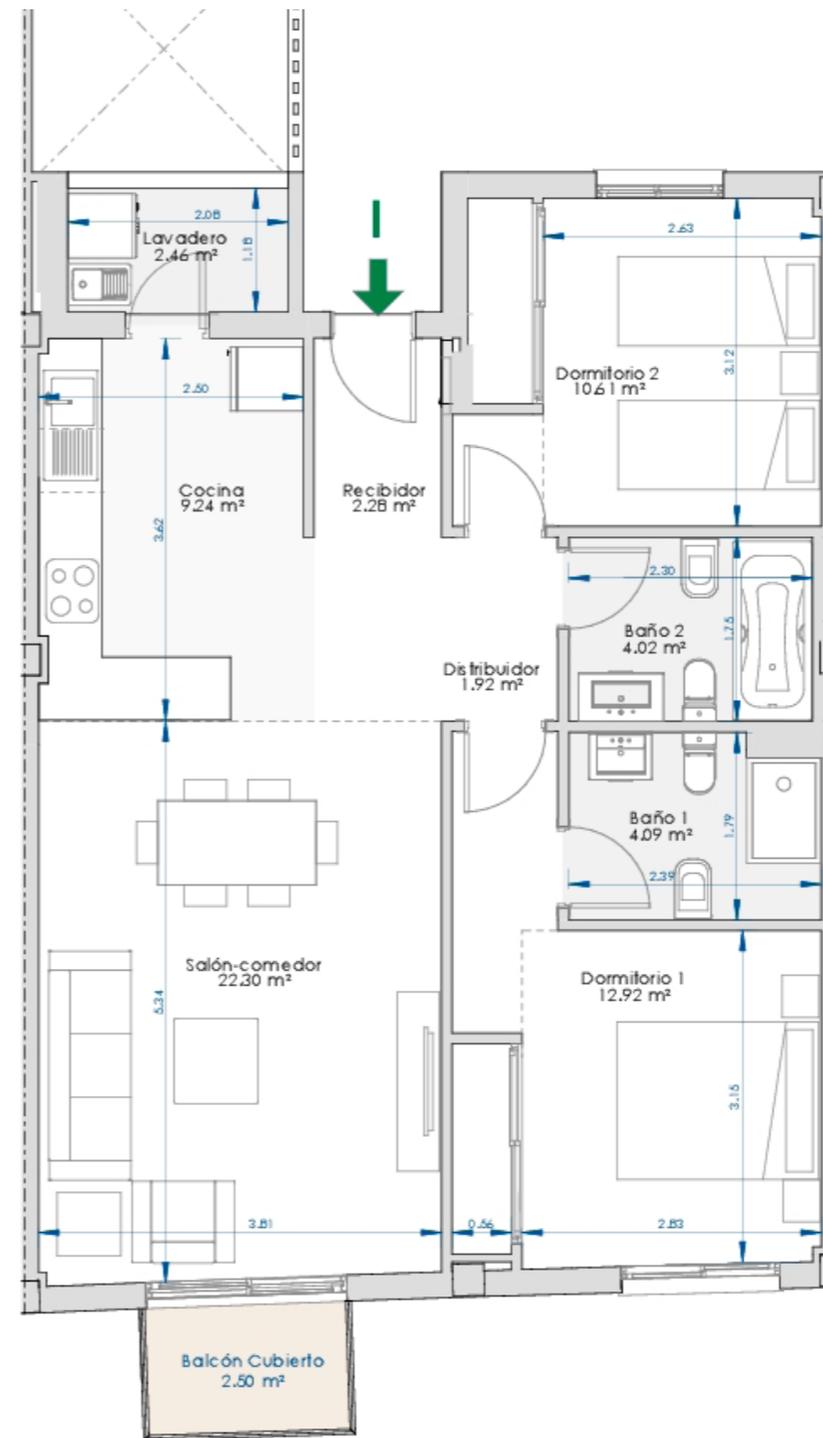
SUPERFICIES VIVIENDA BLOQUE 2-2° B

Superficie Útil:	90,57 m ²
Superficie Construida:	126,69 m ²
Superficies/Decreto 218/2005	
Superficie Útil:	91,87 m ²
Superficie Construida:	125,79 m ²

VIVIENDA DE 3 DORMITORIOS



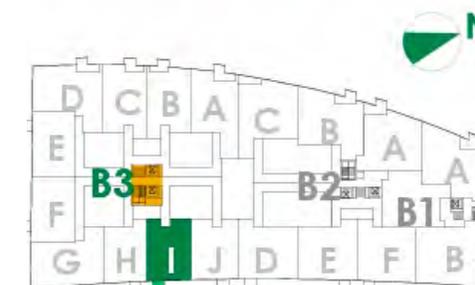
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SUPERFICIES VIVIENDA BLOQUE 3-1° I

Superficie Útil:	70,05 m ²
Superficie Construida:	96,90 m ²
Superficies/Decreto 218/2005	
Superficie Útil:	70,05 m ²
Superficie Construida:	96,90 m ²

VIVIENDA DE 2 DORMITORIOS



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HOUSING PLANS

SUPERFICIES VIVIENDA BLOQUE 2 - 1º F

Superficie Útil:	88,06 m ²
Superficie Construida:	122,44 m ²
Superficies/Decreto 218/2005	
Superficie Útil:	88,05 m ²
Superficie Construida:	122,44 m ²

VIVIENDA DE 3 DORMITORIOS



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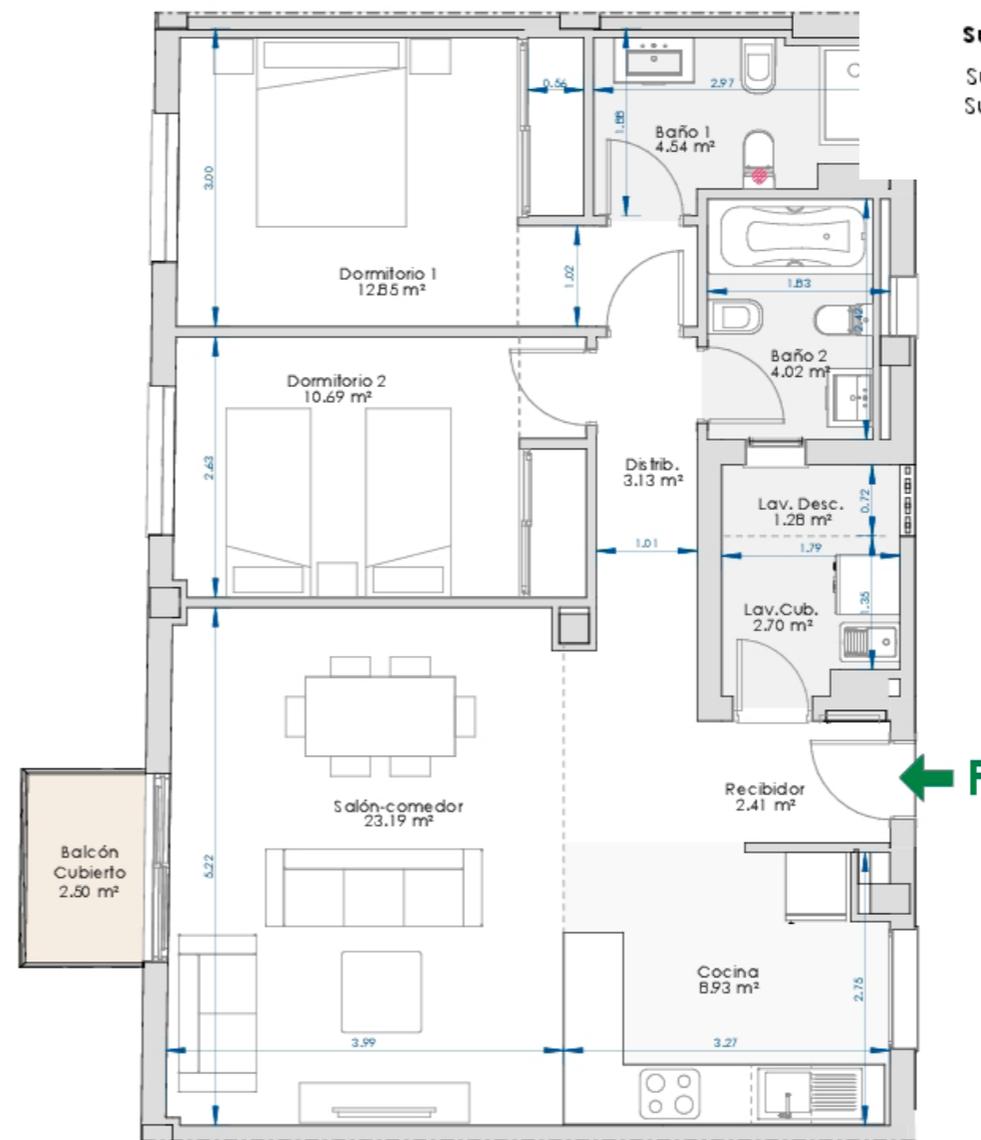
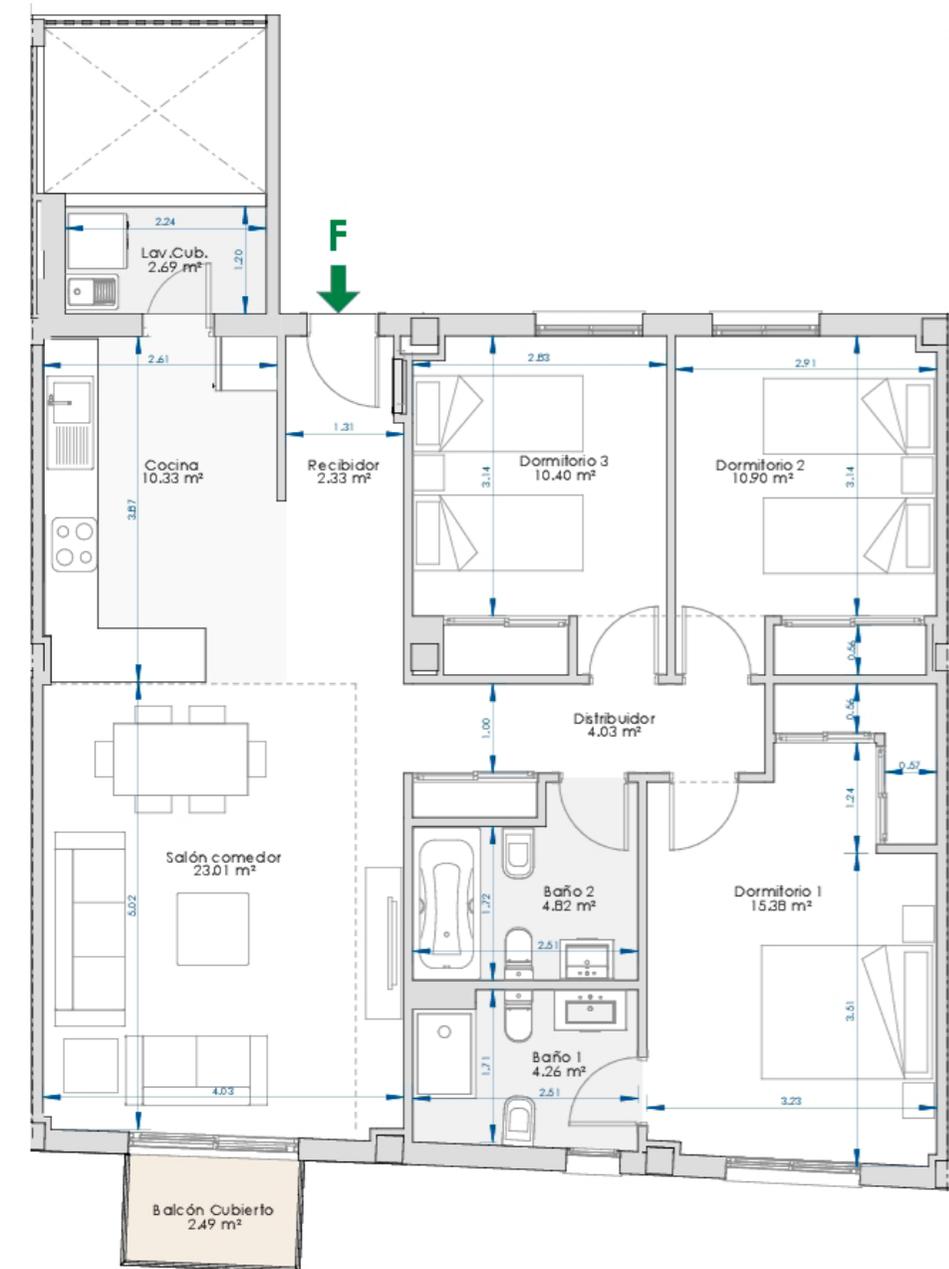
SUPERFICIES VIVIENDA BLOQUE 3-1º F

Superficie Útil:	72,36 m ²
Superficie Construida:	103,18 m ²
Superficies/Decreto 218/2005	
Superficie Útil:	73,00 m ²
Superficie Construida:	104,01 m ²

VIVIENDA DE 2 DORMITORIOS



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EFFICIENT MEASURES

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.

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.

EFFICIENT MEASURES

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 electric heater whose energy rating is A.

All these EFFICIENT MEASURES get:

REDUCE THE ENERGY BILL
PROVIDE GREATER COMFORT AND WELFARE



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.





MODERN
COMFORTABLE
AND
FUNCTIONAL
HOMES

...



Sales office:
Presidente Adolfo Suárez Avenue - s/n - 29130
Alhaurín de la Torre - Málaga

686 86 92 29

V20210128