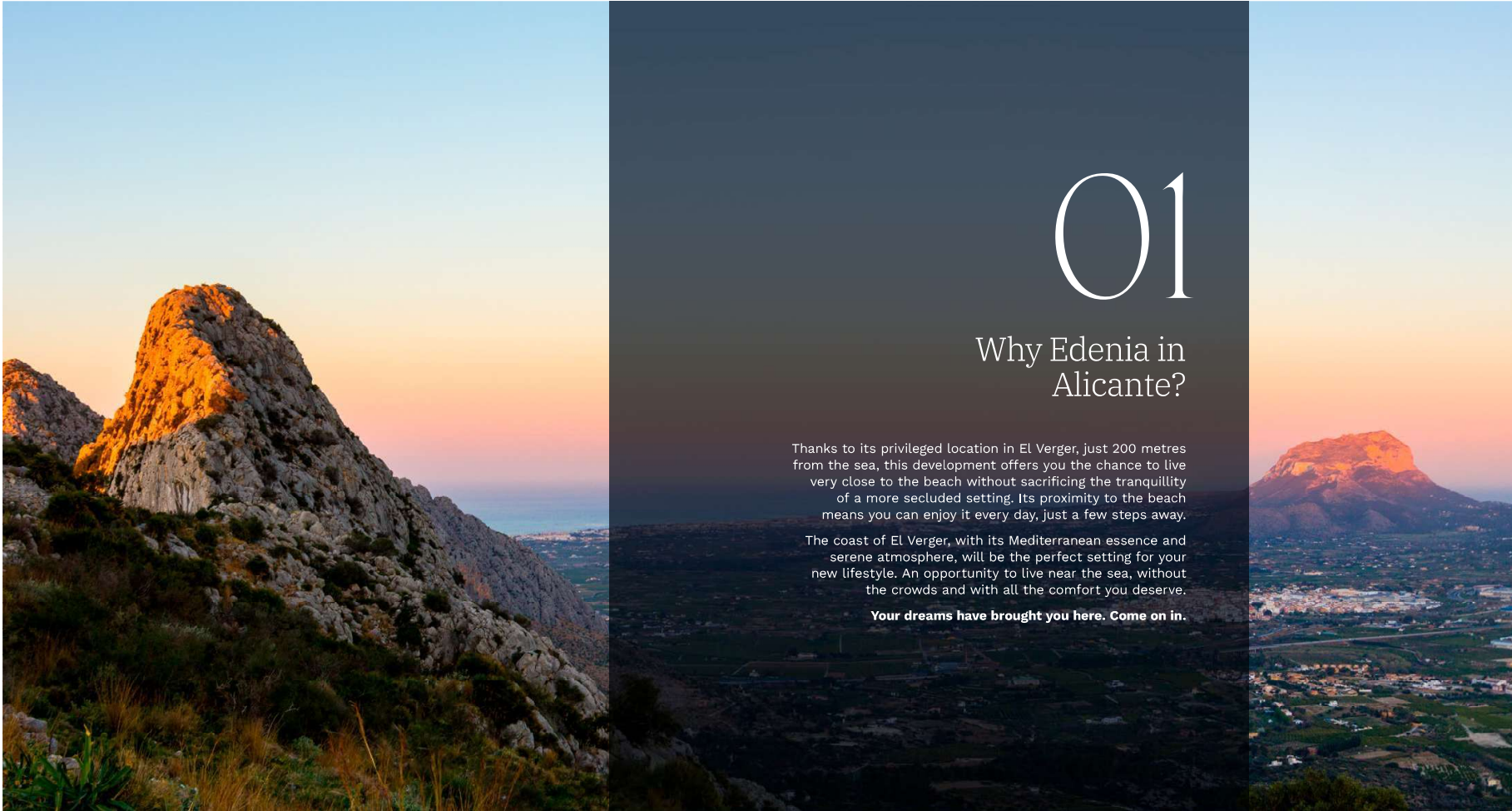




Dossier





01

Why Edenia in Alicante?

Thanks to its privileged location in El Verger, just 200 metres from the sea, this development offers you the chance to live very close to the beach without sacrificing the tranquillity of a more secluded setting. Its proximity to the beach means you can enjoy it every day, just a few steps away.

The coast of El Verger, with its Mediterranean essence and serene atmosphere, will be the perfect setting for your new lifestyle. An opportunity to live near the sea, without the crowds and with all the comfort you deserve.

Your dreams have brought you here. Come on in.



The home you were looking for

At **AEDAS Homes**, we are offering an exclusive development with **1, 2 and 3 bedroom homes**, designed to suit every lifestyle. An environment surrounded by green areas, with access to a bicycle lane that connects to Denia and runs along the Carretera de las Marinas, ideal for enjoying the outdoors and sustainable mobility.

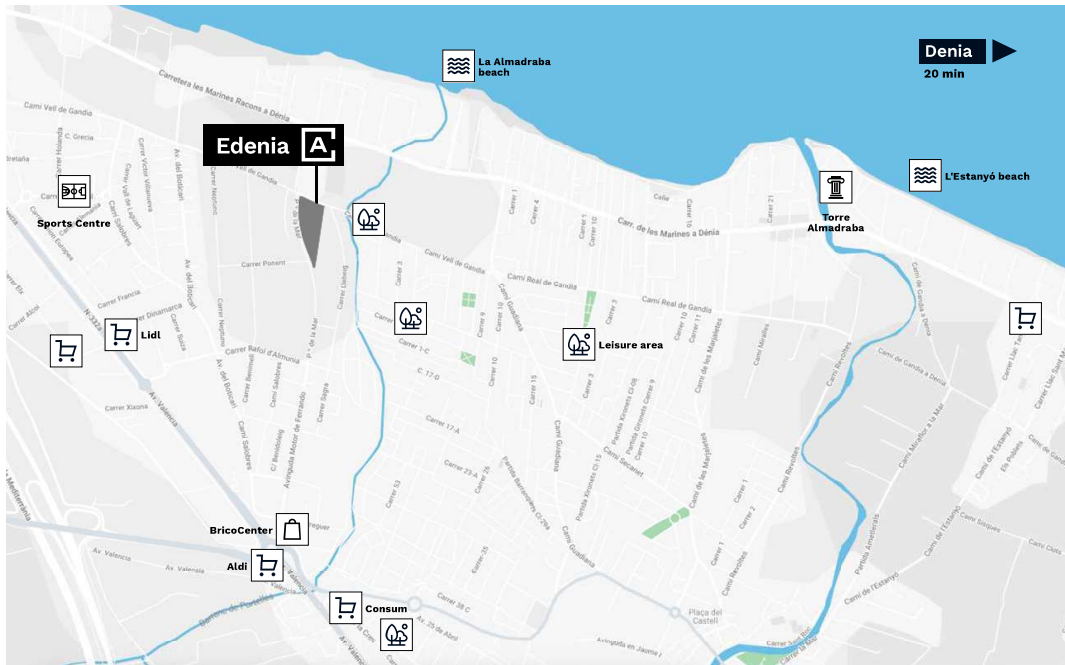
Perfectly connected

El Verger stands out for its authenticity, peaceful surroundings and proximity to the sea.

In this privileged location surrounded by natural spaces you will enjoy:

- › Green areas.
- › Wide range of leisure activities.
- › Shopping centres.
- › Hospitals and health centres.
- › Sports facilities.
- › Quick connections to the N-332 motorway (Benidorm–Valencia National Highway), the AP-7 Mediterranean motorway, and the Carretera de las Marinas, with direct access to Denia.

-  Sports club
-  Beach
-  Monument
-  Park
-  Supermarket
-  Shopping area



Pure air for your lungs

At **Edenia**, every day begins with the light of the Mediterranean close by. Just 200 metres from the beach, you can enjoy the sea in a matter of steps, while breathing in the calm of a natural and relaxed environment.

Located in El Verger, in a quiet and well-connected area, **Edenia** combines the serenity of being surrounded by open spaces with the convenience of having all the services you need within easy reach.

No need for sea views, the important thing here is that you feel close to it. Walks, sunsets, outdoor sports... everything you need to reconnect with your well-being.

Edenia in El Verger is the perfect place for those looking to live a relaxed lifestyle, close to nature and with the advantages of a well-connected location.

Just a few minutes from the coast, but far from the noise.





02

Exclusive homes for unique people

One of the fundamental premises of **AEDAS Homes** is to take care of its customers and, for this reason, we want to make your day-to-day life easier. Your new urbanisation has been designed with complete communal areas where you can forget about stress and disconnect.

Edenia has a swimming pool and large landscaped communal areas.

Your new home also offers parking spaces per property, a swimming pool, gym, sauna, jacuzzi, gastroteca (establishment specialising in gastronomy), coworking space, reserved bicycle parking with charging points, picnic area, bicycle-running lane, petanque court and outdoor exercise area.



The perfect tandem: location and architecture

The **Edenia** development is located on a large block, adapting to the layout of the Barranco de Les Portelles and the wide boulevard of the Paseo del Mar as it approaches the sea.

The four blocks are arranged around the western edge of the main block, creating a large, landscaped space with an organic layout facing east, optimising the amount of sunlight in the communal areas such as the swimming pool and sports areas, which are surrounded by a large Mediterranean forest.

The orientation of the blocks and the transverse staggering of the terraces ensure optimal sunlight for all blocks, creating distant views of the low-density surrounding area and closer views of the landscaped area facing the Barranco de Les Portelles with the Montgó mountain and the sea as a backdrop.

The basic tools of the design are the staggering of the terraces, which guarantee large private outdoor spaces in all homes, and the play of shadows created by the combination of covered and uncovered terraces and others shaded by a system of horizontal slats.

Victor García Martínez Arquitectos



Top of the range tailored to you

At **Edenia**, every space has been designed with your well-being in mind.

From relaxing in a cosy bedroom to sharing moments in a fully equipped kitchen or enjoying a dip in the pool, every corner of the home invites you to enjoy calm and quality.

Everything has been designed so that you feel harmony and comfort in your day-to-day life, surrounded by finishes that set it apart.

Light as a life companion

Your new home in **Edenia** is designed to let natural light take centre stage.

Thanks to its large windows, every room is filled with light and warmth, creating a cosy and pleasant atmosphere all year round.

Spaces such as the living room and kitchen become special places where the light enhances every moment of the day.

A home designed for harmonious living, comfort and well-being.





Elegance and avant-garde

Perfectly combining avant-garde trends and the timeless elegance of the most classic constructions, the harmony of the urbanisation lies in the façade of the homes through textures and colours integrated into the surroundings.

The landscaping has also been studied to the very last detail and, with just one glance, **Edenia** will make you feel proud of your new home.

Who said that beauty is only on the inside?

Spacious and convenient parking spaces

At **AEDAS Homes**, we know that coming home is one of the best moments of the day. That's why, at **Edenia**, we have thought of every detail so that you can enjoy total comfort, spacious parking spaces with direct access to your home, allowing you to forget about complications and start enjoying yourself from the moment you arrive.

Because your home begins when you park your car.





03

Energy efficiency always in mind

At **Edenia**, your home is designed to offer you comfort and sustainability in equal measure. Thanks to its efficient design, you will also notice the difference at the end of the month: lower consumption, lower bills and greater well-being.

Double glazing helps maintain a constant temperature, reducing the need for air conditioning. It also helps insulate outside noise, providing a peaceful environment that is perfect for relaxing.

Your new home also includes a single-flow ventilation system, which improves indoor air quality by continuously renewing it. Centralised arothermal energy for DHW, an efficient and sustainable solution that uses energy from the air to generate hot water, reducing electricity consumption. Photovoltaic panels, which generate part of the energy your home needs on a daily basis.

All these measures not only improve your comfort but also reduce CO₂ emissions. Without even realising it, you will be contributing to a more sustainable future.



Building specifications

01

A unique complex



Our commitment to you starts from the very first moment and, for this reason, we would like to share with you the specifications of your new home. Get to know all the details of **Edenia** and start picturing the spaces that will soon be your dream come true.

At **AEDAS Homes**, quality is a constant and an ever-present goal, which is why we have thought through every detail of your new home.

Accesses and interior urbanisation


















Edenia will make you feel proud of your new home even before you enter it. In order for you to enjoy maximum security for you and your loved ones, the development is set up as a gated urbanisation with a security booth at the entrance.

The communal areas will be meticulously cared for. The floors of the outdoor communal areas will be finished in ceramic tiles and the enclosures of the private plots will have a design that is fully integrated with the aesthetics of their façades.

Technology will also be present in the form of LED lighting, which at the end of the month will result in significant energy savings that will optimise the use of resources and consumption.

At **Edenia** we have designed spaces where you can share unforgettable moments with the people you love the most, while maintaining your privacy.

The development will include:

-  Landscaped areas with well-kept gardens and low water consumption
-  Concierge booth
-  Clean waste collection point
-  Smart lockers
-  Communal above-ground parking
-  Reserved parking for bicycles with charging points
-  Bicycle-running lane
-  Swimming pool
-  Gastroteca
-  Gymnasium
-  Coworking space
-  Jacuzzi
-  Sauna
-  Petanque court
-  Picnic area
-  Outdoor exercise area
-  Community storage

Private plots

You will be able to access your home from inside the development via an elegant pedestrian access or through the communal car park when you arrive in your vehicle. In your plot you will appreciate the careful selection of materials and treatments for the different spaces that we have incorporated into the development. This open space of your home has been designed to maximise the use of the multiple orientations and to visually link the indoor spaces with the outdoor plots. You will have water and electricity connections so that you can improve and optimise their use. The private plots will be handed over in their natural state so that you can adapt them to your preferences.



02

Your property



Entrance hall, living room, corridor and bedrooms

The flooring in your new home will be porcelain tile in a rectified large-format imitation stone or imitation wood finish. The flooring in your property will be finished with a white lacquered skirting board to match the interior carpentry in all the main rooms and hallways to create a completely integrated atmosphere throughout the home.

The walls will be finished with a light-coloured smooth plastic paint. False laminated plasterboard ceilings will be installed throughout the property.

Kitchen

Preparing your favourite dishes will be much easier in this space designed for you. These are the qualities and finishes included in your new kitchen at **Edenia**:

- › Porcelain tile flooring unifying it with the rest of the property and lacquered skirting board finish in the required areas, with vertical walls finished in smooth plastic paint on damp-proof laminated plasterboard.
- › False ceiling of laminated plasterboard with smooth plastic paint.
- › It will be delivered furnished with a modern design of large capacity wall and floor units.

It will also include the following equipment:

- › Induction hob.
- › Extractor hood or filtering unit.
- › Electric oven and microwave built into the column.
- › Porcelain countertop.
- › Porcelain countertop front.
- › Sink with mixer taps.



Select service

With the **AEDAS Homes** Select service you can, among other options, personalise various aspects of your new home:

- › Choose from various types of environments depending on your tastes.
- › Increase your comfort with security devices and technology.
- › Choose the finishes of the kitchen units and worktops.
- › Complete the furnishing and equipment of your kitchen.
- › Design your wardrobes and dressing rooms according to your tastes.
- › Complete the finishing touches on your plot (ground floors).
- › Check out the Benefits services that **AEDAS Homes** offers you.

Select



Bathrooms

The walls in the main bathrooms will be made of damp-proof laminated plasterboard and will be tiled in top quality porcelain stoneware or stone. The bathroom ceilings will be made of damp-proof laminated plasterboard finished in plastic paint.

The primary bathroom will have a ceramic washbasin with mixer taps and wall-mounted unit. The toilet will be compact and wall-mounted with a hidden cistern system to enhance the overall design. The shower will have a sliding screen and thermostatic taps, with ceramic flooring.

The secondary bathrooms have also been designed with the utmost attention to detail, with walls fully tiled with porcelain stoneware. The wall-mounted washbasins will have single-lever taps and a quartz shower tray will be installed. The toilets will be compact and wall-mounted with a white finish, giving the room an avant-garde look.

All bathrooms will have a mirror.

Private terraces, porches and/or gardens

The porch leading to the outside of your private plot will have a water supply and drainage system. They will also include lighting and a power socket.

The upper floor terraces will be equipped with a water drainage system. The covered terraces will have false ceilings made of weather-resistant laminated plasterboard with lighting.

For maximum safety, these outdoor spaces will be paved with top quality non-slip stoneware and will contain a skirting board of the same material where required. Elevated spaces will be protected with railings in areas where required by regulations.

Interior partitioning and insulation

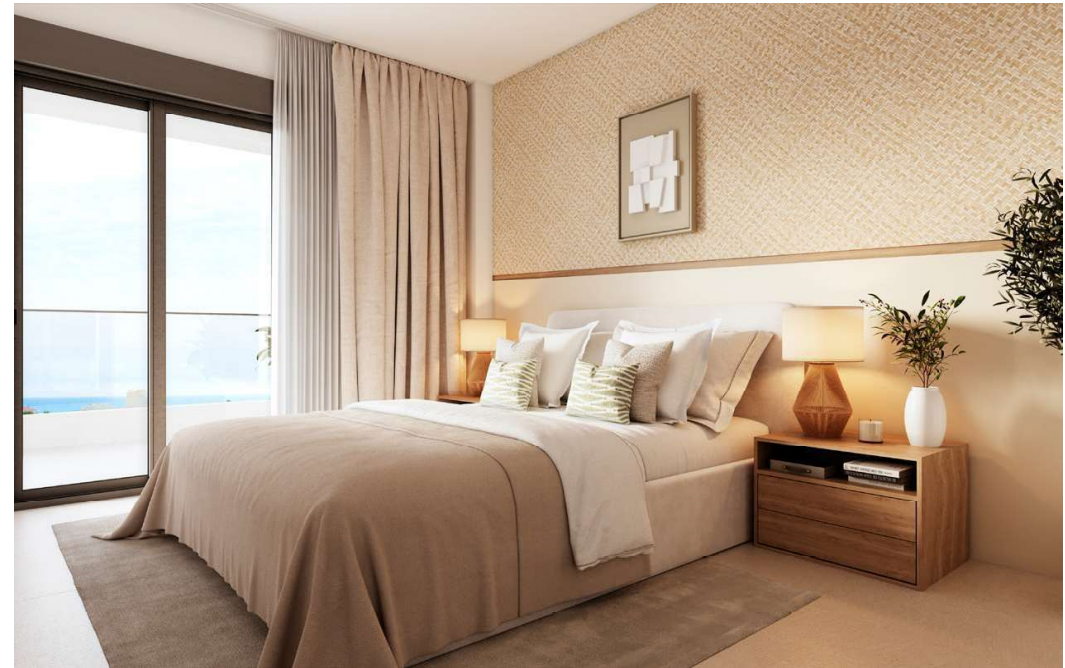
The dry partitioning used in your new home will be very useful because it will minimise cavities and eliminate acoustic bridges by conducting the installations through the intermediate space that will be left between the partitions. It will also provide an optimal exterior finish for the application of smooth paint.

- › Interior divisions between rooms: performed with dry partition walls, achieving high levels of thermal and acoustic insulation.
- › Divisions between properties: to provide greater security, ceramic bricks will be used, finished on both sides with metal profile substructure and insulating cladding, made with dry partition walls and insulation in accordance with the Spanish Technical Code.

Interior carpentry

AEDAS Homes has also taken care of the interior carpentry so that you can enjoy all the details of your new home.

- › The access door to the property will be armoured with a white lacquered finish on the inside and with a finish that integrates with the façade on the outside. It will be fitted with an optical peephole.
- › The interior doors of the property will have a white lacquered finish and matte stainless-steel handles, giving the property an elegant and modern look. In general, they will be hinged, except in those cases where it is advisable to have sliding doors in order to improve the use of the room to which they give access.
- › Wardrobes with hinged doors to maximise the space, with white lacquered finish to match the rest of the carpentry. The interior will be modular, with a hanging rail and shelf.
- › The dressing rooms will be open spaces and will be left bare so that you can adapt them to your tastes and space requirements.



03

Installations



Plumbing and sanitation

Your property will have a general shut-off valve and independent shut-off valves in each wet room. The plumbing installation will include water outlets for each sanitary fitting in bathrooms and the kitchen for electrical appliances.

Hot water in all properties in the development will be produced via a maximum energy efficient aerothermal system.

Every sanitary fitting in the property will be connected to the sewage network, with PVC downpipes running through the chambers next to the property.

Heating/Air conditioning

To ensure you enjoy the comfort of your new home, a complete air conditioning system with heat pump and ducts will be installed, complete with electric underfloor heating in the bathrooms.

Electricity/Telecommunications

Your home in **Edenia** will have electrical and telecommunications sockets as required by regulations. You will have telephone and TV/FM sockets in the living room, kitchen and bedrooms, as well as power sockets on the terrace.

The lighting that you will find in your property and in the communal areas will be provided by LED technology equipment.

The light sources will be on the false ceiling of the property and the interior lighting for the recessed lighting points that you will find in **Edenia** will be installed with LED technology light fittings in the entrance hall, hallways, bathrooms and kitchen. All other spaces will have light sources in accordance with the Spanish Low Voltage Electrotechnical Regulations.

The exterior lighting will be provided by LED wall lights on the façade, while the covered terraces will have recessed ceiling lights.

You will have a video intercom that connects you to the pedestrian entrance door, and you can customise your property with a home automation system that can be easily upgraded to control the switching on and off of lights, blinds, etc. You can manage these features from your smartphone using apps.

Edenia will have high-performance photovoltaic panels located on the roof to support your property's energy demand.

Ventilation

Your property will incorporate a ventilation system to ensure healthy indoor air and compliance with the Spanish Technical Building Code.

To maintain the quality of the air you breathe, at **Edenia** the indoor air will be renewed through simple controlled mechanical ventilation. You will not need to open the windows to ventilate, which will lead to significant energy savings and reduce the noise that enters your home.

Communal elements

Façade and roof

So that you can enjoy your new home even before you enter it, the façades have been designed with the latest generation materials to achieve an attractive and modern image. The decorative finishes will combine thermal performance with the most avant-garde design, adapting to the needs of the 21st century.

The façade will have thermal and acoustic insulation to the outside, while the inside of your property will be made with dry partition walls and thermal insulation, which will achieve significant energy savings and comfort inside.

The roofs have been designed according to their intended use, with thermal insulation and waterproofing sheeting to ensure that they are completely watertight against leaks and damp.

Exterior carpentry and glazing

The exterior carpentry and glazing will ensure compliance with the Spanish Technical Building Code, specifically the Basic Document on Energy Saving and Noise Protection, increasing the level of comfort inside the home. **Edenia** will have:

- › Carpentry with aluminium or PVC profiles with thermal bridge break combined with different types of openings depending on location.
- › Double glazing with dehydrated air chamber.
- › Roller blinds with aluminium or PVC slats with injected insulation and manual operation in bedrooms, except in ground floor properties, which will have blinds on all windows to improve their security. Colour similar to the exterior carpentry.

Structure and foundations

The structure of your new home will be reinforced concrete, calculated in accordance with current regulations and the Spanish Technical Building Code. The foundations will be designed in accordance with the conclusions of the Geotechnical Study.



Communal garage

The garage entrance and exit doors will be automatic, with anti-crushing security device and remote control.

The outdoor communal car park will be finished with continuous paving and paintwork designed with the utmost care. The parking spaces will be spacious so that you can park your vehicle with complete ease.

There will be a communal room that will be used as a clean point to make it easier for you to manage and recycle your waste.



Thank you for trusting in us

With you, from the very first moment. The professionals at **AEDAS Homes** have instilled the company's values so deeply that they take care of your home as if it were their own. Professionalism, innovation, design and sustainability are the basic pillars that you will find when you count on us. Our team has extensive training, experience and expertise in the world of residential developments, and with warmth and professionalism we will make you feel at home even before you enter it.

When you choose your **AEDAS Homes** property, you are not only opting for top quality and avant-garde architecture, but you are also opting for sustainability and caring for the environment. We have achieved 'green' homes that include the most cutting-edge innovation inside. We apply cutting-edge technologies to make your life much more convenient and adapted to the needs of the 21st century.