Houseas

Almerimar

AEDAS HOMES

aedashomes.com

Editing and design: AEDAS Homes

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AEDAS HOMES

Our seal ensures quality and trust and, therefore, we want you to count on us to make your home a unique space adapted to your needs. We are a new generation real estate developer that offers you the talent and experience of a great team of professionals.

Welcome!

Dossier

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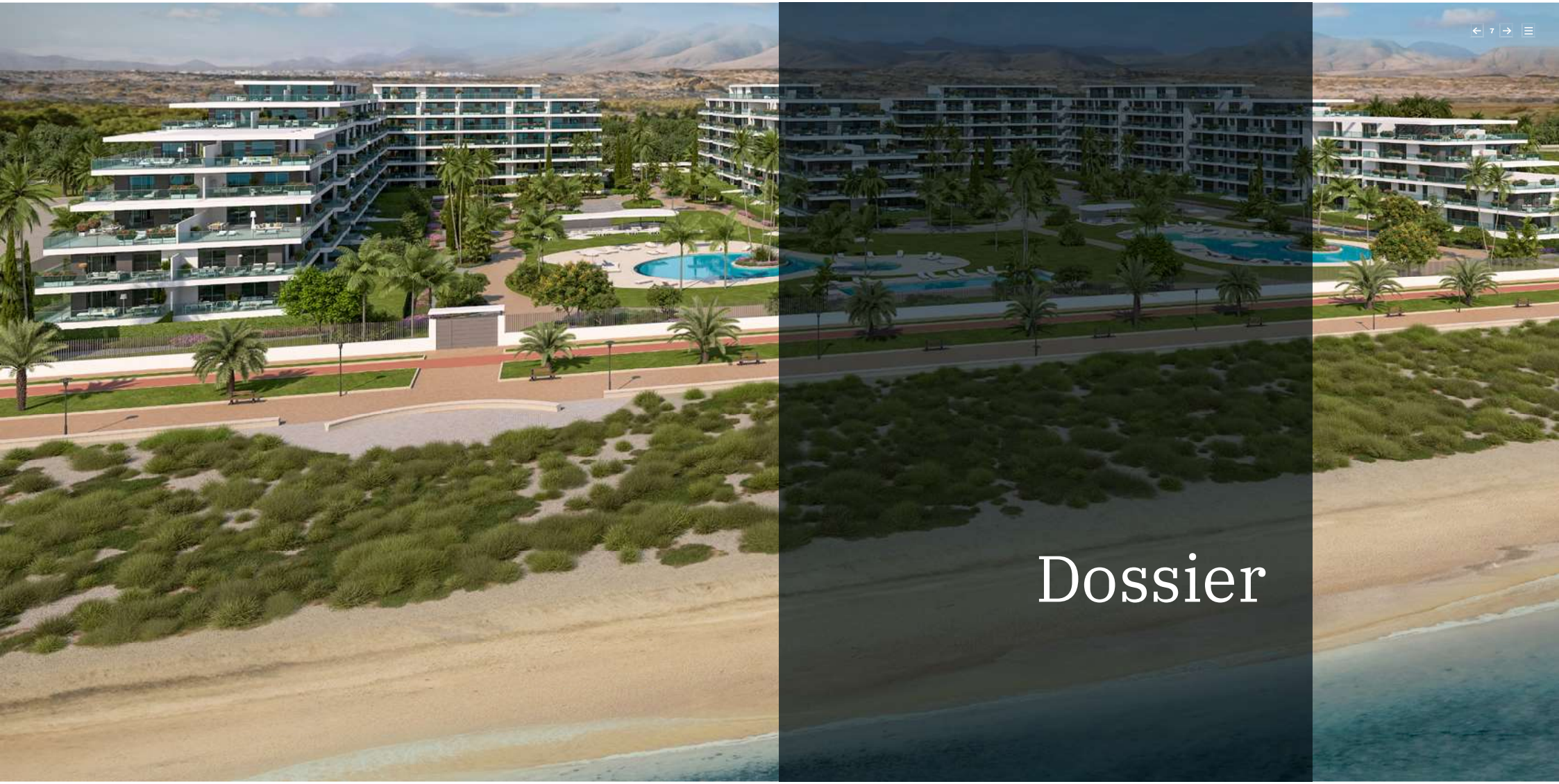
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Electricity/Telecommunications
Ventilation
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Structure and foundations
Shared garage

Thank you for trusting us!



Dossier



01

Why Houseas in Almerimar?

Wake up in front of the Mediterranean Sea, have breakfast overlooking the promenade, surrounded by all the exclusive services you may need. Your new home in Almerimar is, without a doubt, linked to the sea. This is why we have called this development Houseas.

With more than 320 days of sunshine a year, what could be better than contemplating the sea from your large private terrace?

Your dreams have brought you here. Come on in.



The house you were looking for

AEDAS Homes offers you an exclusive project with 2, 3 and 4 bedroom homes adapted to your needs in a privileged location. The homes are equipped with:

- Incredible sea views.
- High quality finishes.
- Spacious terraces in all homes, private garden on the first floor and exclusive penthouses with breathtaking views.
- Careful distributions to make the most of the surfaces.
- Large and bright spaces.
- Access to the common areas of the residential estate: concierge, cafeteria, swimming pools of various sizes, large solarium and equipped gym.

Prime location

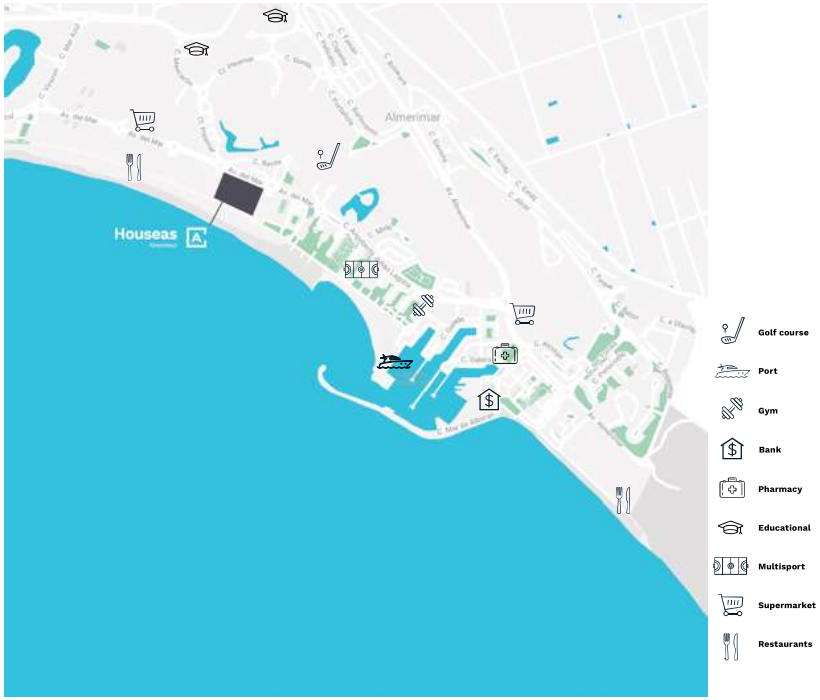
Houseas is sea, as it has stunning panoramic views over the Mediterranean Sea. It is located right next to the promenade that runs along the beach of Almerimar, where you can relax.

In addition, your new home is very close to all the services you need on a daily basis, such as supermarkets, banks, schools and much more.

If you like practicing your swing without going far from home, the 27 holes of the Almerimar golf course are just 3 minutes away from Houseas. If you prefer sailing, the marina is only 5 minutes away by car.

Houseas also offers a connection in less than 2 hours to Malaga, Sierra Nevada and the airports of Malaga, Almeria and Granada.

Houseas is located in Almerimar, which is considered a premium resort on the Mediterranean coast. It is a benchmark in quality of life thanks to its climate and services.



Feeling of well-being

Almerimar stands out for having a pleasant average temperature that ranges between 10 °C minimum in winter and 29 °C maximum in the summer months. In addition, Almerimar can boast of being an area where the sun is a faithful friend, since the average number of hours of sunshine in the summer months is about 12 hours of light per day.

These environmental factors are a true gift of nature that provide an incredible sense of well-being and have an impact on quality of life. In Houseas you can enjoy all of them without giving anything up.





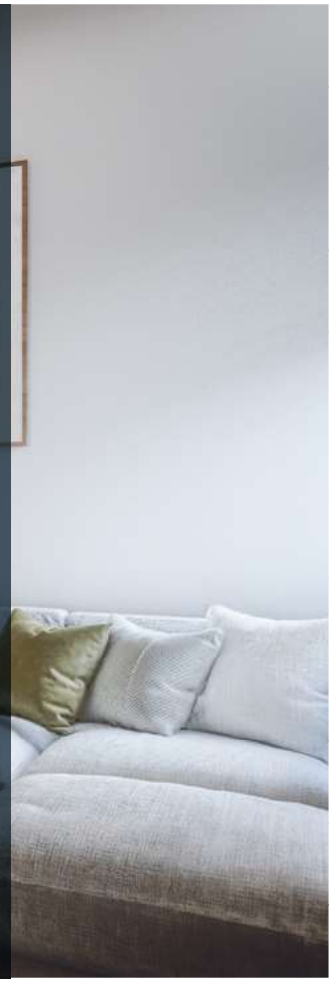
02

Exclusive homes for unique people

Our homes are designed to meet all your needs. Houseas offers you a private residential estate with 347 exclusive 2, 3 and 4 bedroom homes designed for you, with large terraces and 3 swimming pools. This makes Houseas the perfect development to enjoy with your partner or family the best weather in a unique environment.

Your new home also has a parking space and a storage room where you can store your bicycles and everything you do not use daily.

The residential estate will include landscaped pedestrian zones and its architecture will be unique. For you to enjoy total security, Houseas will also have a guardhouse and video camera system in the access area from the street.





Light as a life companion

Houseas has south and southwest facing homes, which guarantees a high number of daylight hours during the day.

Brightness will be constant in your new house thanks to its large windows on the main façade and the wide spaces in all its rooms.

The interior areas open up to the generous private exteriors: spacious terraces, first floor gardens or exclusive penthouses with areas ranging from 54 to 162 m^2 will be part of your favorite places at any time of the year.

Luxury tailored to you

Because we know how much you like to get home and enjoy it, all the rooms of the house are designed so that you feel its comfort surrounded by the best qualities. While you rest on your terrace enjoying the wonderful views, taste your favorite meals in a fully equipped kitchen or take a refreshing dip in the pool, you will be the protagonist of an experience based on comfort and harmony between the different spaces.

A true privilege

In Houseas we offer you excellent common areas designed for your comfort. The development is equipped with swimming pools of different sizes and a large solarium for sunbathing. It also has green spaces and large gardens.

The enclosure incorporates concierge, fully equipped gym, as well as a bar and restaurant area near the pool area to relax.

Can you imagine having breakfast on your spacious terrace while admiring the breathtaking views over the Mediterranean Sea? Or enjoying the sunset with a glass of wine and a book while you watch the sunset lights reflected on the sea? Stop imagining it and start living it: in Houseas these wonderful experiences will be yours any day of the year.





Exclusive common areas

Houseas owners will have at their disposal the most exclusive services to make their daily life more comfortable:

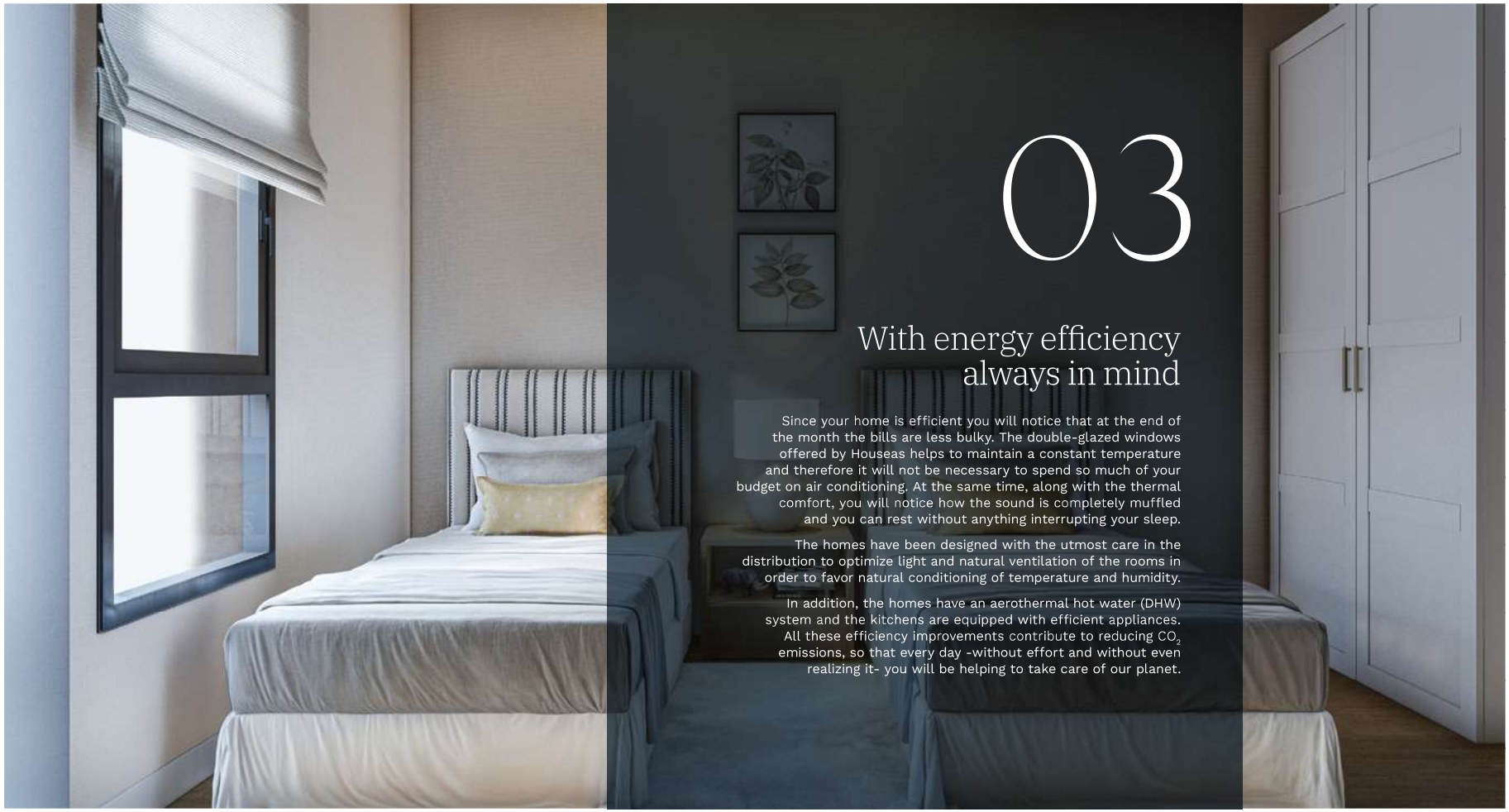
- Concierge and security service
- Swimming pools of various sizes
- Fitness center
- Pool bar
- Coworking
- Extensive gardens
- Shared garage
- Storage room

All these services will allow you to complete your day-to-day life without leaving your home. Shared spaces designed for you, to take your life to a new level in front of the sea.

Spacious and convenient parking spaces and storage rooms

At AEDAS Homes we know how much you like to get home and enjoy it. Therefore, Houseas includes a large parking space and a large storage room in which to store the things you don't need on a daily basis.





03

With energy efficiency always in mind

Since your home is efficient you will notice that at the end of the month the bills are less bulky. The double-glazed windows offered by Houseas helps to maintain a constant temperature and therefore it will not be necessary to spend so much of your budget on air conditioning. At the same time, along with the thermal comfort, you will notice how the sound is completely muffled and you can rest without anything interrupting your sleep.

The homes have been designed with the utmost care in the distribution to optimize light and natural ventilation of the rooms in order to favor natural conditioning of temperature and humidity.

In addition, the homes have an aerothermal hot water (DHW) system and the kitchens are equipped with efficient appliances. All these efficiency improvements contribute to reducing CO_2 emissions, so that every day -without effort and without even realizing it- you will be helping to take care of our planet.



Quality specifications

01

A unique residential complex



Our commitment to you starts from the first moment and, therefore, we want to share with you the quality specifications of your new home. Get to know all the details of Houseas and start imagining the spaces that, in no time, will be a dream come true.

Accesses and interior complex

Houseas 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 family, the development is set up as a gated community with a concierge booth at the entrance and a video surveillance camera circuit.

The shared spaces will be taken care of with the upmost care. The floors of the exterior shared spaces will be finished in cobblestone, providing a design totally integrated with the aesthetics of the complex.

Technology will also be present through LED lighting, which at the end of the month will result in significant energy savings that will optimize the use of resources.

Houseas has been designed with spaces to share unforgettable moments with the ones you love the most, and keeping your privacy at all times. The project will have:

- Landscaped areas with a careful landscaping design and low water consumption.
- Concierge booth and video surveillance cameras.
- Clean point for waste.
- Gym.
- Shared garage with ramp access.
- Pool bar.
- Swimming pool with large sunbathing areas.



02

Your home



Entrance hall, living room, hallway and bedrooms

The flooring of your new home will be porcelain stoneware tile. It will be finished with a waterproof MDF baseboard with white lacquered finish to match the interior carpentry in all main rooms and halls to maintain a fully integrated environment throughout the house.

The walls will be finished with smooth plastic paint in light color. False ceiling of laminated plasterboard will be placed throughout the unit.

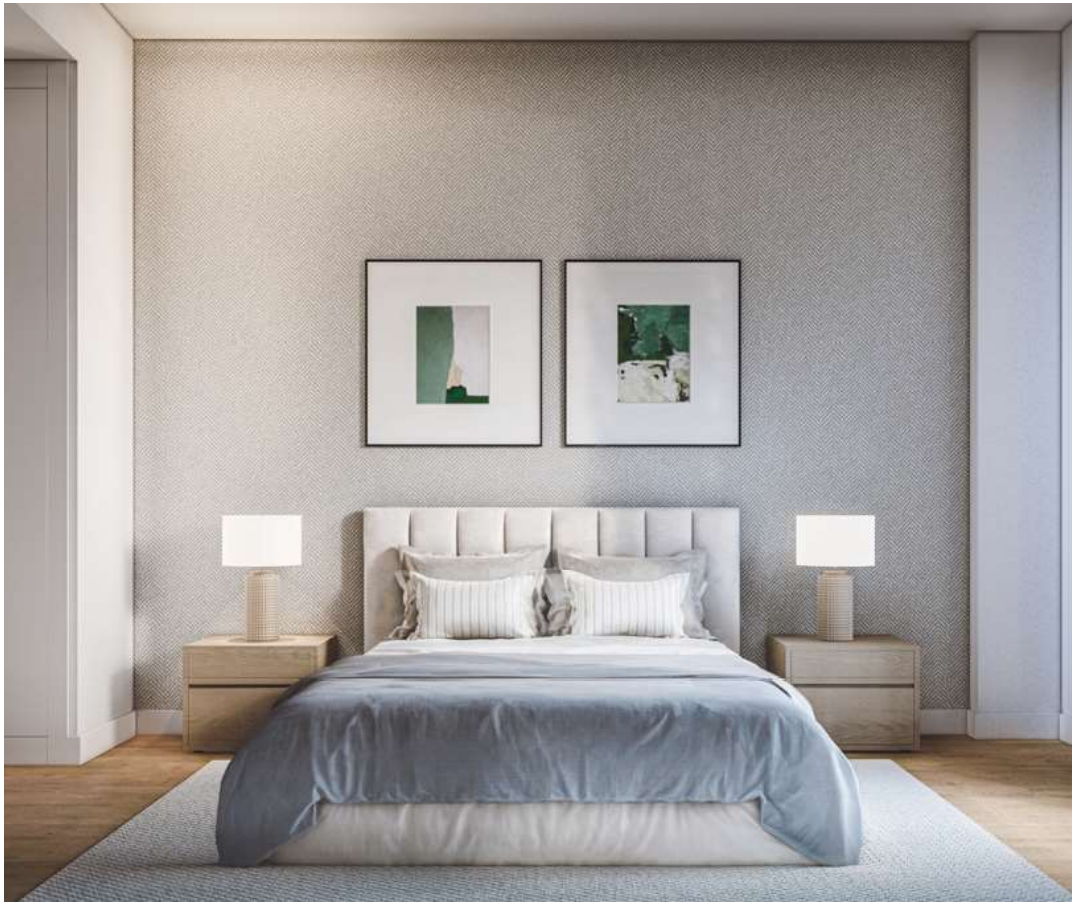
Kitchen

Preparing your favorite meals will be much easier in this space designed for you. These are the qualities and finishes that will be included in your new kitchen in Houseas:

- Porcelain stoneware tile flooring to unify the kitchen with the rest of the house and baseboard with lacquered finish in the required areas, with vertical walls finished in smooth plastic paint on anti-humidity laminated plasterboard.
- It will have a false ceiling of laminated plasterboard finished with smooth plastic paint.
- It will be furnished following a modern design of various heights' furniture pieces with large storage capacity.

Additionally, it will include the following equipment:

- Induction hob.
- Extractor hood or filtering group.
- Electric oven and microwave integrated in a column.
- Post-formed countertop and countertop front.
- Sink with single handle faucet.



Select Service

With the AEDAS Homes Select Service you can, among other options, customize several aspects of your new home:

- Choose between two design types according to your tastes.
- Choose between several layout options.
- Increase your comfort with security and technology devices.
- Choose the finishes of furniture pieces and kitchen countertop.
- Complete the furnishing and equipment of your kitchen.
- Design your closets and dressing rooms according to your taste.
- Expand the vegetation of your garden.
- Consult the Benefits Services that AEDAS Homes offers you.

Select



Bathrooms

The walls of the main bathrooms will be made of anti-humidity laminated plasterboard and will be tiled in stoneware. The ceilings of the bathrooms will consist of anti-humidity laminated plasterboard finished in plastic paint.

The main bathroom will have a ceramic sink with surface-mounted faucet and wall-mounted cabinet. The toilet will be compact and white, to add design to the bathroom.

There will be a textured resin shower tray with surface-mounted faucets.

Secondary bathrooms have also been designed to the last detail, with their walls fully tiled with rectified stoneware tiles. The sinks will have an integrated cabinet and a textured resin shower tray will be installed. The toilets will be compact with a white finish that will give the bathrooms an avant-garde look.

All bathrooms will include modern designed white sanitary ware and sinks with single handle faucets. The main bathroom will have a thermostatic faucet with a chrome finish in the shower. The secondary bathroom will have a single handle faucet for the shower. In addition, they will include glass partitions in the shower tray and mirrors.



Terraces, porches and/or private gardens

In ground-floor units, the porch leading to the garden will have a water connection and a water drainage system. They will also include lighting and a power outlet. The garden areas will have a finished irrigation pre-installation system, facilitating the future landscape design and implementation of vegetation according to your own preferences.

All terraces of the head units -those closest to the beach line- and of the penthouse apartments will also include faucets.

For maximum safety, these outdoor spaces will be paved with top quality non-slip stoneware and will contain a baseboard of the same material in the required areas.

All terraces will have glass railings with aluminum profiles.

Interior walls and insulation

The drywall used in your new home will be very useful because it will minimize the friction and suppress acoustic bridges by conducting the installations through the intermediate space that will remain between the walls. In addition, it will achieve an optimal exterior finish for the application of smooth paint.

› Interior divisions between rooms: executed with drywall, achieving high levels of thermal and acoustic insulation.

› Divisions between units: to provide greater safety, a reinforced core will be installed, finished on both sides with metal profile substructure and insulation, made with drywall and insulation following the Technical Code.

Interior carpentry

AEDAS Homes has also taken care of the interior carpentry for you to enjoy all the details of your new home.

› The access door to the house will be armored with white lacquered finish. It will be equipped with an optical peephole.

› The interior doors of the house will have a white lacquered finish and satin finished stainless steel handles, giving the house an elegant and modern look. They will mostly be hinged, except in those cases where the project design recommends the use of sliding doors.

› There will be hinged door closets making the most of the space with a white lacquered finish to match the rest of the carpentry. The interior will be modular, with a hanging bar and shelf.

› The dressing rooms will be open spaces and will be left unfinished so that you can adapt it to your tastes and space needs.



03

Installations



Plumbing and sanitation

Your home will have a general shut-off valve and separate shut-off valves in each wet room. The plumbing installation will include water outlets for each sanitary fixture in bathrooms and kitchen and for appliances.

Hot water production in all the homes of the development will be carried out by means of an aerothermal system with maximum energy efficiency.

Each of the sanitary appliances in the unit will be connected to the sewage system, the downspouts will be made of PVC and will be running through spaces next to the unit.

Heating/Air conditioning

To enjoy the comfort of your new home, an individual direct expansion unit with heat pump and ducted hot/cold air distribution will be installed.

Also, there will be electric underfloor

heating installed in the bathrooms.

Electricity/Telecommunications

Your new Houseas home will be equipped with the electrical and telecommunications outlets required by regulations. You will have telephone and TV/FM outlets in the living room, kitchen, bedrooms and basement, as well as power outlets on the main terrace or porch leading to the garden.

The lighting in your home and in the common areas will be based on a LED technology system.

The light points will be installed in the false ceiling of the house. The interior lighting of the recessed light points that you will find in Houseas will use LED technology on the terrace, lobby, halls, bathrooms and kitchen. The rest of the spaces will have light points following the Low Voltage Electrotechnical Regulation.

The exterior lighting of terraces will use wall lights on the façade with led modules.

You will have a video intercom that will communicate with the walking entrance door.

Also, the garage will have pre-installation for electric vehicle charging.

Houseas will have an installation of photovoltaic panels on the roof to support the energy demand of the development.

Ventilation

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

Shared spaces

Façade and roof

In order for you to enjoy your new home even before you enter it, the facades have been designed to prioritize the sea views, achieving an attractive and modern image. This design combines thermal performance with the most avant-garde visuals, adapting to the needs of the 21st century.

The façade will include thermal and acoustic insulation in accordance with the technical code.

The interior of your home will be divided using drywall and thermal insulation, which will achieve significant energy savings and create a comfortable atmosphere.

The roofs have been designed according to their intended use, with thermal insulation and waterproof-membranes to guarantee their resistance against leaks and humidity, so that they are totally watertight.

Exterior carpentry and glass

The set of exterior carpentry and glazss will ensure compliance with the Technical Building Code, specifically the Basic Document on Energy Saving and Noise Protection, increasing the comfort level inside the house. Houseas will include:

- Carpentry with aluminum profiles with thermal bridge break combined with different types of opening depending on location.
- Double glazing with dehydrated air chamber.
- Aluminum slat roller blinds with injected insulation and manual operation. Color following the exterior carpentry.

Structure and foundations

The structure of your new home will be made of reinforced concrete -measured following current regulations and the Technical Building Code. The foundation will be designed according to the findings of the Geotechnical Study.

Shared garage

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

The shared garage will be finished with continuous pavement and paint designed with the utmost care.

There will be a shared 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 us!

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

When you choose your AEDAS Homes home, you are not only opting for top quality and cutting-edge architecture, but you are also opting for sustainability and care for the environment. We have achieved green homes that include the most leading interior innovation. We apply cutting-edge technologies to make your life much more comfortable and adapted to the needs of the 21st century.



AEDAS HOMES

Oficina de venta

Avd. Del Mar
04711, Almerimar
Almería

aedashomes.com