

# Maremma

La Ribera - Palma



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**Edition:** AEDAS Homes

**Design:** AEDAS Homes

**Dossier:** The images shown are the closest possible portrayal of the final result of the planned property, although there may be modifications derived from technical or legal requirements, provided they are justified and do not represent a material alteration of the object and/or quality of the materials. The furniture shown is not included and the fittings included with the property are as indicated in the building specifications. All information provided and documentation supplied will be compliant with Royal Decree 515/1989, of the 21 April, and any other supplementary rules, be they of a state or regional nature.

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# Maremma

La Ribera - Palma



Think  
big

Our seal is a synonym of quality and trust and so we want you on board to make your home a unique space that meets all your requirements. We are a new-generation property developer offering you the talent and experience of a great team of professionals.

**Welcome**

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Dossier



# 01

## Why Maremma in La Ribera?

AEDAS Homes has named this development located in La Ribera (Palma de Mallorca) Maremma in reference to your new home's proximity to the sea. Maremma comes from the Latin word for "maritime", a term tying your home for ever to the Mediterranean.

You can now enjoy your house without renouncing being close to the sea or the scent of the waves floating in through your window. Your dreams have brought you this far. Now take it to the next level.



## Your new life, 400 meters from the beach

Maremma stands in La Ribera, one of Palma's beachside residential hubs. In just a few minutes you will be able to enjoy a relaxing dip in the sea or a pleasant stroll along the Mediterranean shoreline.

Furthermore, your new house forms part of a quiet neighbourhood yet it also offers the convenience of living just 15 minutes from Palma city centre and 8 minutes from the airport.

Relax taking long walks along the beach, having a swim in the sea or enjoying the nearby greenfield sites, without forgoing superb communications with different services.



## The home you are looking for

We know the home you are looking for is like you: It has your personality, that special way you look at life and a touch of singularity that makes it a space just for you. Hence we, at AEDAS Homes, are offering you 26 town houses in a residential district just a few minutes outside Palma city centre. In La Ribera, you will breathe in the peace and quiet while enjoying the comfort brought by living in an area providing all the necessary services at your fingertips.

## Perfectly communicated

Your new house is located in a tranquil setting, well communicated and, moreover, with all the services within easy reach. From your new home, you will quickly be at shopping malls, schools, sports centres and supermarkets, and commuting to Palma will be quick and comfortable along the Ma-19 motorway.





If you prefer to leave your car in one of the two parking bays included with your home at Maremma, you can use the 23, 25 and 31 inner city bus services which connect your neighbourhood with Palma city centre.

## All the services you need in close proximity








You will find all the services you need in the area surrounding Maremma, hence it is the perfect location for those seeking a quiet life without foregoing big city comforts.

You will be able to enjoy a wide range of sporting activities close by your new home, such as those offered by the Brisasport sports complex or the San Antonio de la Playa Sailing Club, and there are extensive tracks and paths allowing you to relish long walks or bike rides. Your neighbourhood will include shopping and leisure centres such as the Centro Comercial La Ribera mall or Palma Aquarium, supermarkets like Mercadona and a wide variety of bars and restaurants catering for all tastes.



-  Palma de Mallorca
-  Roads
-  Airport
-  Intercity bus **520**



-  School
-  Supermarket - Mercadona
-  Park
-  Beach
-  Aquarium
-  Sailing Club
-  La Ribera Shopping Mall



# 02

## Architecture d'auteur

Maremma is a project signed by Estudio Lamela, one of the most prestigious firms in Spain, winner of numerous prizes both at home and abroad.

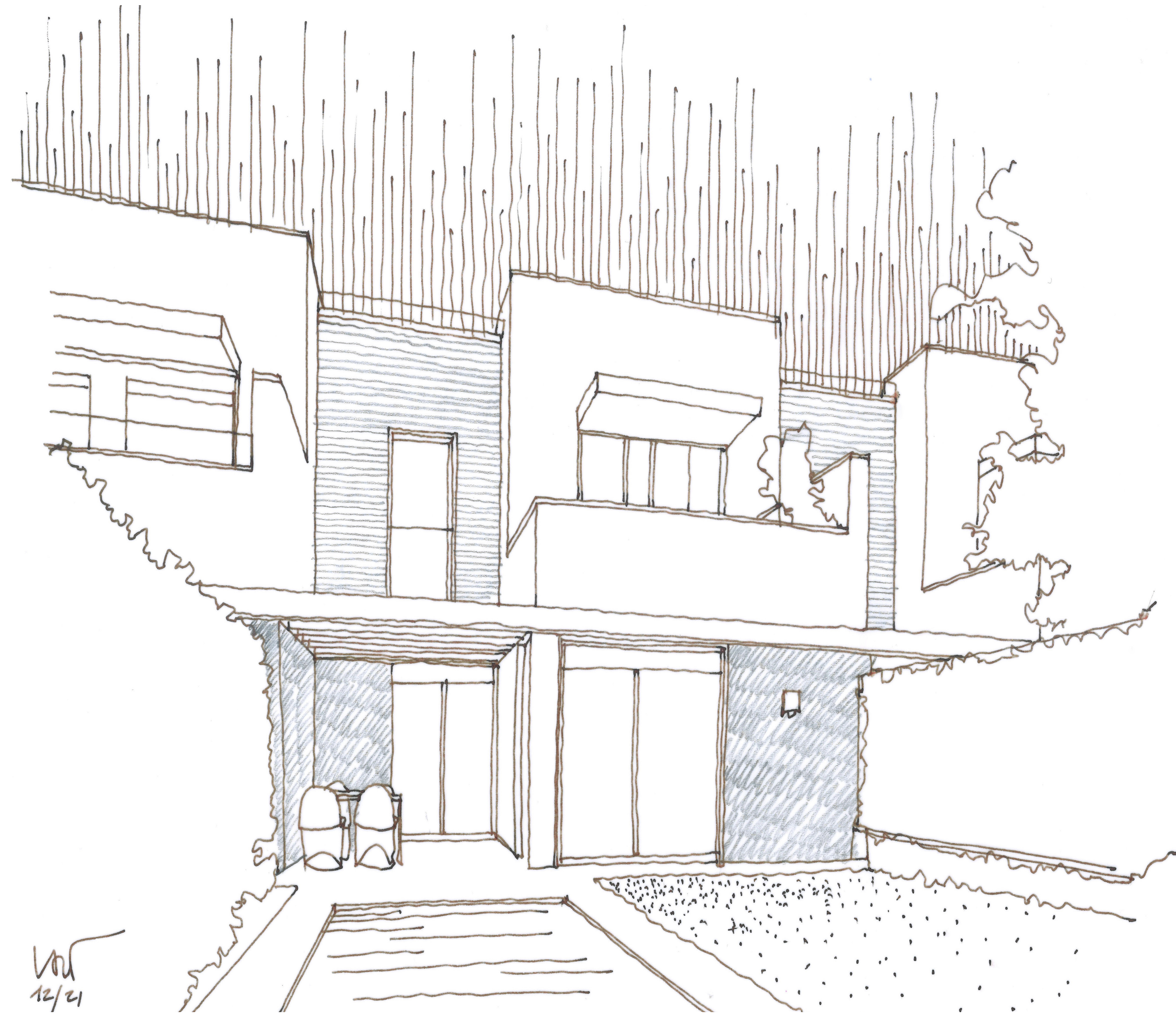
The architecture of your new home is taken care of down to the finest detail, to combine maximum functionality with the most exquisite design. Interior and exterior forge a “dialogue” in which natural light and integration of the green sites into the main rooms are major features

Who said beauty was only in the interior?



“Barely 400 meters from the sea, taking advantage of Majorca’s Mediterranean light, the homes in Maremma form a subtle design arrangement. The houses offer cosy outdoor and indoor spaces, and the circulations assure a comfortable transit between the day- and nighttime zones. The façade creates an innovative play on space and the homes come with private solarium and gardens, each having its own independent swimming pool. Sustainability and commitment to the environment are a constant throughout the entire development, one of the identifying traits of AEDAS Homes”.

**Estudio Lamela**



## Your own private pool

The privacy afforded by the houses in Maremma is maximised through the private pool installed in your own garden. Enjoy a relaxing dip or invite your loved ones to cool off in the summer afternoons and thus share some memorable moments together.

The pool will be fully integrated into your garden, creating a unique and distinct kind of space that will become one of the spots particularly special to you in your home.



## Warm, light-filled rooms

The dwellings open out into the outdoors through large windowpanes, creating great luminosity and a unique ambience.

Furthermore, to enable you to enjoy the island's superb climate, the lounge in your home merges with the exterior through a garden, which will undoubtedly become one of your favourite spots in your new home together with the rooftop solarium. Any time of day, a birthday party, an anniversary celebration can become the best plan for enjoyment out of doors.

## Cosy, top-quality spaces

Because we know you like to get home and enjoy it, all the rooms in your dwelling are designed so that you feel enveloped in their comfort, surrounded by high-end specifications. Maremma comes with unsurpassable finishes and materials; while you sleep in your bedroom or cook your favourite dishes, the comfort and harmony between the different spaces will be a constant throughout.



## Places to get away from it all



You will find Maremma the perfect place to get away from it all. Relax on your solarium and enjoy the scent of the Mediterranean air in the different outdoor spaces included in your new home.





The home you  
are looking for

Maremma offers the perfect blend of modernity, quality and comfort. The houses are projected with the best building specifications, the highest levels of comfort and the most avant-garde energy performance to meet today's standards.

All the dwellings come with:

- › A spacious open-plan lounge with a footage of up to 30 m<sup>2</sup>.
- › A fully furnished and fitted kitchen.
- › 3 full bathrooms (one on suite).
- › 3 or 4 bedrooms, according to your requirements.
- › Master bedroom with walk-in closet.
- › Spacious private garden of up to 130 m<sup>2</sup>.
- › Private swimming pool.
- › Rooftop solarium.
- › Two above-ground parking spots.





## Adapt your home to your requirements

AEDAS Homes dwellings are conceived to adapt to any family's present and future needs, fulfilling their needs in terms of space. To this end, Maremma offers you three different ground-floor layouts, thus you can choose between:

- › Independent kitchen and office.
- › Kitchen and office opening out onto the lounge.
- › Open-plan layout with kitchen and lounge-dining room all in one single space.

Your home matches your lifestyle. Enjoy your personal teleworking space or cooking as a family in a spacious independent kitchen with dining room.



# 04

## Energy efficiency

AEDAS Homes is committed to the future through sustainable buildings, both at their start up and in their final stage. All our homes offer you high energy performance ratings so that at the same time as you are contributing to looking after the environment, you also benefit from the advantages of doing so.

Given that your home is efficient, you will notice that your bills are lighter at the end of the month. The type of glazing used in the project helps to keep a constant temperature thus implying spending on climatization is substantially lower. At the same time, in addition to your thermal comfort, you will notice that noise is completely insulated so you can rest without anything disturbing your sleep.

All these improvements in efficiency help to lower CO2 emissions, so that every day, effortlessly and without realising it, you will be helping to take care of our planet.





**Lighting**

Large windowpanes to maximise the entry of natural light



**Thermal quality**

Insulation adapted to climate requirements



**User Manual**

Guidance on how to use the building efficiently



**Innovation**

New strategies to maximise the benefits for the environment



**Renewable energies**

Domestic hot water produced using aerothermal technology. Conduit climatization



**Sustainable transport**

Pre-installation for electrical vehicle charging station



**Noise insulation**

With the exterior and between dwellings





Building  
specifications



## A unique estate

Our commitment with you begins right from day one, so we want to share your new home's building specifications with you.

Find out all the details about Maremma and begin to imagine the spaces that will, in no time, become a dream come true.

What do you need?

**At AEDAS Homes, quality is our hallmark and an ever-present objective, hence we have put great thought into all the features of your new home.**



### Private plots

The housing plots in Maremma will be independent and will have two above ground parking spots and spacious gardens each with their own swimming pool. Your new home's dual orientation means you will be able to enjoy your private facilities both in summer and winter alike, making these open-air spaces your favourite spots.

# Your house

## Hall, lounge-dining room, passageway and bedrooms

In your new home, the ground floor will be tiled in porcelain stoneware. The upstairs passageway and bedrooms will come with laminate flooring. The flooring throughout the house will be finished in white skirting board to match the interior carpentry, thus creating a fully integrated ambience throughout the entire dwelling.

The walls will be painted in plain emulsion. Suspended plasterboard ceilings will be hung in the hall and passageway, also with an emulsion paint finish.

## Kitchen

Preparing your favourite dishes will be much easier in this space we have designed for you. These are the specifications and finishes included in your new kitchen in Maremma:

- › Porcelain stoneware flooring finished with white skirting board.
- › Damp-proof plasterboard walls in an emulsion paint finish.
- › Suspended plasterboard ceiling with an emulsion paint finish.

Your kitchen at Maremma will be delivered with high-capacity wall and base units in a contemporary design and it will include

the following fittings and appliances:

- › Induction hob.
- › Filtering unit.
- › Column-mounted electric and microwave ovens.
- › Built-in refrigerator and dishwasher.
- › Worktop and backsplash in compact quartz.
- › Sink fitted with water-saver mono mixer tapware.



## Select Service

The AEDAS Homes Select Service, will allow you to customise different aspects of your new home:

- › Various ambience types to choose from, depending on your tastes.
- › Choose between several interior layout options.
- › Improve your comfort with security and technology devices.
- › Improve building specifications and finishes.
- › Complete you garden and solarium fittings to best meet your needs.

# Select



### Bathrooms

The walls and floors of both the master and secondary bathrooms will be lined in ceramic tiling to withstand the damp and maintain the appearance and performance of these surfaces.

They will come with continuous dampproof suspended ceilings in an emulsion paint finish. For your comfort, the

climatization system will have an access hatch in the suspended ceilings to enable future maintenance of the interior unit.

All the bathrooms will be fitted with mono mixer taps on washbasins and thermostatic taps in showers (master and ground-floor bathrooms) and on the bathtub (secondary upstairs bathroom), together with white bathroom suites

in a contemporary design. All the bathrooms will be delivered with a wall-hung washbasin and vanity unit, shower/ bath screen and LED light fittings.





### Terraces and/or private gardens

The ground-floor terraces and solarium will come with a water inlet, lighting connection and power socket.

The first-floor terrace will likewise include a lighting connection.

Furthermore, to ensure your utmost safety, the open-air spaces with flooring will be paved in non-slip stoneware specifically for outdoor usage.

### Interior walling and insulation

The dry-walling employed in your new home will prove highly convenient because it will avoid wiring chases and remove acoustic bridges due to the installations being conducted inside the wall cavity. Furthermore, it provides the perfect base for a plain paint finish.

- › **Dividing wall between rooms:** In drywalling.
- › **Dividing walls between dwellings:** for increased security they will come with a reinforced core, lined with drywalling on both sides.



### Interior carpentry

AEDAS Homes has also paid great attention to the interior carpentry so you can enjoy all the details in your new home.

- › The home entrance door will be armoured and come in a white lacquered finish on the inside, and an exterior finish matching the façade as a whole. It will also be fitted with a spyhole.
- › Doors inside the dwelling will be finished in white lacquer with modern handle designs, giving your home a smart, contemporary appearance. In general, they will be swing opening, except in those cases where sliding doors are more advisable for questions of functionality.
- › Wardrobes will in general come with swing-opening doors, sliding doors only being fitted in exceptional circumstances for questions of functionality. They will come in a white lacquer finish to match the rest of the carpentry and inside, they will be fitted with a hanging rail and shelf.

# Installations

## Plumbing and drains

The plumbing installation will include water inlets for each bathroom fitting and kitchen facility (sink), and for the electrical appliances in the kitchen and utility room (dishwasher and washing machine). Your home will have a general cut-off valve and individual cut-off valves for each room with plumbing.

The dwelling will come with an aérothermal system with a high energy efficiency rating for the production of domestic hot water.

All the home's bathroom appliances will be connected to the sewage network, the downpipes for which are made of PVC and run through the piping chambers beside the house.

## Heating/Cooling systems

To ensure the highest level of comfort, your new home will come with a high energy efficiency system employing aérothermal units for hot water production and radiant underfloor heating and conduit air conditioning where temperature

is controlled by sectorized bizonal (day/night) thermostats. A feature of such installations is that heat is provided uniformly, resulting in important energy savings while at the same time freeing up space inside the home if we compare it to a traditional radiator system.

## Electricity/Telecommunications

Your house in Maremma will come with the electricity and telecommunications sockets required to meet regulatory standards. You will have telephone sockets and TV/FM jacks in the lounge, kitchen and bedrooms.

Interior lighting in the hall, landing, bathrooms and kitchen will be by recessed LED downlights. The other spaces will be fitted with light connections compliant with the Low-voltage Electrotechnical Regulations standard.

Exterior lighting will comprise fittings mounted on the façade, and the entry porchway will have a ceiling recessed luminaire.

You will have a video door-phone

for communication with the entry gate to your property.

Your home will come with a home automation installation that will enable you to control the blinds and certain climatization and ventilation functions. As an additional extra, you can increase the range of home automation functions to include, switching luminaries on and off, access to your home and a number of security devices, etc. You will be able to configure your preferences through an application on your mobile phone.

## Ventilation

Your home will include a dual-flow ventilation system with a heatrecovery unit to keep indoor air healthy and assure compliance with the Technical Building Code. Código Técnico de la Edificación.





# The building

## Façade and roof

To ensure you enjoy your new house even before you go inside, the façades have been designed with latest generation materials, achieving an attractive, contemporary look. The decorative features will combine thermal performance with the most avant-garde design, adapted to meet the needs of the 21st century.

The façade will comprise a multi-layer enclosure which will ensure thermal and noise insulation throughout the entire shell, which will achieve high energy savings and provide a high degree of comfort inside the dwelling.

The roofs have been designed depending on the use for which they will be employed, always guaranteeing their watertightness.

## Exterior carpentry and glazing

All the exterior carpentry and glazing will be compliant with the Technical Building Code and more specifically the Basic Energy Saving and Noise Protection Documents, thus raising the level of comfort inside the dwelling. Maremma will come with:

- › Aluminium carpentry with thermal bridge break, combining different opening systems depending on location.
- › Double-glazing with a dehydrated air chamber.
- › Motorised roll-up blinds with adjustable slats in all the rooms in the house. Colour similar to the exterior carpentry.



## Structure and foundations

The structure of your new home will largely comprise cross-laminated wood panelling on the floors above ground, pursuant to the Earthquake Resistance Construction Standard. The entire structure will be calculated to meet regulatory and the Technical Building Code standards. The foundations will be made of reinforced concrete and projected in accordance with the conclusions of the Geotechnical Survey.

## Parking

All the homes will come with two parking spaces above ground beside the entrance to each plot, which will optionally be fitted with an electrical vehicle charging station.

# Sustainability measures

## Wooden structure

Wood is the most sustainable building material there is: It is formed in a natural environment; it is 100% recyclable and biodegradable. Furthermore, its transformation and transport require much less energy than other conventional materials. Its carbon footprint is radically lower, because not only does it not emit CO2 during its manufacturing, but rather quite the opposite, it absorbs it.

Maremma will be built using a sustainable, industrialised construction process based on technology, using timber as the main structural material. A natural material sourced from sustainably managed forests and which, together with Building Information Modelling technology (BIM), implies a new, cleaner, more efficient way of building.

## Swimming pool with salt-water chlorination system

Thinking of your wellbeing, the private pool in your new home in Maremma will be equipped with a salt-water chlorination system. This water treatment process does not use chemical chlorine therefore it will not cause allergic reactions, skin rashes or eye problems. Furthermore, it does not generate waste, thus helping look after the planet.

## Aerothermal Systems

An aerothermal system is an efficient heat pump system that uses the energy in the air to climatise the home and produce domestic hot water.

In addition to the environmental benefits, the energy performance of this system results in important savings in your electricity bills.

## Water savings

At AEDAS Homes, we endeavour to use the planet's resources responsibly.

At Maremma, therefore, we have implemented different water-saving measures which not only contribute to protecting the environment but also mean your bills will be lighter at the end of the month. Such measures include watersaving tapware and dual-flush toilets.



### Dual-flow ventilation

AEDAS Homes has implemented a dual-flow ventilation system which enables you to air your home without having to suffer annoying noise or changes in temperature. This modern device means it is no longer necessary to open windows to let the stale air out: Air from rooms with plumbing (bathrooms, lavatory, kitchen, etc.) is extracted at the same time as new air is injected into dry ambience rooms (living rooms and bedrooms). During this process, all the incoming air is filtered, thus improving its quality.

The heat recovery unit saves energy by transferring the temperature of the outgoing air to the incoming air, thus drastically lowering the thermal gap. In winter, cold, outdoor air will be heated, whereas in the summer, the opposite occurs.

In order to take advantage of the cooler temperatures on summer evenings, the system includes a bypass mechanism which, after filtering the air, takes it straight to the rooms, avoiding temperature exchange with the extracted air. This process is known as “free cooling”.



### Radiant underfloor heating

The heating process is based on heat transfer from the hot water in a circuit of water pipes that run under the floor of the dwelling. Compared to traditional heating systems (radiators), radiant underfloor heating produces savings because it operates at a lower temperature. The water circulates at a temperature of around 30°C, whereas in radiators it is in the region of 60°C.

Heat is distributed more evenly while at the same time this system frees up space which you can take advantage of inside the home because it eliminates the need for radiators in the rooms. You will thus be much more comfortable and your climatization costs will be reduced.

### Passivhaus Certification

Passivhaus is a building standard that guarantees high energy efficiency homes and the utmost comfort .

Homes built to this standard can achieve energy savings of up to 40 % with respect to homes that merely fulfil regulatory standards. Furthermore, they are very comfortable because the indoor temperature is stable, undergoing only slight variations over the year, even with extreme temperatures.

In order to be able to achieve both objectives, dwellings certified to Passivhaus standard generally come with façades that have very effective thermal insulation and high-quality exterior carpentry, employing a construction process that ensures they have no leakage to avoid energy loss and air filtrations.

Furthermore, the installations systems employed are highly efficient because:

- › They require less energy to climatise the homes.
- › Aerothermal heat pumps are high-performance systems.

All of this is enhanced by including dualflow ventilation with an energy recovery system, which ensures air quality by filtering it prior to its entry into your new home. Furthermore, this air has been warmed by recovering the energy from the stale air that is extracted.



Check out all the sustainability measures included at Maremma in your Ecoliving document.



## Thank you for placing your trust in us

We are with you from the start. At AEDAS Homes, our professionals deeply share our company's values and they attend your home as if it were their own. Professionalism, innovation, design and sustainability are the cornerstones of the service you receive when you choose us. Our highly qualified team has vast training and experience in the world of residential developments and with their friendly approach and professionalism they will make you feel at home even before you move in.

When you choose an AEDAS Homes dwelling, not only are you opting for top quality specifications and avant-garde architecture, you are also committing to looking after the environment. Environmental protection is one of our great proposals, and in all our projects our commitment to rational use of natural resources and the employment of efficient systems resulting in energy savings are both quite evident.

At AEDAS Homes we know that sustainability and design are not at odds with each other and hence we have achieved "green" homes that include state-of-the-art innovation in their interior. We apply avant-garde technology to make your life much more comfortable and in tune with 21st-century requirements.

\*All the brands indicated herein may be replaced by others of a similar level.



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