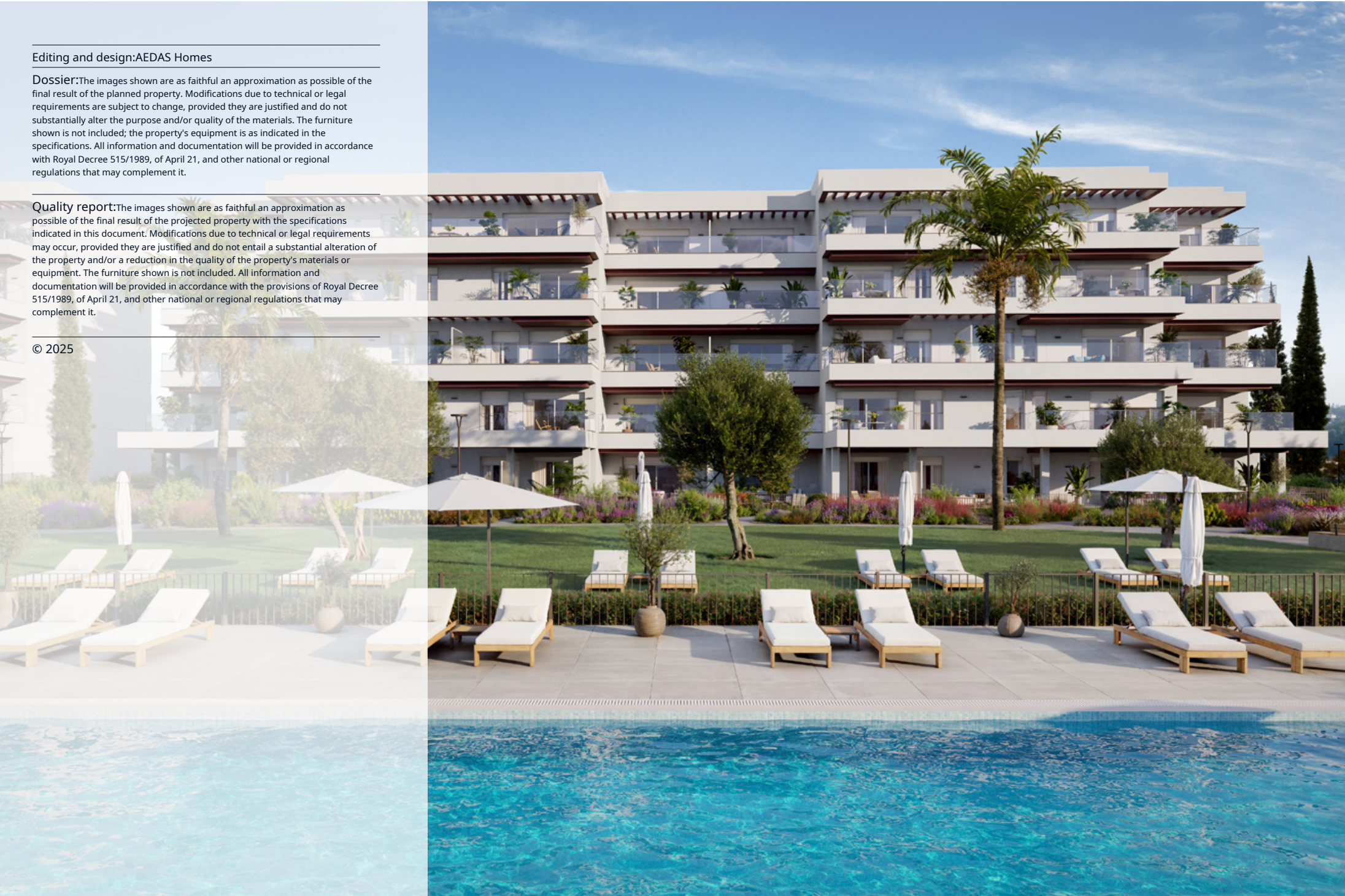


Edenia
Verger



Editing and design:AEDAS Homes

Dossier:The images shown are as faithful an approximation as possible of the final result of the planned property. Modifications due to technical or legal requirements are subject to change, provided they are justified and do not substantially alter the purpose and/or quality of the materials. The furniture shown is not included; the property's equipment is as indicated in the specifications. All information and documentation will be provided in accordance with Royal Decree 515/1989, of April 21, and other national or regional regulations that may complement it.

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Edenia

Verger

Our seal is synonymous with quality
and trust and, for that reason, we want
count on you to make your home a
unique space adapted
to your needs. We are a next-
generation real estate developer
that offers you
the talent and experience of a
great team of professionals.

Welcome

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Thank you for your trust in us



Dossier

01

Why Edenia in Alicante?

Thanks to its privileged location in El Verger, just 200 meters from the sea, this development offers you the possibility of living very close to the beach, without sacrificing tranquility. from a more reserved environment. Its proximity to the beach allows you will allow you to enjoy every day, just by taking a few steps.

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. Go ahead.



The house that you are looking for

From**AEDAS Homes**We offer you an exclusive promotion with homes of **1, 2 and 3 bedrooms**, designed to adapt to every lifestyle. Surrounded by greenery, with access to a bike path 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, its peaceful surroundings, and its proximity to the sea.

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

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

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



Pure air for your lungs

In**Edenia**Every day begins with the light of the Mediterranean nearby. Just 200 meters from the beach, you can enjoy the sea in just a few steps, while you breathe in the calm of a natural and relaxing environment.

Located in El Verger, in a quiet and connected area, **Edenia**It combines the serenity of being surrounded by open spaces with the convenience of having all the services at your fingertips.

Without needing ocean 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.

EdeniaIn El Verger, it's the perfect place for those looking to live leisurely, close to nature, and with the advantages of a well-connected location.

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



02

Exclusive houses for unique people

One of the fundamental premises of **AEDAS Homes** is the care of its customers and, therefore, we want to make your day to day life Easier. In your new development, complete common areas have been designed where you can forget about stress and unwind.

Edenia has a swimming pool and large garden common areas.

Your new home also offers parking spaces per home, a gym, and bicycle parking with a charging station.
for electric bicycles, picnic and chill-out area.



The perfect tandem: location and architecture

The promotion**Edenia**It is located in 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 located along the western perimeter of the block, creating a large, organically designed, east-facing garden space that maximizes sunlight for recreational spaces such as the pool and sports areas, nestled within a large Mediterranean forest.

The orientation of the blocks and the transversal staggering of the terraces guarantee optimal sunlight for all blocks, generating distant views of the surrounding low-density environment and closer views of the garden area facing the Les Portelles ravine with Montgó and the sea as a backdrop.

The project's key elements are the staggered terraces, which guarantee spacious private outdoor spaces for all the homes, and the interplay of shadows created by the combination of covered and open terraces, as well as others shaded by a system of horizontal slats.

Victor Garcia Martinez Architects



High-end tailored to you

In**Edenia**, each space has been designed with your well-being in mind.

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

Everything is designed to ensure you feel harmony and comfort in your daily life, surrounded by finishes that make a difference.

Light as a life companion

Your new home in**Edenia**It is designed so that natural light is the protagonist.

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

Spaces like the living room or kitchen become special corners where light enhances every moment of the day.





Elegance and avant-garde

Perfectly combining cutting-edge trends and the timeless elegance of classic buildings, the development's harmony lies in the façade of the homes, thanks to textures and colors that blend seamlessly into their surroundings.

The landscaping is also studied down to the last millimetre and, at a glance,**Edenia**make you feel proud of your new home.

Who said beauty is only on the inside?

Ample parking

and comfortable

In**AEDAS Homes**We know that coming home is one of the best moments of the day.

Therefore, in**Edenia**We've thought of every detail so you can experience it in total comfort. Ample parking spaces with direct access to your home allow you to forget about complications and start enjoying it from the first minute.

Because your home starts the moment you park your car.



03

Energy efficiency, always in mind

In **Edenia**, your home is designed to offer you comfort and sustainability in equal measure. Thanks to its efficient design, you'll notice the difference at the end of the month, too: lower consumption, lower spending and greater well-being.

Double glazing helps maintain a temperature constant, reducing the need for air conditioning. It also helps isolate outside noise, giving you a quiet and perfect environment for rest.

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

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

Memory of
qualities

01

A unique set



Our commitment to you begins from the very beginning, and that's why we want to share the quality specifications of your new home with you. Learn all the details about**Edenia** and start imagining the spaces that, soon, will be a dream come true.

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

Access and interior development
















EdeniaIt will make you feel proud of your new home even before you step inside. To ensure maximum security for you and your loved ones, the development is set up as a gated community with a concierge booth at the entrance.

The communal spaces will be carefully maintained. The floors of the outdoor common areas will be finished in ceramic tiles, and the enclosures of the private plots will feature a design that fully integrates with the aesthetics of their facades.

Technology will also be present through LED lighting, which will result in significant energy savings by the end of the month, optimizing the use of resources and consumption.

In**Edenia**Spaces have been designed where you can share unforgettable moments with those you love most, while always maintaining your privacy.

The project will feature:

-  Garden areas with careful landscaping and low water consumption
-  Concierge booth
-  Waste clean point
-  Smart lockers
-  Community surface parking
-  Reserved bicycle parking with charging points
-  Bike-running lane
-  Pool
-  Gastroteca
-  Gym
-  Coworking
-  Jacuzzi
-  Sauna
-  Petanque court
-  Picnic area
- Outdoor exercise area
- Community storage

Private plots

You'll be able to access your home from within the development through an elegant pedestrian access or through the communal parking lot when you arrive by car. On your plot, you'll appreciate the careful selection of materials and treatments for the different spaces we've incorporated into the project. This open space in your home has been designed to maximize the use of multiple orientations and visually connect the interior spaces with the exterior plots. You'll have a water and electrical connection so you can improve and optimize their use. Private plots will be delivered on natural terrain so you can customize them to your liking.



02

Your home



Hallway, living room, corridor and bedrooms

The flooring in your new home will be made of large-format rectified stone-effect porcelain tiles or wood-effect tiles. Your home's flooring will be finished with a white lacquered skirting board to match the interior woodwork in all main rooms and hallways to create a fully integrated feel throughout the home.

The walls will be finished with smooth, light-colored plastic paint. A false ceiling of laminated plasterboard will be installed throughout the home.

Kitchen

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

- › Porcelain tile flooring, unifying it with the rest of the home and a lacquered skirting board in the required areas, with vertical walls finished in smooth plastic paint on moisture-resistant laminated plasterboard.
- › It will have a false ceiling made of laminated plasterboard with smooth plastic paint.
- › It will be delivered furnished with a modern design high and low furniture with large capacity.

In addition, it will include the following equipment:

- › Induction hob.
- › Extractor hood or filter unit.
- › Built-in electric oven and microwave column.
- › Porcelain countertop.
- › Porcelain countertop front.
- › Sink with single-lever faucet.



Select Service

With the Select service of **AEDAS Homes** You will be able to, among other options, customize various aspects of your new home:

- › Choose from a variety of ambiances to suit your tastes.
- › Increase your comfort with safety devices and technology.
- › Choose the finishes for your kitchen cabinets and countertops.
- › Complete the furniture and equipment of your kitchen.
- › Design your closets and dressing rooms according to your tastes.
- › Complete the completion of your plot.
- › Check the Benefits services that **AEDAS Homes** puts your provision.

Select



Bathrooms

The walls of the master bathrooms will be made of moisture-resistant laminated plasterboard and tiled with high-quality porcelain stoneware or stone. The bathroom ceilings will be made of moisture-resistant laminated plasterboard finished with plastic paint.

The master bathroom will feature a ceramic sink with a single-lever faucet and a wall-mounted vanity unit. The toilet will be compact and wall-mounted with a concealed cistern system to add a stylish touch to the space. The shower will have a sliding screen and thermostatic faucets, and will have ceramic flooring.

The secondary bathrooms have also been carefully designed, with their walls entirely tiled with porcelain stoneware. The wall-mounted sinks will have single-lever faucets and a quartz shower tray will be installed. The compact, wall-hung toilets will have a white finish, giving the room a modern look.

All bathrooms will have a mirror.

Terraces, porches and/or private gardens

The porch leading to the outside of your private plot will have a water inlet and drainage system. It will also include lighting and an electrical outlet.

The upper floor terraces will have a water drainage system. The covered terraces will have exterior-resistant plasterboard false ceilings with lighting.

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

Interior partitions and insulation

The drywall used in your new home will be very useful because it will minimize grooves and eliminate acoustic bridges by routing the installations through the space between the walls. It will also achieve an optimal exterior finish for applying smooth paint.

- › Interior divisions between rooms: executed with dry partition walls, achieving high levels of thermal and acoustic insulation.
- › Divisions between homes: to provide greater For safety reasons, a reinforced core will be provided, finished on both sides by metal profile substructure cladding and insulation, made with dry partition walls and insulation according to the Technical Code.

Interior carpentry

AEDAS HomesHe has also taken care of the interior carpentry so that you can enjoy every detail of your new home.

- › The access door to the house will be armored with a white lacquered finish on the inside and a finish that blends seamlessly with the façade on the outside. It will be equipped with an optical peephole.
- › The interior doors of the house will be with A white lacquered finish and matte stainless steel handles give the home an elegant and contemporary look. These are generally hinged, except in cases where sliding doors are recommended to improve the use of the room they lead to.
- › Folding door wardrobes taking advantage of the Maximize the space with a white lacquer finish that matches the rest of the woodwork. The interior will be modular, with a hanging rail and shelf.
- › The changing rooms will be open spaces and will will leave it undressed so you can adapt it to your tastes and space needs.



03

Facilities



Plumbing and sanitation

Your home will have a main shutoff valve and separate shutoff valves in each wet room. The plumbing installation will include water inlets for each fixture in the bathrooms and kitchen, as well as for all household appliances.

Hot water production for all homes in the development will be provided by a highly energy-efficient aerothermal system.

Each of the home's plumbing fixtures will be connected to the sewage system, with PVC downpipes running through the chambers next to the home.

Heating/Air Conditioning

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

Electricity/Telecommunications

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

The lighting you'll find in your home and common areas will be provided by LED technology.

The light points will be in the false ceiling of the house and the interior lighting will be from the recessed light points that you will find in**Edenia** LED lighting will be installed in the lobby, hallways, bathrooms, and kitchen. The remaining spaces will have lighting fixtures that comply with the Low Voltage Electrical Regulations.

Exterior lighting will be provided by LED wall lights on the façade, while a recessed ceiling light will be installed on the covered terraces.

You'll have a video intercom that connects you to the pedestrian entrance, and you'll be able to customize your home with a home automation system that you can easily scale to control the on and off of lights, blinds, etc. You can manage these elements from your smartphone using apps.

EdeniaIt will feature high-performance photovoltaic panels located on the roof to support your home's energy needs.

Ventilation

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

To maintain the quality of the air you breathe,**Edenia**The indoor air will be renewed through controlled mechanical ventilation. You won't need to open windows for ventilation, which will lead to significant energy savings and reduce the noise entering your home.

Common elements

Facade and roof

So you can enjoy your new home even before you step inside, the facades have been designed with cutting-edge materials, achieving an attractive and contemporary appearance. The decorative finishes will combine thermal performance with cutting-edge design, adapting to the needs of the 21st century.

The façade will have thermal and acoustic insulation from the outside, while the interior of your home will be constructed with drywall and thermal insulation, which will achieve significant energy savings and ensure great comfort inside your home.

The roofs have been designed according to their intended use, with thermal insulation and a waterproof membrane that guarantees their tightness against leaks and moisture, ensuring they are completely watertight.

Exterior carpentry and glass

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

- › Carpentry with aluminum or PVC profiles with thermal bridge break combining with different types of opening depending on location.
- › Double-glazed with chamber dehydrated air.
- › Roller blinds with aluminium slats
Injected insulation with manual operation and bedrooms. The color is similar to the exterior woodwork.

Structure and foundation

The structure of your new home will be made of reinforced concrete—calculated according to current regulations and the Technical Building Code. The foundation will be designed according to the conclusions of the Geotechnical Study.



Community parking

The garage entrance and exit doors will be automatic, with an anti-crush safety device and remote control.

The communal outdoor parking will be finished with continuous paving and carefully designed paint. The parking spaces will be generously sized to accommodate your vehicle comfortably.

A communal room will be used as a recycling center to make it easier for you to manage and recycle your waste.

Thank you for your trust in us

With you, from the very beginning. The professionals at **AEDAS Homes** We have so internalized the values of the company that treats your home as if it were 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, experience and experience in the world of residential developments, And with kindness and professionalism, we will make you feel at home even before you enter.

When choosing your home **AEDAS Homes** you are not just opting for first Not only are you committed to cutting-edge architecture and quality, but you're also committed to sustainability and environmental protection. Environmental protection is one of our key priorities. and in all our projects the commitment is evident with the rational use of natural resources and the utilization of efficient systems that involve energy savings.

In **AEDAS Homes** We know that sustainability and design are not incompatible, and that is why we have achieved 'green' homes that include the most cutting-edge innovation inside. We apply cutting-edge technologies to make your life much more comfortable and adapted to the needs of the 21st century.



Promotion and sales office

Navas 50 , 3 d Alicante 03001 (Alicante)

+34 689 471 585