



# TECHNICAL SPECIFICATIONS

## 01. FOUNDATIONS AND STRUCTURE

Concrete slab foundations and metal pillars to support the house.

The structure is made from steel beams and concrete slabs, with support sheeting and metal pillars.

## 02. ROOF

Non-trafficable flat roof, waterproofed using sheets of exposed PVC over geotextile and rigid insulation.

## 03. FAÇADE

The exterior façades are made from panels and steel profiles with an exterior heat insulation system and finished with acrylic cladding. The interior is finished with laminated plasterboard.

The heat insulation for the exterior is based on covering the façade with insulating panels to create a shield that prevents heat egress in winter and heat ingress in summer, thereby achieving maximum energy savings for your heating and air conditioning.

The reduced use of energy directly lowers CO<sub>2</sub> emissions into the atmosphere, while the optimal heat performance by the property provides inhabitants with a comfortable and healthy environment.

## 04. TERRACES

The property's terrace will be tiled using stone tiles suitable for outdoor use.

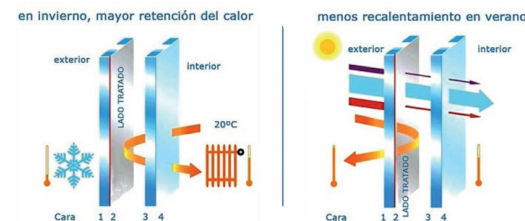
A glass safety railing will be installed.

## 05. EXTERIOR JOINERY

The exterior joinery consists of thermal break aluminium

profiles. The windows can be sliding, tilting or folding, depending on each specific design. The rolling shutters are made from aluminium with thermal insulation. The windows are low-E double-glazing.

The main advantage of Low Emissive glazing is the improved energy efficiency it provides, reducing your heating and air conditioning bills. They minimise heat loss from the property because they reflect part of the energy produced by the heating system and return it to the indoor environment.



Furthermore, they also offer extraordinary natural light transition properties that add to a perfect combination between heat energy savings and harnessing the light from outside.

Low Emissive glazing reduces heat loss in winter and a solar factor control layer is added for south-facing properties in order to minimise the heat transfer effect to the interior by reflecting part of the incoming energy.

## 06. INTERIOR JOINERY

The main door to the property is reinforced and fitted with a safety lock.

High standard interior hinged doors made from white lacquered MDF, with smooth

MDF flashing in the same colour.

MDF skirting board finished in white melamine.

The modular wardrobes are fully fitted with a top shelf and hanging rail.

## 07. INTERIOR LAYOUT

The interior partition walls between the different rooms in the house are made from laminated plasterboard over an intermediate steel structure on both sides and thermal-acoustic interior insulation.

This means that the construction system is eco-efficient and sustainable. The laminated plasterboard face protection using multi-layer cellulose provides greater strength than anything based on traditional plastering.

The result is hygroscopic and acts like a "third skin" to combat damp, absorbing it when the air is excessively humid and expelling it when the air is dry.

## 08. INTERIOR CLADDING

*Floors:*

Interiors in rectified porcelain stoneware floor tiles.

*Ceilings:*

Dropped ceiling in bathrooms and/or toilets for preinstallation of air conditioning equipment and ventilation system maintenance.

Dropped laminated plasterboard ceiling throughout the interior (except bathrooms and toilets), finished with smooth plastic paint.

For the exteriors, a continuous dropped ceiling for outdoor areas in laminated cement painted in premium anti-mould plastic paint with a matt finish.

*Walls:*

In the kitchen, compact slab cladding between worktop and upper furniture.

The bathroom and toilet walls are covered in designer stoneware material around the bath tub or shower, as appropriate, in combination with other materials.

The walls are covered with smooth plastic paint.

## 09. CLIMATE CONTROL AND HOT WATER

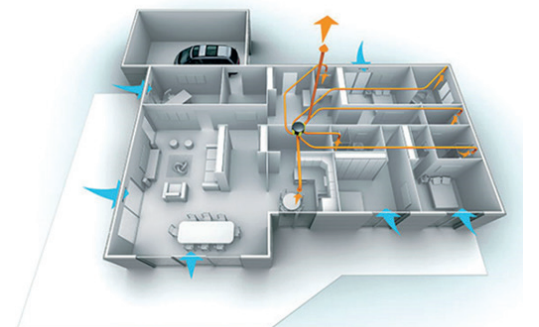
The properties will be delivered with the preinstallation of climate control systems based on conduits with grilles in the bedrooms and living rooms.

The hot water is supplied from the installed solar panels supporting an electric boiler.

## 10. HYGRO-ADJUSTABLE CONTROLLED MECHANICAL VENTILATION

The controlled mechanical ventilation system guarantees indoor air quality by renewing stale air inside the properties continuously and in a controlled manner.

The system is based on the air sweeping principle inside the properties, from the dry rooms (bedrooms and living room) to the wet rooms (kitchen and bathrooms). Because the system is fitted with grilles, the ventilation flow is automatically adapted to the needs of the occupants in each space based on the humidity level, providing a higher level of comfort and energy savings for the climate control systems.

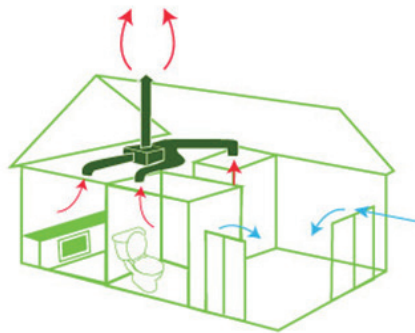


The benefits for the property are numerous as it guarantees proper indoor air quality by constantly renewing the atmosphere and removing the stale air while also eliminating exterior noise because there is no need to open windows for ventilation.

Furthermore, the inconvenience caused by uncontrolled draughts is avoided and heating energy costs are reduced because it is easier to heat air when it is less humid.

It provides greater energy savings by ventilating rooms when needed and the system allows for a reduction in overall ventilation flow.

Condensation risks are eliminated by the humidity control performed by the out-flow and in-flow vents.



## 10. ELECTRICITY

The wiring in the property is installed according to low voltage electrotechnical regulations, with sufficient power in each property to meet the requirements of the electrical appliances included.

The fuse box contains premium protection components separated by circuits for different uses.

The parking area will come preinstalled with an electric vehicle charging point to enable convenient and safe recharging.

## 11. COMMUNICATIONS

Television and Telephony

Telephone wiring with a socket in the living-dining room.

Dual TV wiring, with sockets in every main room of the house, one installed with coaxial cable and

another with conduits for the installation of other TV systems by the customer.

Local network conduits with sockets in every main room of the house.

Automatic intercom in the hallway.

## 12. PLUMBING AND BATHROOM EQUIPMENT

Plumbing installation with polyethylene pipes and drainpipes.

Bathrooms

Washbasins on laminated surface and single lever mixer taps.

White washbasins and toilets.

## 13. KITCHEN

Kitchen furniture in white melamine modules and high-pressure laminate doors in white with white aluminium continuous handles.

Worktop and splashback between high and low furniture in KRONOSPAN or similar.

Stainless steel bowl sink in worktop with single lever mixer tap.

Fitted with vitro-ceramic hob, panel-ready extractor and multi-function oven.

## 13. SMART HOME

The property comes with the preinstallation for a total control system that provides the following advantages to the user:

- Makes life easier, more convenient and safer for every member of the family.
- Enables management of the various appliances from anywhere, 24 hours a day.
- Helps to boost energy savings and make the property more economical.

The system is based on the KNX universal communication standard that allows various programmed functions to be controlled.

It can be expanded in various ways, providing the

user with maximum flexibility without limiting their future expansion options, allowing the use of KNX wired devices, wireless Z-Wave or devices compatible with the various voice-activated assistance devices available on the market.

The domotics package includes:

General 4.1" touchscreen display for local control.

The properties will be fitted with various technical alarms to warn the owner of possible risks:

- Smoke detector.
- Flood detectors in kitchens and bathrooms.
- General solenoid shut-off valve for cold and hot water.

The user can also control:

- The possible general air conditioning.

Users also have the option to create profiles, macros, timers and timed activations to personalise the system to their tastes.

Also for voice-activated home control by integrating the Alexa®, Siri® or Google® systems as per user choice.

Interaction with the property from outside via certified apps for mobile devices, enabling any smartphone or tablet to be used as a remote control both inside and outside the home.

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