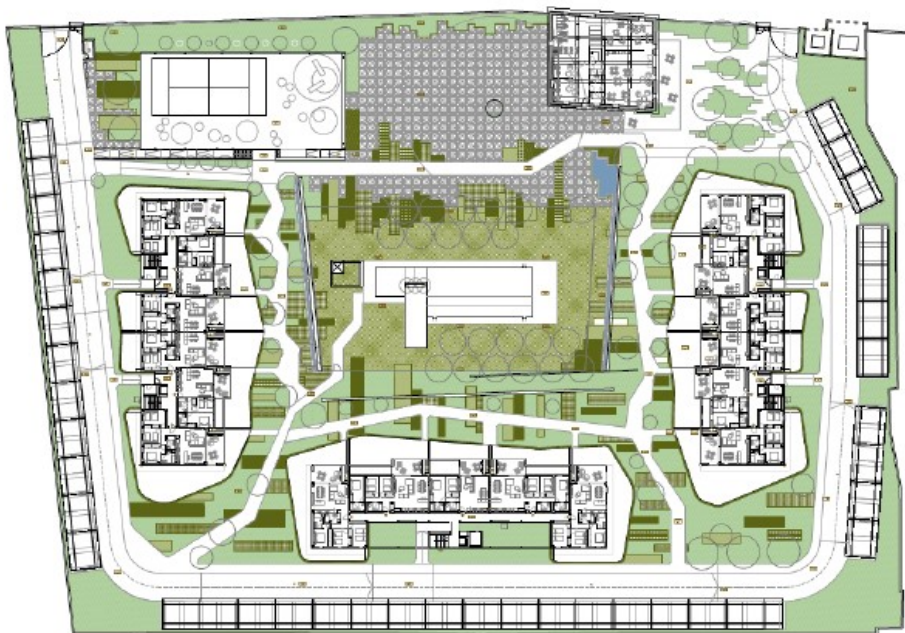




# BUILDING SPECIFICATIONS

RESIDENTIAL COMPLEX 63 HOMES. DISCOVER ALL THE FEATURES AND DREAM ABOUT SPACES THAT WILL BECOME A REALITY.



## Residential complex of 63 homes and large communal areas.

Denia (Alicante)

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### L'ALQUERIA

The building that gives its name to the residential complex is a large mansion set in the Dianes countryside, a farmhouse with **neoclassical architecture, built in the second half of the nineteenth century** and originally linked to agricultural functions of the extensive farm to which it belonged. Later, around 1950, the activity of the property was dedicated to the **production of the sweet muscatel wine variety known in this area as mistela**, so that since then the estate has been known as **La Mistelera**.

Today, **Inmobiliaria Espacio** recovers this singular forgotten space to convert the estate into a residential complex with a large interior urbanization **where nature and tranquility prevail**, and with the mission of restoring the imposing farmhouse so that it serves as a **social and leisure meeting place for home owners**, with a large meeting room, services and gymnasium.

### INTERIOR URBANIZATION

Designed to share unforgettable moments, the urbanization has:

- **Communal swimming pool** with a water surface of 199 m<sup>2</sup> and different depths; with **submerged lighting** and equipped with **showers** and **solarium area**.
- Landscaped areas with **automatic irrigation system**.
- **Paddle tennis court** and children's playground.
- Set of **individualized storage rooms** in the basement created under the paddle tennis court.
- **Bicycle parking** in storage rooms, next to the access to the residential complex, equipped with **bases for recharging electric bicycles**.
- **Recharging station for electric vehicles** in a completely furnished common area.
- **Social club** and **gym** located in the **old restored farmhouse**.

### SUSTAINABILITY

Among the many measures aimed at respecting the environment are:

- **Construction.** In construction work to be developed by the different contractors, the correct social conduct and protection of the environment will be monitored by the construction company throughout all processes. In addition, an efficient management of construction waste will be carried out according to a specific on-site plan, including the final process of the waste in treatment plants.

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- **Energy.** The residential complex has the following measures to reduce energy consumption.
  - Building's thermal envelope is spec'd with an increased insulation requirement that will prevent air conditioning losses, both in summer and winter, with the consequent savings in consumption and natural resources.  
Lighting in common areas with LED systems, which in turn favor the reduction of light pollution.
  - The thermostatic shower faucets are designed to achieve 35% energy savings.
  - The washing machine pre-installation is equipped with a hot water connection for the installation of bithermal equipment.
  - The home's air-conditioning installation provides for the possibility of thermal zoning.
  - Presence detectors to be installed in entrance halls, hallways and garages that activate lighting at the required time and in the specified areas.
  - A complete set of measures that will lead to a high energy efficiency rating.
  
- **Water Consumption.** The residential complex also has the following measures to control water consumption.
  - The toilets have a dual flush system with effective flush flow rates of 4.5/3 liters.
  - All faucets have aerators that optimize water consumption.
  - Thermostatic shower faucets have a maximum flow rate of less than 9 l/min to optimize consumption, resulting in savings of around 35% in consumption.
  - Garden has been designed to adapt to the local environment and will be implemented following an ecological plan, with a range of native species and a centralized irrigation control system.

## HEALTH AND WELLNESS

The current circumstances imply that our future homes should include measures to take care of the health of their inhabitants, with this objective in mind, the following considerations will be taken into account from the project itself:

- Video intercom with screen.
- Installation of presence detectors in foyers and hallways to illuminate without contact with switches.
- Opening windows that allow for natural cross ventilation in the community areas.
- Dispensers of hydro-alcoholic gel in accesses and community premises.
- Filters in air treatment equipment.
- Anti-impact sheets under pavement to avoid transmission of noise and vibration between dwellings vertically.

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- Solution for the division between dwellings with a plasterboard system, avoiding the alteration of the partition wall by means of soundproofing materials in order to guarantee maximum acoustic protection.

### FOUNDATION AND STRUCTURE

The structure of your new home will be made of reinforced concrete, calculated according to current regulations and the Technical Building Code. The foundation is projected by means of reinforced concrete footings braced, according to the Geotechnical Study carried out.

### FAÇADE

To give beauty and dynamism to the residential complex, a double leaf façade has been designed for the blocks that compose it, with an outer leaf of ½ foot thick ceramic brick masonry, finished with a single layer mortar render combined with latticework. In order to guarantee comfort conditions inside the house, the inner leaf consists of a plasterboard lining on metal profiles with mullions every 40 cm with thermal insulation based on mineral wool panels.

### EXTERIOR CARPENTRY AND GLAZING

The exterior carpentry and glazing chosen ensure compliance with the Technical Building Code according to the DB-HR and DB-HE documents, achieving **a high level of comfort** inside the house.

- **Carpentry with PVC or aluminum profiles according to project design with high thermal and acoustic performance**, in conjunction with the design of the facade. Elaborated with thermal break profile system, one of the main characteristics when it comes to obtaining the best thermal insulation standards, with shutters in bedrooms in a similar color to the exterior carpentry..
- Double glazing with intermediate air chamber (**Climalit** type), and **Stadip** type safety glass in common areas and living areas.

The different locksmith elements of the urbanization (access gates, interior fences, plot closures, etc.) will have oven-lacquered paint to maintain the aesthetics of the whole. The gate for vehicle access to the urbanization will be opened by means of an automated opening system with remote control.

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### **ROOFING**

The roof is another element that forms part of the thermal envelope of the building and is therefore also the object of special attention, not only because of its waterproofing requirements, but also because of the need to obtain adequate protection against the different atmospheric agents that guarantee interior comfort.

In its different layers, materials capable of ensuring waterproofing and thermal-acoustic insulation will alternate, finishing as a non-walkable roof, with a protective layer of gravel.

The roof will house the exterior units of the air conditioning and ventilation equipment and will only be accessible for maintenance work by specialized personnel.

The penthouse terraces also share the same composition characteristics as the roof, differing only in the walkable pavement finish.

### **PARTITIONING**

The interior partition walls will be made with a 15 mm gypsum board partition on metal profiles and interior rock wool insulation. In bathrooms, one 15 mm moisture protection board (WR) will be installed.

To improve comfort and privacy in the dwellings, the separations between dwellings will be made with a ceramic brick partition wall with plaster plaster on both sides, without any type of gap or regatta that facilitates the passage of noise, with a structure with mineral wool and gypsum board on both sides, providing high acoustic and thermal insulation performance and complying with current regulations.

The partitions of the storage rooms will be made by means of a double hollow brick masonry plastered with cement mortar.

### **PAVING AND FLOORING**

The interior of the dwellings will be paved with first quality stoneware in all the rooms in a continuous way.

The terraces and sun-patios will be paved with first quality stoneware.

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### VERTICAL COATINGS AND PAINTS

The tiling of the main bathroom will be done with two ceramic materials of the same range combined.

In the secondary bathroom, the combination of ceramic tiles of the same range will also be used. The house will be painted with smooth plastic paint throughout the house, combining soft color in vertical walls of the rooms and white ceilings.

False ceilings will be installed throughout the house, being continuous in the living room-kitchen, bedrooms, corridors and main bathroom, with areas at different levels for the passage of installations and air conditioning. In bathroom 2, a false ceiling of removable panels will be installed.

### INTERIOR CARPENTRY

To provide the house with warmth and tranquility, the interior doors will have **a smooth white lacquered finish and stainless steel hardware**, with solid MDF interior.

The closets will be built-in block type, with shelf, trunk and sliding doors with the same finish as the interior doors.

Entry to the house will be via **security front doors**, coated on the inside in the same material as the interior doors, with security lock, opening system by means of an exterior knob and interior handle.

### PLUMBING AND SANITATION

Installation of PVC sewage system according to regulations, with separation of rainwater and sewage networks.

Installation of water supply inside houses with cross-linked polyethylene pipe (PEX). Achieving better thermal properties than copper for less heat loss. It will also have a general shut-off valve and independent shut-off valves for each wet room.

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### DOMESTIC HOT WATER AND AIR CONDITIONING

Domestic hot water production system will be by **aerothermal energy**, complying with the renewable energy requirements of the CTE. A system that combines a heat pump and an accumulator that uses air heat as a renewable source to produce hot water with the sole objective of providing high comfort while reducing CO2 emissions.

Installation of air conditioning by **aerothermal air conditioning**, consisting of the placement of hidden ducts in false ceilings for distribution, supply and return grilles in the rooms to be air conditioned (living room and bedrooms), and refrigeration interconnection between outdoor and indoor units.

In the bathrooms, an electric radiant underfloor heating system is incorporated, providing great comfort to the room by accumulating the heat in the floor itself, without drying out the air and with a uniform temperature.

### SANITARY FIXTURES AND FITTINGS

The main bathroom will be equipped with a wall hung toilet and concealed design cistern, washbasin with cabinet and a shower tray with fixed and sliding shower enclosure.

The secondary bathroom will be equipped with a washbasin, floor-mounted toilet with design tank and shower tray with screen.

Chrome faucets in washbasins and thermostatic chrome faucets with column in showers.

### ELECTRICITY AND TELECOMMUNICATIONS

The house has a high electrification installation with the electrical sockets required by the Low Voltage Electrotechnical Regulations. Square plate mechanisms finished in white.

As for telecommunications, there will be TV, telephone and data outlets in the living room and bedrooms.

Installation with collective antenna for TdT and prepared for the access of the fiber networks of the supplying companies.

Video intercom with terminal in the entrance hall.

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### KITCHEN DESIGN AND EQUIPMENT

A modern design that integrates into the living room. With high and low furniture of great capacity and, in addition, equipped with:

- 1-basin stainless steel sink
- induction cooktop
- extractor hood integrated in the kitchen furniture
- electric oven
- integrated dishwasher
- integrated refrigerator

The gallery area will be prepared with pre-installation for washing machine and dryer.

### SPECIAL ADDITIONAL INSTALLATIONS

**Electric elevators**, with automatic doors inside cabins and landings, according to regulations; stainless steel finish, with mirror in cabin and national granite floor and dimensions according to Accessibility Regulations. In addition, they will be equipped with alarm and telephone service for emergencies.

Delivery of **a single master key**, with patented copy and **anti-bumping locks** for access to common areas and homes.

Fire protection installation according to regulations.

Installation of **indoor air renovation** according to CTE.

Presence detectors in hallways and floor distributors.