



VILLAS
NATURE
Sanjuande los Terreros

QUALITY
SPECIFICATIONS

CIMENTACIÓN
Y_ ESTRUCTURA



- The foundation and structure of the houses are resolved with reinforced concrete and under ten-year warranty coverage.
- The foundation will be executed through isolated and braced footings of Reinforced Concrete HA30.
- Reinforced Concrete structure executed through a unidirectional slab with a thickness of 30cm. Unidirectional slab of 25+5cm and 72x72 rib with Reinforced Concrete HA30.
- Sanitary slab on the ground floor formed by a gravel bed with a perimeter masonry of Reinforced Concrete HA30, with a polyethylene sheet.

_FAÇADE



- Façades designed to reduce the energy demand of the house, combined with various materials to achieve an aesthetic consistent in terms of composition and color as reflected in the infographics.
- The exterior façade will be composed of ceramic pieces from solid perforated brick factory of 11.50 cm coated intrados with mortar rendering, 50 mm thick sprayed polyurethane thermal insulation, air chamber, and interior cladding made of double hollow brick factory of 7.50 cm.
- The thermal insulation will be 50mm thick sprayed polyurethane with a density of 70kg/m3 anchored to the exterior heavy closure leaf.
- This type of façade allows us to have continuous insulation, eliminating any type of thermal bridge.

The finish of the façade will be executed with a scraped monolayer finish combining the colors white and gray, with a hydrophobic treatment.



- Spacious terraces equipped with solid parapets to provide safety on the terrace railings, granting amplitude and luminosity.
- The parapets of the terraces and roofs will be made with ceramic blocks of 15/20 cm thickness, with the same finish as the façade, and are designed with different heights to create a contemporary design of the house and to be able
- to conceal the installations located on the roof.

The exterior enclosures of the plot will be treated with the same materials used in the house, ensuring integration into the residential complex "Villas Nature".

R_OOFS



- Ventilated and insulated flat roofs on slabs, with different finishes according to their location and use.
- The roofs will be made up of ventilated parapet walls, with thermal-acoustic insulation between voids, rasilla board, formation of slopes, waterproofing membrane protected by layers of mortar on both sides, and prepared for the installation of non-slip ceramic flooring and grass in terrace areas, and gravel finish in installation areas.

P_ARTITIONS



- The interior divisions separating the different rooms of the house are formed by a double hollow brick ceramic factory leaf of 7.50 cm and a 15 mm plaster skim coat on each side, finished with smooth plastic paint.
- In those areas adjoining wet rooms, the plaster skim coat will be replaced by troweling and smoothing of mortar for the subsequent installation of tiles.
- Inside the houses, smooth plastic paint on horizontal and vertical surfaces with the possibility of customization between white or soft tones.

FLOORING/
_TILING



- The interior floors of the houses will be made with first-quality porcelain stoneware tiles of 75x75 cm or 60x120 cm in three colors to choose from. The skirting boards will be made of the same material as the flooring.
- The floors of bathrooms and kitchens will be executed with first-quality porcelain stoneware tiles of 75x75 cm or 60x120 cm in three colors to choose from.
- There will be continuity between the interior flooring of the house and the exterior terrace flooring, installed with waterproof adhesive and with anti-slip treatment and exterior protection.
- On terraces, the pavement consists of anti-slip stoneware tiles with skirting of the same material.
- Tiling in bathrooms with combined ceramic plates with several finishes to choose from, with or without relief, of 30x90 cm, and will be tiled up to the ceiling.
- False plasterboard ceiling in the hall, kitchen, and bathroom areas. Accessible false ceilings in bathrooms whenever necessary for installation access.

INTERIOR
C_ARPENTRY



- All doors in the house will have leaves measuring 203x72.5 cm, except for bathrooms and toilets, which will be 203x62.5 cm.
- The entrance door to the house will be armored, 45 mm thick, with an intermediate steel plate and finished with lacquered board on the interior, white lacquered board, with 3 anchoring points and a peephole, measuring 203x82.5 cm.
- The doors to the master bedroom, secondary bathrooms, and toilets will include locks.
- Interior doors of the house decorated with vertical
- and/or horizontal milling and lacquered in white.
- Hardware and handles in aluminum color.

EXTERIOR
C_ARPENTRY



- The exterior carpentry will consist of windows and French windows made of lacquered Aluminum in Graphite Grey color, monoblock type with thermal break, Series 62 mm, tilt-and-turn and sliding with double glazing type CLIMALIT with roll-up blinds made of aluminum slats, motorized in living rooms.
- To achieve greater energy savings in the house, the glazing is done with double glazing, CLIMALIT or similar, consisting of one glass towards the exterior of the house and an air chamber, improving the thermal transmittance coefficient of the glass by up to 40%, preventing condensation, cold wall effects, and providing significant energy savings for the user.
- The glass of the windows consists of laminated 4+4 mm with double butyral on the interior, 16 mm air chamber, and 6 mm low-emissivity film on the exterior, with a total thickness of 30 mm.

ELECTRICITY,
_TELEPHONY AND TV



- The house is equipped with services regulated by the Telecommunications Infrastructure Regulation (ICT) and its electrical installation will have the degree of electrification in accordance with current standards.
- First-quality electrical mechanisms from the Jung LS990 model or similar, in Alpine White color.
- Video intercom system, which guarantees individual access control for each of the houses.
- Individual TV antenna with teledistribution system, pre-designed centralized installation for the introduction of different satellite channels.
- TV outlets in all bedrooms and the living-dining room.
- All terraces and solariums have power outlets for outdoor use.

SANITARY
W_ARE



- The bathrooms will be equipped with a sink, toilet, and shower, and the toilets will have a toilet and sink.
- The bathrooms feature modern design sanitary appliances, made of vitrified porcelain finished in white, from the Roca brand and Gap model, with chrome or matte black single-lever faucets to choose from.
- The bathroom will have a large-format, low-profile, white resin anti-slip shower tray, with an embedded shower column with chrome or matte black single-lever faucet to choose from.
- The shower enclosures will be fixed with 8mm tempered glass with a length of 80cm.
- The toilets have a dual flush mechanism to facilitate water savings and a pneumatic seat. All faucets will be single-lever including flow-improving aerators to reduce water consumption.
- The interior plumbing installation in the house will be carried out in PPR (cross-linked polypropylene) conduits.

HOT WATER
_SUPPLY



- The production of hot water (Hot Water Supply) is individually projected for each dwelling and will be carried out through a state-of-the-art aérothermal accumulator to minimize its electrical consumption.
- This accumulator has three modes: economic mode, hybrid mode, and electric resistance mode to ensure an uninterrupted supply of hot water.
- Along with this latest generation aérothermal accumulator, pre-installation for thermal solar support will be carried out to further minimize its electrical consumption.

HEATING AND AIR
C_ONDITIONING



- The heating and air conditioning system will be installed through duct pre-installation for air-to-air units that will distribute conditioned air in different areas of the house through grilles located at the top of the rooms, controlled by a digital thermostat and an Airzone system with motorized grilles.
- This mechanism employs high technology and operates at a low noise level thanks to the DC Inverter motor, with a multipositional filter.
- The outdoor units will be located on the roof without using indoor space in your home.
- Individual air conditioning pre-installation will be carried out for each dwelling, with two high-efficiency aérothermal units, to save energy with lower electrical consumption.

_SOLAR ENERGY



- Each dwelling will have pre-installation of photovoltaic panels for the production of 100% clean solar energy.
- Each pre-installation is designed for a system of up to 10 panels, which can be installed with a solar inverter connected to the home's electrical grid to minimize electricity consumption.
- These panels will be integrated onto the roof, in the installation area, hidden from the exterior of the dwelling.

VENTILATION
_SYSTEM



- An individual mechanical ventilation system is proposed. Each of the units will be connected to the roof via an individual duct, ensuring that there are no disturbances or imbalances in the installation due to manipulation in each of the dwellings.
- Air entry to the dwellings will be ensured by incorporating a microventilation system in the windows of living rooms and bedrooms.
- Independent smoke exhaust for kitchen extractor hood.

AUTOMATION
P_RE-INSTALLATION



- A home automation pre-installation in the dwelling with preparation for a future installation of home automation for controlling room climate and heating, blinds, and possible intruder alarm systems.
- Pre-installation of video surveillance in the parking area and interior zones of the plot.

KITCHENS AND
W_ARDROBES



- Each dwelling will have a fully installed kitchen finished in matte white, according to design, with a GOLA system. The interior cabinets will be white, 16mm thick, with hinged doors and drawers with brakes under the ceramic hob, ready to install visible appliances. Appliances are not included.
- The countertops will be 12mm porcelain, extended in the kitchen's front.
- Bedrooms with built-in wardrobes will be delivered with sliding doors in matte white.

P_ARKING



- The dwellings have parking space for 1 or 2 vehicles, depending on the type of villa. They will have an access door for vehicular traffic, with pre-installation of exterior and interior photoelectric cell and prepared with pre-installation for automatic opening with remote control.
- The free recreational areas within the plot have been designed by combining landscaped areas and areas of printed concrete.

SWIMMING POOL
A_AND GARDENS



- The pool basin is made of sprayed concrete, properly waterproofed, and finished with high-quality porcelain tiles of 60x120cm with anti-slip treatment on horizontal surfaces.
- Pool water treatment is carried out through a fully installed pump and sand filter system.
- Interior pool lighting with LED spotlights.
- Open spaces and gardens are designed with simplicity, functionality, and durability, forming the basis of sustainable exterior design for the dwellings. They include the following species: cypress trees, olive trees, and palm trees as the basis for interior landscaping.
- High-quality porcelain tiles of 75x75cm or 60x120cm are used for outdoor areas, with anti-slip treatment.
- First-quality artificial grass surrounding the pool and various shrub species.
- Exterior walls are finished with white monocapa combined with dry stonework with limestone..



ENERGY E_FFFICIENCY

- These homes will feature energy efficiency and savings along with low pollution.
- They are designed with a focus on greater efficiency for lower energy consumption, promoting rational energy use while also caring for the environment, quality, and climate comfort within the dwelling.
- To reduce energy consumption in the homes, an eco-efficient building design has been implemented, along with state-of-the-art installations for renewable energy utilization, and efficiency has been promoted through innovative equipment and materials.
- Low-emissivity glass prevents heat loss to the exterior, resulting in economic savings by retaining heat in the home during winter and preventing heat from entering during summer.
- The HVAC and hot water systems are designed with individual systems to maximize the consumption and efficiency of each dwelling.



- The brick factory partition system ensures lower thermal conductivity, which, combined with good thermal insulation inside the cavities, significantly contributes to increased thermal and acoustic insulation of the dwelling.
- The projected facade results in reduced energy consumption for heating and cooling and increased comfort inside the homes. Between the outer and inner surfaces, there is an insulated air chamber with sprayed polyurethane that prevents condensation formation on the inner wall, maintaining conditions indoors.
- Greater and more effective thermal insulation has been projected in the building envelope, such as facades and roofs. Insulation is the most sustainable measure in buildings, as it is permanent and requires no maintenance.
- The thermal envelope of the dwelling has been carefully attended to, minimizing thermal bridges where possible and placing great importance on thermal insulation, which ensures resistance to cold from the exterior to the interior of the dwelling.
- The production of hot water through an athermal system represents significant savings for the dwellings.
- The use of solar energy to cover part of the electricity consumption through the pre-installation of photovoltaic panels also leads to significant savings in household consumption.
- All of this results in significant savings in heating and electricity bills due to the insulation of the dwellings, which enhances the comfort of their homes.