



Portugalete UP. 105
BUILDING SPECIFICATIONS



Neinor
HOMES

Neinor Homes is committed to certifying all its developments with the BREEAM® certificate for sustainable construction.

BREEAM® promotes sustainable constructions that provide economic, environmental and social benefits to all individuals involved in the life of a building (owners, tenants and occupiers).

Economic Benefits.

A BREEAM®-certified building provides significant economic benefits to its occupiers (it reduces energy consumption by 50-70%, water consumption is up to 40% lower, and operating and maintenance costs are reduced between 7-8%). Source: McGraw-Hill Construction, SmartMarket Report 2008.

Environmental Benefits.

Energy consumption reductions directly affect the environment. However, this methodology promotes many more measures aimed at minimising CO2 emissions over the life cycle of the building. These are grouped, among others, in categories such as Transport (plot location, access to public transport, etc.), Waste (in relation to storage prior to collection and treatment) or Pollution (the use of refrigerant gases and insulants with low global warming potential, heating systems with low NOx emission rate, etc.)

Social Benefits.

The internal environment of the buildings where we live contributes greatly to our quality of life. Measures such as air quality, lighting and noise levels, and outside views can ensure more comfortable, productive, safe and healthy buildings for the benefit of users and society in general.

Cultural Benefits.

The BREEAM® certificate promotes cultural change at different levels, such as the market's capacity to change by promoting the use of sustainable building materials, or by raising awareness of the importance of sustainability in the construction, refurbishment and subsequent management of buildings, as appropriate.



These building specifications are provided for guidance only; therefore, this document is not contractual in nature. NEINOR HOMES reserves the right to introduce any modifications due to technical or legal grounds, or modifications ordered by the relevant Official Bodies; and also, any modifications, which the supervising architect may introduce as necessary or desirable for the successful completion of the building. Please note that in case of discrepancy between the English and the Spanish version of this Website, the Spanish version shall prevail.

Foundations and Structure

Reinforced concrete frame structure, on-site two-way waffle slabs and lightweight concrete filler block.

Reinforced concrete footing; basement perimeter retaining structure via a reinforced concrete wall or micro-pile wall anchored in line with the results of the geotechnical study, and in accordance with current regulations and the Spanish Technical Building Code (CTE).

Roof

Inverted flat roof, which guarantees better thermal insulation; built-up asphalt roofing (two layers) and rigid board insulation.

Gravel finish on non-trafficable areas and non-slip frost-resistant ceramic tile flooring in trafficable areas.

Façades

Double façade system:

- a) Street façades: ventilated façades with exterior thermal insulation and stone finish to avoid thermal bridges and reduce energy demand.
- b) Patio and secondary façades: Exterior thermal insulation system.

Interior layout

Separation between apartments via double hollow brick sheet with sound absorbing mineral wool sound insulation.

Separation between apartments and common areas via thermal and acoustic solid brick sheet.

Partition walls via

large-format double hollow brick walls (7cm in general and 9cm in damp rooms with recessed plumbing facilities).

Cladding

Premium non-slip ceramic tile flooring in kitchens, bathrooms and terraces.

Natural wood raised parquet flooring in the rest of the apartment, placed on expanded polyethylene sheet and skirting in a similar material.

Top-quality ceramic tile vertical cladding in bathrooms and kitchens.

Laminated plasterboard and/or plaster-coated suspended ceilings in circulation areas (entrance halls and corridors) and damp rooms.

Plaster mouldings/perimeter drainage ditch throughout the apartment.

Soft colour smooth paint on walls and white smooth paint on ceilings.

Kitchen

Kitchen fitted with lacquered laminated high-capacity base and wall units.

Compact quartz or natural stone countertop.

Stainless steel sink with low-flow single-handle faucet and shower head + 5L/min aerator to reduce water consumption.

<40L/use low water consumption washing machine (A+ energy rating).

<7L/use low water consumption dishwasher (A+ energy rating).

Extractor hood, fridge freezer, oven and glass ceramic hob.



Finishes

EXTERIOR CARPENTRY:

Thermally broken lacquered aluminium frames – monoblock to avoid thermal bridges and opening to enhance sound insulation. Lacquered aluminium louvered shutters with injected insulation; colour to be determined by the site management.

Climalit-type double glazing with dehydrated air chamber; low-emissivity depending on the façade for greater energy efficiency, enhanced comfort and improved performance within thermal envelopes in the building.

INTERIOR JOINERY:

Reinforced front door with security hinges and a 3-point anchor security lock, and fine hardwood finishing. Pantographed interior doors with fine hardwood finishing. Front part of built-in wardrobes with pantographed doors in line with the rest of the woodwork. Chrome and/or stainless steel ironwork.

Facilities

HEATING AND HOT WATER

Heating and sanitary hot water individual system for each apartment via individual accumulation boilers with integrated heating and domestic hot water tank and natural gas fuel. Complementary renewable solar energy support via solar collectors.

Roomstat in living rooms.

Lacquered steel sheet modular radiators with thermostatic valves for individual room temperature control and electric radiator towel rail in bathrooms.

PLUMBING AND SEWERAGE

Insulated cross-linked polyethylene pipes used to draw on their great resistance to any type of water, little roughness and lower thermal conductivity compared to metals such as copper.

PVC drainpipes and soundproofed downspouts.

Low-flow single-handle faucets + 5L/min aerator on washbasins and bidets.

Low-flow thermostatic faucets + <9L/min throttler in showers and bathtubs.

White sanitary ware (Roca or similar). Dual-flush toilets with an actual 4.5/3L flow to reduce water consumption.

Stopcocks in the apartments' entrance area, kitchens and bathrooms.

Water connection on terraces in penthouse apartments.

ELECTRICITY AND TELEPHONY

Telecommunications facility in line with common telecommunications infrastructures regulations.

Integrated services digital network (channelling) for potential installation of cable TV.

Installation of automatic video intercom.

Analogue and digital television, radio and telephone receiving facility available in living rooms, kitchens and bedrooms.

Provision of electrical and telecommunications outlets will be higher than that defined by applicable regulations.

COMMON AREAS

Energy-efficient lighting system.

Presence detection system with a timer.



B1a, GL-Code 2-3 standard format stone, ceramic or artificial stone flooring for moderate walk-in traffic. MOHS4 minimum hardness. Colour in line with design.

GARAGE

Quartz polished concrete garage flooring.

Portable extinguishers.

Firefighting system in line with applicable regulations.

Mechanical garage door with remote control.

LIFTS

Renowned brand lift with automatic cabin doors, overload detection and dial-up system. Electric without plantroom and with built-in machinery. Adapted cabin (capacity for 8 people).

