



**Neinor** HOMES

We build homes with people in mind.

**BUILDING SPECIFICATIONS**

ATRIA HOMES

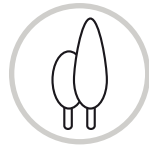
Neinor Homes is committed to certifying all its developments with the BREEAM® certificate for sustainable construction. BREEAM® promotes sustainable constructions that provide economic, environmental and social benefits to all individuals involved in the life of a building (owners, tenants and occupiers).



## 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%).

*Fuente: 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 CO<sub>2</sub> 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.



**Building**

## FOUNDATIONS AND STRUCTURE



Reinforced concrete frame structure, two-way slabs with reinforced concrete ribs.

**Reinforced concrete bracing beams and footing** in line with the results of the geotechnical study; **basement perimeter retaining structure** via a **pile wall in accordance with current regulations and the Spanish Technical Building Code (CTE)**.

## ROOF



**Built-up inverted flat** roof, **which guarantees better thermal insulation; and extruded polystyrene rigid board** insulation.

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



## FAÇADES



### DOUBLE FAÇADE SYSTEM

**Façade** with **glass fibre reinforced concrete (GRC) panel** finish and **exterior thermal insulation** to avoid thermal bridges and reduce energy demand.

**Exterior thermal insulation system** in combination with GRC finish.

Clothes lines enclosure **with lacquered aluminium or steel slats.**

**GRC curved canopies. Composite or similar panelled sheets.**

## CARPENTRY AND GLAZING



**Thermally broken lacquered aluminium frames – monoblock, and tilt and turn or sliding, as appropriate.**

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

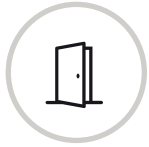
**Lacquered aluminium louvered shutters**, with injected **interior thermal and acoustic insulation**, and **motorised opening system in all rooms**, save for kitchens and bathrooms, according to type; colour to be determined by the site management.

**Security lattice system** in voids in **ground floor apartments** located at street level.



**Interior layout. Finishes**

## INTERIOR PARTITION WALLS AND INSULATION



Separation **between apartments** via **brick surround reinforced with double plate and insulated on both sides.**

Separation between **common areas** via six-inch thick **soundproof brick wall with plaster finish + double plate reinforced with thermal and acoustic insulation.**

**Dry-technology laminated plasterboard interior walls**, with metal profiling substructure, mineral wool insulation and two plates.  
**Water-repellent plasterboards in the apartment's humid areas.**

## INTERIOR JOINERY



**Reinforced front door** with **security hinges and a security lock, and lacquered wood finishing.**

**Lacquered wood interior doors with stained glass in living rooms and kitchens.**

Built-in **lacquered wood wardrobes with hinged or sliding doors, as appropriate, with upper shelf, hanging rail and chest drawer.**

Master-keyed locks in common areas.

## FLOORING



**Premium porcelain tile** flooring in kitchens and bathrooms **placed with water-repellent adhesive.**

**Natural wood raised flooring** in the rest of the apartment, placed on **expanded polyethylene sheet and anti-impact membrane** – for **improved sound insulation** – and **same-material lacquered skirting** – **matching the colour of the interior woodwork.**

**Non-slip ceramic tile** flooring in terraces and clothes lines.

## CLADDING AND SUSPENDED CEILINGS



**Premium ceramic tile** cladding in bathrooms and kitchens **placed with water-repellent adhesive. Laminated plasterboard** suspended ceilings **throughout the apartment.**

**Ornamental perimeter cavities in living rooms.**

**Pelmet on the front part of windows in façades** of bedrooms, living rooms and kitchens.

**Resin bound synthetic slat suspended ceiling (woodgrain)** in terraces.

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



## KITCHENS



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

Compact quartz countertop (Silestone type or similar).

**Stainless steel sink** with **low-flow single-handle faucet** to **reduce water consumption.**

Kitchens include the following **BOSCH** household appliances:

- **Low water consumption washing machine (A+ energy rating).**
- **Low water consumption dishwasher (A+ energy rating).**
- **Extractor hood.**
- **Induction hob.**
- **Microwave.**
- **Pyrolytic self-cleaning oven (A+ energy rating).**
- **Fridge freezer (A+ energy rating).**

## BATHROOMS



**Master bathrooms** include **a mirror and natural stone countertop** with **embedded double washbasin.**

**Resin shower base**, the size of which fits the construction opening.

**Tempered glass shower and bathtub screen** with **hinged or sliding opening** system, depending on the design.



**Facilities**

## HVAC AND DOMESTIC HOT WATER



**Centralised heating and domestic hot water** via **high-efficiency gas central-heating condensing boiler**; **domestic hot water is supported** by solar panels installed **on the roof**.

**Underfloor heating with individual room temperature control.**

**Complete air conditioning installation in living rooms and bedrooms** via **individual heat pump**; **exterior unit** on **roof** and **interior unit** on **suspended ceiling in secondary bathroom**; **duct** distribution.

Air conditioning and heating system may be **individually regulated via roomstat**, and may be **centrally switched on and off via the home automation system**.

## 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 soundproof downspouts.**

**Low-flow single-handle faucets** on washbasins.

**Low-flow single-handle thermostatic faucets** in showers and bathtubs.

**White** sanitary ware and **dual-flush toilets** with an actual 4.5/3L flow **to reduce water consumption**.

**Stopcocks in the apartment's entrance area, kitchen and bathrooms. Water connection on terraces.**

## ELECTRICITY AND TELECOMMUNICATIONS



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.**

**High degree of electrification.**

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

## LIGHTING OF COMMON AREAS



**LED energy-efficient lighting in common areas and garage.**

## INTERIOR LIGHTING



**LED lighting in entrance halls, hallways, toilets and bathrooms, kitchens and terraces.**

## HOME AUTOMATION SYSTEM



**Integrated** home automation control **system** with **touch screen** and **built-in video intercom**.

It includes **intrusion, flood and fire detection and alarm system**.

**Zoned temperature control of underfloor heating and air conditioning**.

**Control feature** for **motorised rollers blinds**.

**HVAC control**.

**Control feature for general home lighting and lighting scenes in living room, via touch screen**.

## MECHANICAL VENTILATION



**Dual flow energy recovery system for mechanical ventilation**.

**Intake point** in clothes lines, **suction inlets in living rooms and bedrooms, extract units in kitchens and bathrooms, passage aerators** in interior joinery.

Suction and extract **ductwork**.

**Static energy recovery system and suction/extract fans on suspended ceiling** in kitchens or master bathrooms.





**Residential development and Common areas**

## COMMON AREAS



Fully-gated residential complex, **with access control and surveillance booth at the development's main entrance.**

**CCTV and alarm system.**

**Energy-efficient lighting** in accesses, interior roads and gardens.

Landscaped gardens include **drip irrigation system, xerogardening and native species.**

**Large format concrete paving units** for exterior common areas.

**Porcelain tile flooring** in doorways **with recessed doormat.**

**Porcelain tile flooring in lift lobbies and landings** on all floors (including basement floor).

**Artificial stone flooring on staircases.**

**Anti-impact rubber flooring in fully-equipped playground area.**

**Outdoor communal swimming pools for adults and children with night lighting system** and adjoining **landscaped sun deck.**

**Gourmet area.**

## GARAGE



**Quartz polished concrete** garage flooring.

**Portable extinguishers.**

**Horizontal and vertical evacuation** signs.

**Mechanical** garage door **with remote control. Pre-installed charging points for electric cars.**

**Mobile coverage** included **in basement floor.**

## LIFTS



Automatic lift cabin doors, overload detection and dial-up system. Energy-efficient features:

- **Stand-by mode.**
- Cabin with energy-efficient lighting.
- Drive with **variable frequency, speed and power control.**



We will be delighted to answer any questions you may have about Atria Homes or to advise you on the decision-making and purchase process.

**Welcome to your new home.**

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