



Neinor HOMES

We build homes with people in mind.

BUILDING SPECIFICATIONS

CAN MATES HOMES II

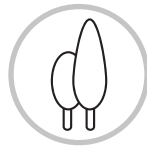
Neinor Homes is committed to certifying all its developments with the BREEAM® certificate for sustainable construction. BREEAM® promotes sustainable constructions that provide economic, environmental and social benefits to all individuals involved in the life of a building (owners, tenants and occupiers).



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.



Building

FOUNDATIONS AND STRUCTURE



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

Foundations via reinforced concrete footing, and deep pile work and reinforced concrete pile caps. Basement perimeter **retaining structure** via a **reinforced concrete wall** in line with the results of the geotechnical study, and in accordance with current regulations and the Spanish Technical Building Code (CTE).

ROOFING



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

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

FAÇADES



Ventilated façade in line with architectural project composition, with **exterior thermal insulation**, to avoid thermal bridges and **reduce energy demand.**

CARPENTRY AND GLAZING



Thermally broken lacquered aluminium frames – monoblock, Climalit-type, tilting or sliding, according to design.

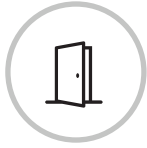
Double glazing with dehydrated air chamber; low-emissivity glass panes, according to EEC and depending on the façade for greater energy efficiency, enhanced comfort and improved performance within thermal envelopes in the building.

Lacquered aluminium louvered shutters, with **injected insulation** and **motorised opening system** (in **living rooms and master bedrooms**). **Colour to be determined** by the Project Management. **Security shutters** in **ground floor apartments.**



Interior layout. Finishes

INTERIOR PARTITION WALLS AND INSULATION

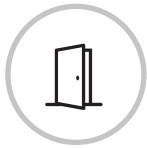


Gypsum wallboard partition walls.

Separation between apartments via perforated ceramic brick wall reinforced with gypsum plasterboard on metal structure and **sound absorbing mineral wool insulation.**

Separation between **apartments and common areas via perforated ceramic brick wall** with **sound absorbing mineral wool insulation.**

INTERIOR JOINERY



Front door with security hinges and a 3-point anchor security lock and fine hardwood and/or white lacquered finishing.

Interior doors with **fine hardwood and/or white lacquered finishing**, and **acoustic weather strip**. **Living rooms** will include **glazed doors.**

Modular **wardrobes** with **fine hardwood and/or white lacquered** hinged doors; lined with **melamine sheet** and including **hanging rail** and **upper shelf.**

Chrome or matt stainless steel handles, knobs and ironwork.

FLOORING



Earthenware flooring in **kitchens and bathrooms**. **Non-slip earthenware** flooring on **terraces** placed with water-repellent adhesive.

In the **rest of the apartment**, **AC5 synthetic raised parquet flooring** placed on a polyethylene sheet and **skirting** in line with interior joinery (wardrobes and interior doors).

CLADDING AND SUSPENDED CEILINGS



Ceramic tile vertical cladding in **bathrooms** placed with water-repellent adhesive and **painted** walls in **kitchens**.

Laminated plasterboard suspended ceilings in **circulation areas** (entrance halls and corridors) and **damp rooms** (bathrooms and kitchens).

Smooth paint on **walls** and **ceilings** in the rest of the apartment.

KITCHENS



Kitchen fitted with **laminated high-capacity base and wall units** that **close slowly, silently and softly thanks to an integrated damper**.

Compact quartz countertop and **front part between base and wall units (Silestone type or similar)**.

Double bowl kitchen sink with low-flow single-handle faucet + aerator to reduce water consumption.

Lighting via **downlights placed on the ceiling**.

Kitchens include the following household appliances:

- **Extractor hood.**
- **(Stainless steel) oven and microwave** (on a column).
- **Glass ceramic hob.**



Facilities

HVAC AND DOMESTIC HOT WATER



All apartments will include a **watertight individual gas combination condensing boiler** with integrated **plate heat exchanger for domestic hot water production** via **solar panels**.

Aluminium injected modular radiators with **thermostatic valves** for **individual** room temperature **control in all rooms**, save in corridors.

Electric radiator towel rail in bathrooms.

Air conditioning via a **heat pump** located on suspended ceiling, **duct distribution system** and discharge grilles.

Roomstat in living room.

ELECTRICITY AND TELECOMMUNICATIONS



Telecommunications facility in line with common telecommunications infrastructures regulations.

Integrated services digital network (channelling) for potential installation of cable TV and **analogue and digital television, radio and telephone receiving facility available in living rooms, kitchens and bedrooms.**

Medium-high degree of electrification.

Installation of **automatic colour-screen video intercom.**

Energy-efficient light fixtures in **terraces.**

PLUMBING AND SEWERAGE



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.

Soundproof PVC drainpipes and **downspouts**.

White sanitary ware and **dual-flush toilets** to **reduce water consumption**. **Single-handle faucets** on **washbasins and bidets**. **Thermostatic faucets** in **showers** and **bathtubs**. **Large format shower base with shower screen** in **master bathrooms** and **bathtub** in **secondary bathrooms**.

General stopcock in the apartment's entrance area, **and stopcocks in the kitchen and bathrooms**.

Water connection on **terraces** in **ground floor** and **penthouse apartments**.



Residential development and Common areas

Common spaces in **Can Mates Homes II** have been envisaged and designed having regard to the service charges they generate. In this sense, we have striven to combine the various equipment in order to offer high-quality facilities and solutions that allow to minimise maintenance costs.

COMMON AREAS



Can Mates Homes II features **extensive green areas (including slopes)** with low water consumption plant species and **native species** with **drip/automatic irrigation system**.

In addition, **ground floor** apartments will have a **private outdoor space**, which may be landscaped by the owner.

LED lighting in **doorways** and **landings**.

Presence detection system with a timer.

BIIa, GL-Code 2-3 **standard format stone, ceramic or artificial stone flooring** in common areas for moderate walk-in traffic. MOHS4 minimum hardness.

Common areas will include:

- **Playground area.**
- **Communal swimming pool with natural turf.**
- **Sun deck.**



GARAGE

Quartz polished concrete garage flooring.

Mechanical garage door with remote control.

Pre-installed charging points for electric cars.

Firefighting system in line with applicable regulations.

LIFTS



Automatic lift cabin doors, **overload detection and dial-up system.**

Adapted cabin (1.40 x 1.10 m).

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 Can Mates Homes II, and to advise you on the decision-making and purchase process.

Welcome to your new home.

neinorhomes.com
T. (+34) 932 778 222
info@neinorhomes.com
Av. Diagonal, 409 5ª planta
08008 Barcelona

These building specifications are provided for guidance only. NEINOR HOMES reserves the right to introduce any modifications due to technical or legal grounds, or modifications which the supervising architect may introduce as necessary or desirable for the successful completion of the building or which are ordered by the relevant public bodies; in which case they shall be replaced with other similar or higher quality materials. The images in this brochure are provided for guidance only and are not contractually binding in nature