



Vollpelleres Homes  
BUILDING SPECIFICATIONS



**Neinor**  
H O M E S

**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.



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## Foundations and structure

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

Reinforced concrete braced footing; basement 1 and basement 2 perimeter retaining structure via reinforced concrete earth-retaining walls 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 fixed board insulation. Gravel finish on non-trafficable areas and non-slip frost-resistant ceramic tile flooring on trafficable areas.

## Façades

Ventilated stone or ceramic façade, with **exterior thermal insulation** to avoid thermal bridges and reduce energy demand.

## Interior layout

Separation between apartments via

soundproof brick wall with sound absorbing mineral wool sound insulation, and laminated and painted gypsum plasterboard finish.

Separation between apartments and common areas via soundproof brickwork with sound absorbing mineral wool **insulation**.

Soundproof laminated plaster partition walls with sound absorbing mineral wool insulation.

Water-repellent laminated plasterboards in the apartment' s humid areas.

## Cladding

Ceramic tile flooring in kitchens and bathrooms, and non-slip ceramic tile flooring in terraces placed with water-repellent adhesive.

In the rest of the apartment, **AC5 laminated raised flooring** placed on a polyethylene sheet and matching skirting.

Ceramic tile vertical cladding in bathrooms placed with water-repellent adhesive and paint in kitchens.

Mirrors in master and secondary bathroom.

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

Smooth paint on walls and ceilings.



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## Kitchen

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

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

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

Extractor hood, glass ceramic hob, oven and microwave on a stainless steel column.

## Finishes

### EXTERIOR CARPENTRY:

**Thermally broken** anodised lacquered aluminium frames – monoblock sliding and casement window to enhance sound insulation.

Lacquered aluminium compact louvered shutters, with injected insulation; colour to be determined by the site management, and motorised in living room-dining room and master bedroom.

Security shutters in ground floor apartments.

Climalit-type double glazing with dehydrated air chamber; **low-emissivity** glass depending on the façade for

for greater energy efficiency, enhanced comfort and improved performance within thermal envelopes in the building.

### INTERIOR JOINERY:

Front door with **security hinges** and a **3-point anchor security lock**, and white lacquered finishing.

White lacquered interior doors and stained glass doors on entrance to living rooms.

White lacquered built-in wardrobes with hinged doors in line with the rest of the woodwork.

Chrome and/or stainless steel ironwork.

## Facilities

### HEATING AND HOT WATER

Individual gas boiler with accumulation for heating and domestic hot water.

Roomstat in living room.

Aluminium modular radiators with thermostatic valves in bedrooms, for **individual room temperature control**.  
Electric radiator towel rail in bathrooms.

Air conditioning with cold/heat pump via ducts.



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## 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. Dual-flush toilets with an actual 4.5/3L flow **to reduce water consumption**.

Large format shower in master bathroom and bathtub in secondary bathroom.

Stopcocks in the apartments' entrance area, kitchens and bathrooms. Water connection in gardens and terraces in ground floor apartments.

## ELECTRICITY AND TELEPHONY

Telecommunications facility in line with common telecommunications infrastructures regulations.

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



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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.

Energy-efficient lights **on terraces**.

Alarm system.

## COMMON AREAS

Energy-efficient lighting system.

Presence detection system with a timer.

BIIa, 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.

**Communal swimming pool with sun deck.** Playground.

## GARAGE

Quartz polished concrete garage flooring.

Firefighting system in line with applicable regulations.

Mechanical garage door with remote control.

## 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.



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