



Neinor HOMES

We build homes with people in mind

BUILDING SPECIFICATIONS

CAN MATAS HOMES

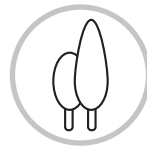
Neinor Homes is committed to certifying all its developments with the BREEAM® certificate for sustainable construction. BREEAM® promotes sustainable constructions that provide economic, environmental and social benefits to all individuals involved in the life of a building (owners, tenants and occupiers).



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.



Building

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 screen-walls anchored in line with the results of the geotechnical study, and in accordance with current regulations and the Spanish Technical Building Code (CTE)**.

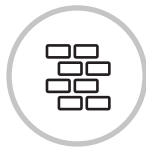
ROOFING



Built-up inverted flat roof, which guarantees better thermal insulation; **asphalt roofing (two layers)** and **fixed board insulation**.

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

FAÇADE



Light-colour façade **with exterior thermal insulation system**, which is more efficient than traditional interior insulation systems.

Exterior thermal insulation system allows to **maximise thermal and acoustic comfort** and **save energy** within the apartment by avoiding thermal bridges and reducing the apartment's energy demand.

CARPENTRY AND GLAZING



Thermally broken anodised lacquered aluminium frames – **monoblock casement windows, and sliding windows in living rooms** to enhance sound insulation.

Compact-type lacquered aluminium louvered shutters, with injected insulation; colour to be determined by the Project Management; **motorised shutters in living rooms-dining rooms and master bedrooms**.

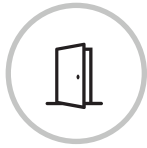
Security shutters in ground floor apartments.

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



Interior layout. Finishes

INTERIOR PARTITION WALLS AND INSULATION



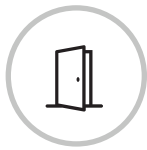
Laminated plasterboard partition walls with **sound absorbing and insulating mineral wool**.

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

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

Separation between apartments via **soundproof brickwork with sound absorbing and insulating mineral wool, and laminated and painted gypsum plasterboard finish**.

INTERIOR JOINERY



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

White lacquered interior doors and **glazed doors** on entrance to living rooms.

Built-in wardrobes **with hinged doors** in line with the rest of the woodwork, and **white lacquered finishing**. Interior walls of walk-in closets in master bedrooms – where the hanging rail and upper shelf are to be placed – will be lined.

Chrome and/or stainless steel doorknobs, pull knobs and ironwork.

FLOORING



AC5 laminated raised flooring placed on a polyethylene sheet and matching skirting in entrance hall, corridor, living room-dining room and bedrooms.

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

CLADDING AND SUSPENDED CEILINGS



Smooth paint on walls and ceilings.

Ceramic tile vertical cladding placed with water-repellent adhesive in bathrooms. Mirrors in master bathrooms and secondary bathrooms.

Kitchen walls will be **painted**.

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

KITCHENS



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) and **stainless steel** sink with **low-flow single-handle faucet** to reduce water consumption.

Kitchen will include the following household appliances:

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

Individual barbecue on terraces in corner apartments.



Facilities

HVAC AND DOMESTIC HOT WATER



Individual accumulation gas boiler for heating and domestic hot water. Roomstat in living rooms. **Air conditioning via a heat/cold pump and duct system.**

Aluminium injected modular radiators with thermostatic valves in bedrooms for individual room temperature control.

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.

Soundproof **PVC** drainpipes and downspouts.

Low-flow single-handle faucets on washbasins and bidets.

Low-flow thermostatic faucets in showers and bathtubs.

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

Large format shower base in master bathroom and **bathtub** in secondary bathrooms.

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

Water connection on terraces and in gardens (ground floor apartments).

ELECTRICITY AND TELECOMMUNICATIONS



Telecommunications facility in line with common telecommunications infrastructures regulations.

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

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.**

Automatic video intercom and alarm system.

Energy-efficient lights on terraces.



Residential development and common areas

Common spaces in **Can Matas Homes** 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 solutions that allow to minimise maintenance costs.

SECURITY



We have designed a **perimeter gated community with a metal fence** and one single access.

Entrance to the residential development can be controlled from each apartment via **automatic video intercom**.

Each apartment includes an alarm system.

LIFTS



Lifts may be accessed from all floors and are **directly connected to the garage floors. Automatic lift cabin doors, overload detection and dial-up system.** Energy-efficient features:

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

GARAGE AND STORAGE ROOMS



Automatic garage door **with remote control**.

Firefighting system in line with applicable regulations.

Quartz polished continuous concrete garage flooring.

COMMON AREAS

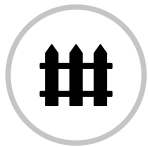


BIIa, GL-Code 2-3 standard format **stone, ceramic or artificial stone flooring**, for moderate walk-in traffic. MOHS4 minimum hardness. **Colour according to design**.

Energy-efficient lighting system in common areas.

Presence detection system with a timer for lighting control in doorways, staircases and landings **to reduce energy consumption in common areas**.

EXTERIOR COMMON AREAS



Communal equipment shall include:

- **Communal swimming pool with sun deck to fully enjoy some dipping and sunbathing.**
- **Playground area.**



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

Welcome to your new home

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