MEMORY OF QUALITIES

RESIDENCIAL ECOLÓGICO ZERO



Grupo Integral & Nature Eco S.L
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Avenida Flor de Loto 2
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Edification

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FOUNDATION AND STRUCTURE

The foundation will be executed with reinforced concrete and the structure (steal frame)except for some specific elements, respecting the current regulations and the Technical Building Code.

The foundation will be executed in accordance with the results of the geotechnical study.

COVERS

To ensure the best thermal insulation and waterproofing covers will be made inverted flat, waterproofed and insulated with rigid ecological sandwich panel sheets

The flat roof finish will be gravel in non-trafficable areas and ceramic flooring. non-slip in traffic areas.

FACADES

The exterior facade will bemultilayer, with insulation and interior lining. The finish of the exterior facadeplastered and painted.



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POOL

Prefabricated polyester 7 x 4 (with beach access)
Monoblock purification system with QP 1 HP pump 13,000 l/h for 100 m3 pools. Includes interior LED light.

GARDENING

Finishes with printed concrete perimeter of the house and decorative white gravel garden area 4 outdoor lighting points in the garden.

PERIMETER WALLS

Enclosure of concrete block walls, cement plastering and white painting

up to 1 meter high, the remaining metal fence will be standard painted white.



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CARPENTRY AND GLASSWORKS

Thecarpentryof the windows will be PVC, monoblock type.Swing or sliding opening depending on location.

HeglazingIt will be double glass with“Climalit” type dehydrated air chamber.

Will be installedroller blindsof slats oflacquered aluminiumwithinjected insulation in bedrooms and living room. Color to be determined by technical management.

Number of sliding windows will be 2 units per floor.
Tilt-and-turn windows 1 per room or bedroom.



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Interior of the house. Finishes

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INTERIOR PARTITIONING AND INSULATION

The interior divisions of the dwelling will be made with 47mm plasterboard partition walls and ceilings with laminated plasterboards fixed to metal profiles and interior thermal and acoustic insulation.

In wet areas, the laminated plaster will be water-repellent.

INTERIOR CARPENTRY

LThe access door to the dwelling will be a security door with a three-point security lock. The interior face of the door will have the same finish as the rest of the interior carpentry.

The interior doors will be lacquered in white, with acoustic weatherstripping. The access door to the living room and kitchen will include glazing if they open onto the entrance hall.

The wardrobes will be built-in with hinged or sliding doors according to project needs, with the same finish as the interior doors. They will have a storage shelf and hanging rail.

The fittings, handles and knobs will be chrome-plated.



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PAVEMENTS

The flooring of the house will beporcelain stonewarenot rectified. In the terraces will benon-slip.
Skirting boards matching the interior carpentry.

The walls of wet rooms that are not tiled will have skirting boards matching the flooring.

COATINGS AND FALSE CEILINGS

The bathrooms, both main and secondary, will be partially tiled with ceramic stoneware.

The walls The rest of the house will be finished in smooth paint.

It will be placed false ceiling in bathrooms, kitchen and passageways.

BATHROOMS

The main bathrooms will be equipped with a single sink, toilet and shower.

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Instalaciones

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HEATING AND HOT WATER

The homes will have air conditioning through a split system in the living room.

PLUMBING AND SANITATION

The pipes will be made of plastic material, for its resistance to any type of water, it slow roughness and lower thermal conductivity compared to metals such as copper.

The sanitation facility will be PVC. Sound proof down pipes.

The homes will have general cut-off switch and of in dependent cut in kitchen and bathrooms.

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ELECTRICITY AND TELECOMMUNICATIONS

The Telecommunications installation will be carried out according to common infrastructure regulations of Telecommunication.

The house will be equipped withIntegrated Services Digital Network (channeling)for possible installation of cable TV and will be available analogue and digital television, radio and telephone reception installation, with sockets in living rooms, kitchens and bedrooms.

Electrical outlets 4 sockets per room, 1 light point per room, and telecommunications the defined color video intercom parking spaces with pre-installation for charging electric vehicles according to current regulations. (OPTIONAL)

The degree of electrification will be high and the provision will be in accordance with the regulations.



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Home automation is the set of technologies applied to the intelligent control and automation of the home, which allows efficient management of energy use, providing security and comfort, as well as communication between the user and the system.



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Air conditioning in the home using renewable energy

Thephotovoltaic solar energy It allows us to obtain the electricity necessary for a home to be independent of the electrical grid, which is known as self- consumption. 10, 4,000v panels.



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GARAGES

The access door to the garage will be mechanized with remote control

The interior flooring of the garage is stamped concrete.



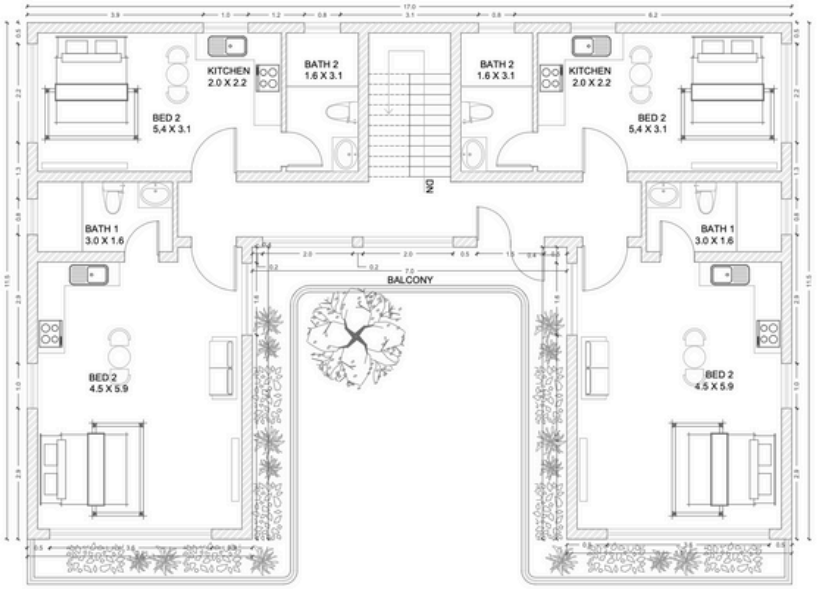
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DISTRIBUTION PLAN

4 units per floor.
Large terraces and possibility of pergola. (not included)



BATHROOM ELEMENT BRANDS - FLOORS - ALUMINUM - DOORS

SALONI

MITSUBISHI ELECTRIC
AIRE ACONDICIONADO

LOREM IPSUM

CORTIZO

MASONRY MATERIAL BRANDS

weber
SAINT-GOBAIN

placo
SAINT-GOBAIN

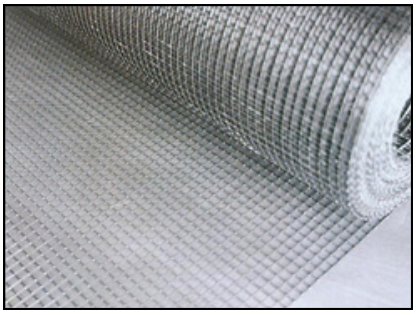
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SUSTAINABLE HOUSING SYSTEMS AND MATERIALS



Mesh for shielding electromagnetic waves: designed to protect spaces from unwanted radiation. Made with conductive materials, it reduces exposure to electromagnetic fields, ideal for homes and offices. Easy to install, durable and effective in creating a healthier environment.

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Smart home automation transforms your home into a sustainable space and efficient. Using connected devices, it controls lighting, heating and appliances to optimize energy consumption. Monitor resource usage in real time, improve comfort and reduce the ecological footprint, creating a more comfortable environment. healthy and responsible.



The photovoltaic solar panel converts sunlight into electrical energy, ideal for sustainable homes. It reduces energy costs, minimizes carbon footprint and provides energy autonomy. Its installation promotes an eco-friendly lifestyle and contributes to the care for the environment.



The ecological steel frame is a lightweight and sustainable construction system. It uses recycled steel, reduces waste and improves the energy efficiency. Its modular design allows for quick installation, ensuring durability and low environmental impact. responsible construction projects.

ECOLOGICAL BUILDING

Including(eco-certified paint)
Including(eco-certified floors)
Including(smart home automation)
Including(there to shield electromagnetic waves
Including(100% solar photovoltaic energy)

Possibility (clay walls)
Possibility (wood finishes)

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ECOLOGICAL BUILDING

This construction quality report, as well as the infographics, are merely indicative, and VILLAS ECO reserves the right to introduce any modifications that are motivated by technical or legal reasons, that are indicated by the architect in charge of the work as being necessary or convenient for the correct completion of the building or that are ordered by the competent public bodies. In the event that such changes affect materials included in this report, the affected materials will be replaced by others of equal or higher quality. The images in this brochure are indicative and not binding at a contractual level.

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