# ALEGRA

TORREMOLINOS (MÁLAGA)
19 Townhouses

Nuovit Homes | Spanska Fastigheter

## TECHNICAL SPECIFICATIONS

# ENVIRONMENTAL RESPONSIBILITY

ENERGY EFFICIENCY

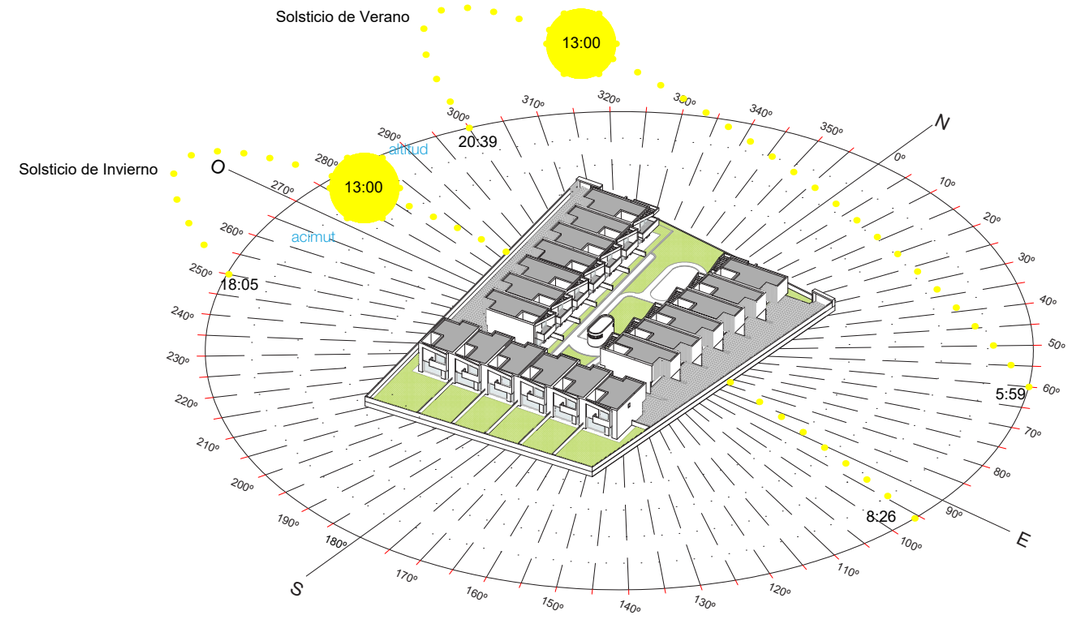
SUSTAINABILITY

SAVING

Being aware of the importance of contributing to the improvement of our environment, at Nuovit Homes we strongly believe in sustainable construction, having an impact on society and very directly on owners and users, both present and future.

Starting from this vision and with the clear objective of improving the energy efficiency of the building, the design is analyzed from the orientation of the house and from the sunshine to which it will be exposed throughout the year.

Garden areas have been given priority, with 38% of the total area of the plot.




# SOLAR EXPOSURE

Based on this analysis, construction systems of the enclosure are implemented to reduce the need for energy consumption in air conditioning / heating:

**FACADE**

Inverted roof with extruded polystyrene insulation, waterproofing with asphalt sheet and gravel finish.

**SOLAR PANELS**

To support the production of hot water.

**AEROTHERMIA**

System for air-conditioning/heating and hot water production.


**ORIENTATION**

Of the houses and their interior stays focused to optimize the necessities of air conditioning.

**OUTDOOR CARPENTRY**

Lacquered aluminium carpentry in dark colour with thermal bridge break.

Double glazing in thermo-acoustic glass 6/12/6 mm.

Solar protection system in bedrooms by means of shutters.

**FACADE**

SATE facade with external insulation, managing to reduce thermal oscillations and thus achieving energy and economic savings. Self-supporting interior plasterboard with insulation.

# BUILDING ENVELOPE



We also complement the actions in the enclosure with other measures to achieve improved energy efficiency:

**THEMAL GROUND INSULATION**

The houses have thermal insulation on the ground floor and top floor overhangs.

**THERMAL PARTY WALLS INSULATION**

Thermal insulation in party walls with other homes and common areas.

**AEROTHERMIA**

Individual production system of air conditioning / heating and hot water by aerothermia. These systems save electricity bills and also achieve a significant reduction in CO2 emissions with respect to conventional energy.

**SOLAR PANELS**

Made up of a compact solar thermosiphon system for the production of hot water. One of the best systems of green energy production, since the energy produced does not generate any kind of pollution.

**BI-THERMAL PLUGS**

Bi-thermal sockets for washing machines and dishwashers, avoiding water heating due to electrical resistance.

**PRE-INSTALLATION OF RECHARGING POINT FOR ELECTRIC VEHICLES**

For private use located in each house.

These measures will make it possible to obtain an **energy rating**, at least in the category:


# ENERGY EFFICIENCY

# INSIDE THE HOUSE

NATURAL

QUALITY

DESIGN



## Roof, Tiling and Flooring

ROOF

Laminated plasterboards with PLADUR system or similar. Finished in white plastic paint.

TILING

Covering model NEBULA in white matt color by SALONI. Dimensions 30x60cm.

FLOOR

Porcelain paving with a wood look, model AUTUMN ROBLE by SALONI. Dimensions 150x900cm.

KITCHEN

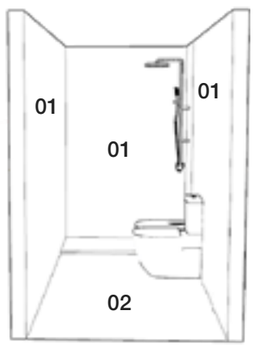
## Flooring and Tiling

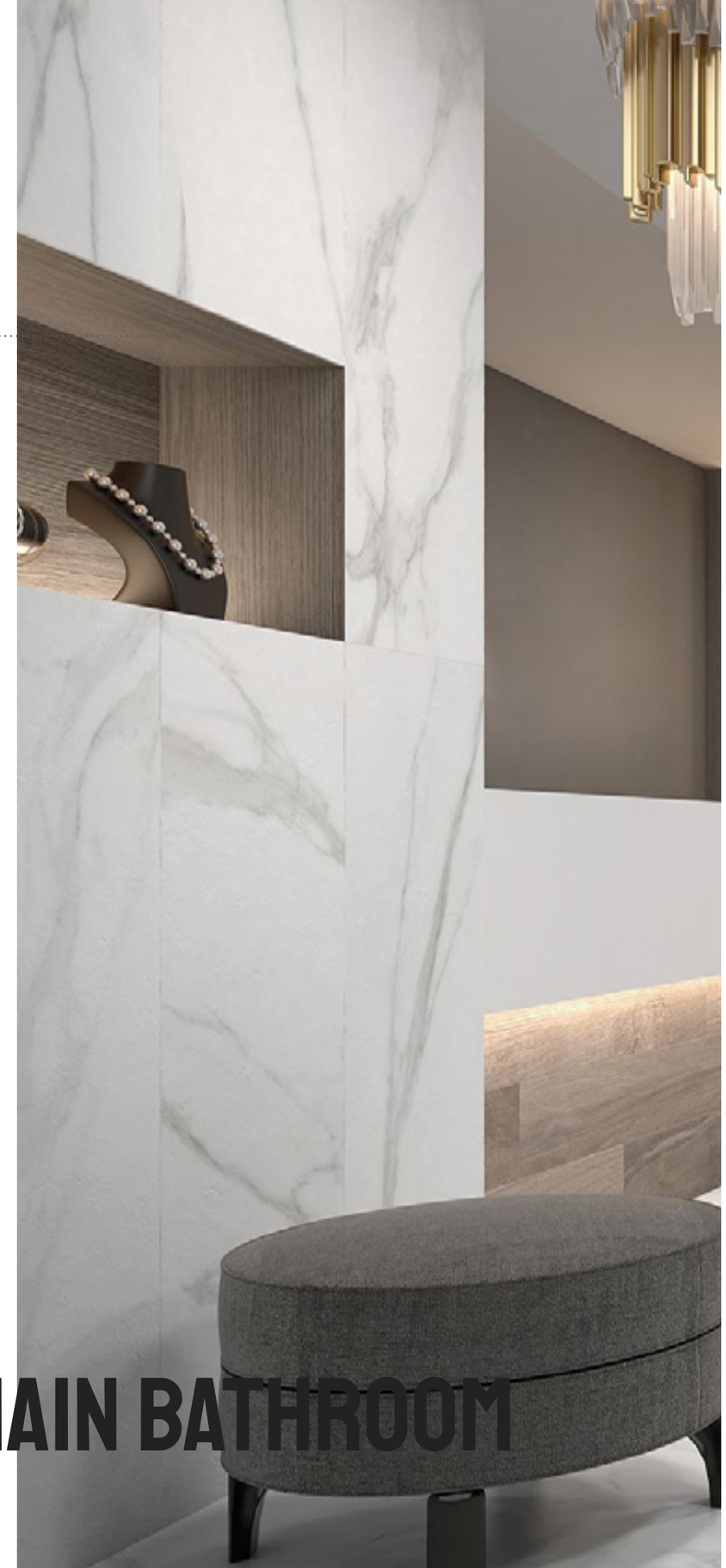
**01** TILING

MATTEI model white rectified coating by SALONI on all walls. Dimensions 30x90cm.

**02** FLOOR

Porcelain paving with a wood look, model AUTUMN ROBLE by SALONI. Dimensions 150x900cm.



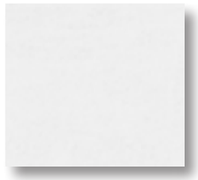



# MAIN BATHROOM

## Flooring and Tiling

**01** TILING

Model WAY rectified gray coating by SALONI on a wall of the shower area. Dimensions 30x90cm.

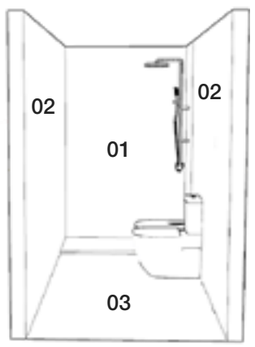


**02** TILING

WAY model White rectified coating by SALONI on a wall of the shower area. Dimensions 30x90cm.

**03** FLOOR

Porcelain paving with a wood look, model AUTUMN ROBLE by SALONI. Dimensions 150x900cm.




# SECONDARY BATHROOM

# Flooring and Tiling

TILING

WAY model White rectified coating by SALONI on shower's wall. Dimensions 30x90cm.

FLOOR

Porcelain paving with a wood look, model AUTUMN ROBLE by SALONI. Dimensions 150x900cm.

# TOILETS



TOILET THE GAP

Toilet model THE GAP by ROCA, finished in white, with lid and double flush cistern 4.3/3 L.

WASHBASIN PRISMA

PRISMA washbasin by ROCA, made of porcelain or wall mounted, white and minimalist siphon. Mirror 60x80cm.

SHOWER PLATE PACÍFICO

Shower tray model PACIFIC by SINTEXTONE, extra-flat in colour white.

# LAVATORIES

WASHBASIN FAUCET

ROCA Model L20. Single-lever basin mixer with automatic drain and flexible feed links. Cold water opening, chrome finish.

BIDET FAUCET

ROCA Model L20. Single-lever bidet mixer with automatic drain and flexible feed links. Cold water opening, chrome finish.

SHOWER FAUCET

ROCA Model L20. Single-lever out-door shower mixer, chrome finish with sliding bar.

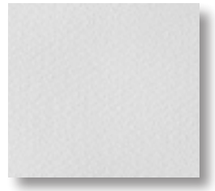
# FAUCET



## Roofs, Walls and Flooring

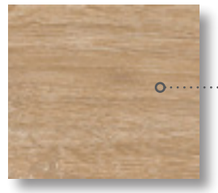
ROOF

Laminated plasterboard with PLADUR system or similar. Finished in white plastic paint.



WALLS

Plastic paint in white.



FLOOR

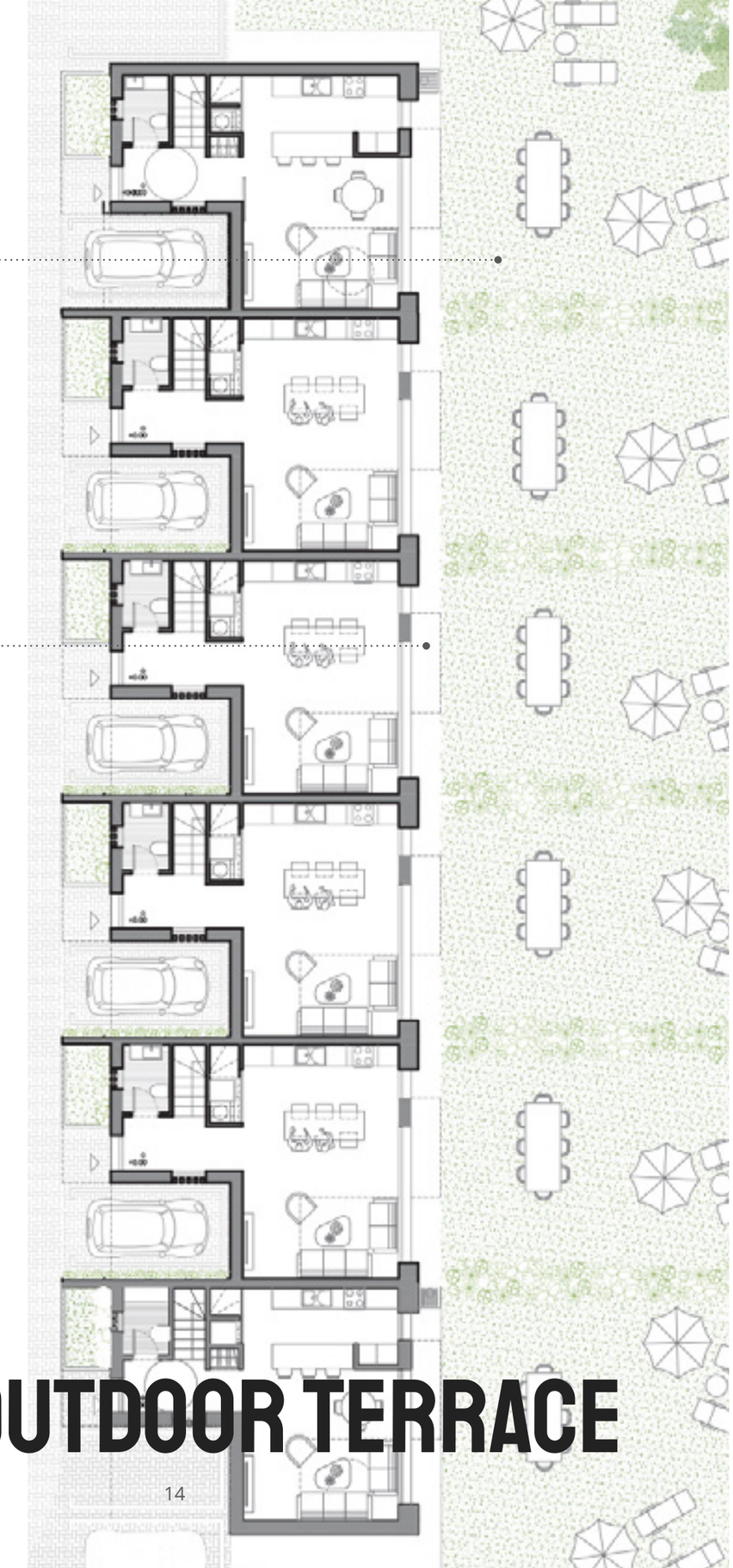
Porcelain paving with a wood look, model AUTUMN ROBLE by SALONI. Dimensions 150x900cm.

# LIVING ROOM AND BEDROOMS

Plot area prepared for landscaping.

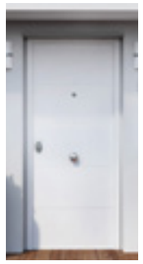
FLOOR

Porcelain anti-slip paving with a wood look, model AUTUMN ROBLE by SALONI. Dimensions 150x900cm.



# OUTDOOR TERRACE



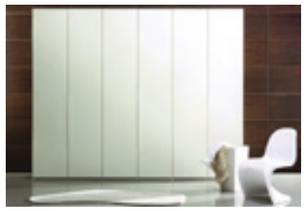


ENTRANCE DOOR

Door with modern design, lacquered in white color with horizontal pantographed lines, armored, of a leaf, with 3 points of closing. It has an embedded security lock with an anti-drill shield on the outside. Includes knob, handle and peephole.

INTERNAL DOORS

White lacquered folding doors with horizontal pantographed lines and handle. A latch will be placed on the bathroom doors.



CABINETS

In the bedrooms there will be a wardrobe front with smooth and folding doors, lacquered in white and covered with melamine finished in white, with shelf trunk and hanging bar.

# CARPENTRY

# COMMUNAL AREAS

SECURITY

FAMILIAR

RELAX

**01** ROAD SURFACE

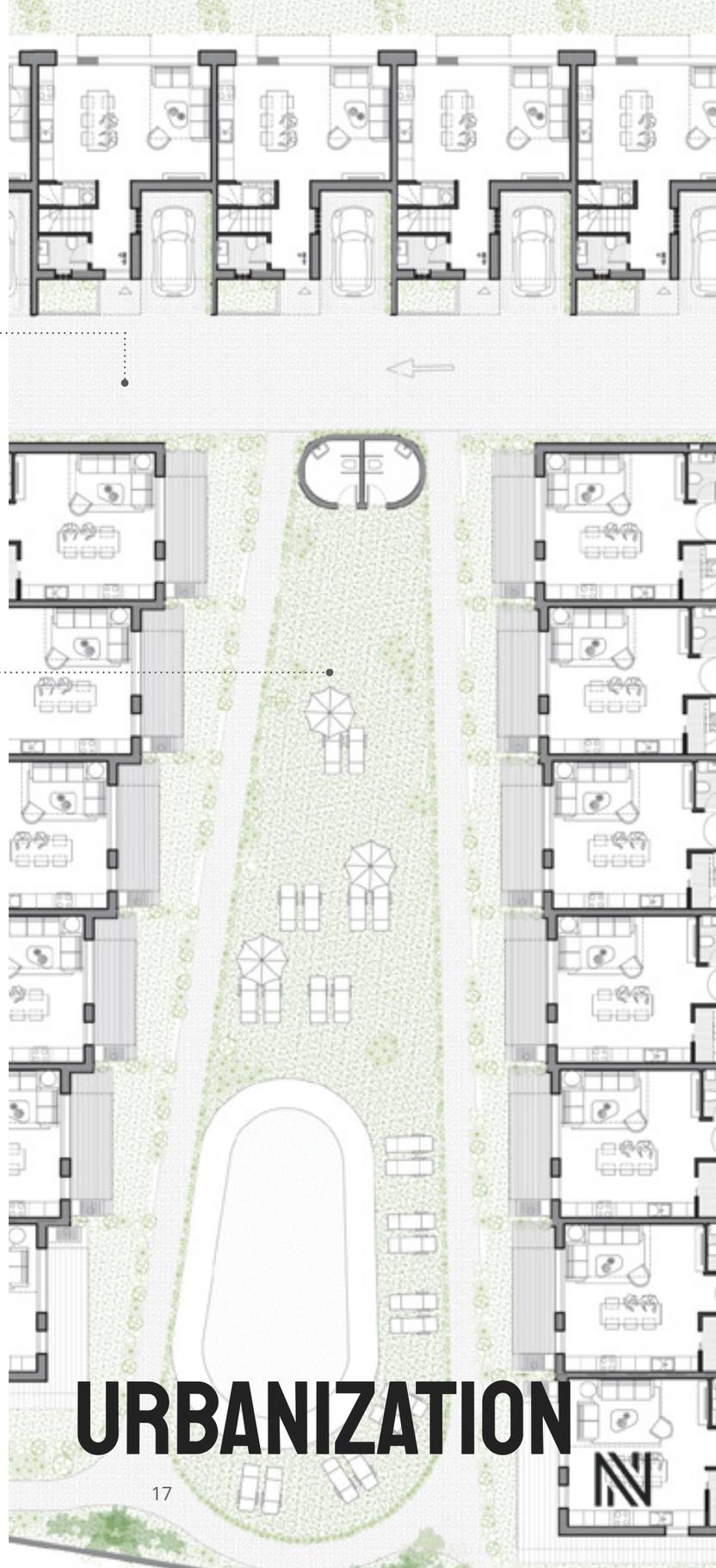
Printed concrete / paving stone roads.

**02** GARDENS

Garden areas with low water consumption plant species and automatic irrigation.

**03** LED ILLUMINATION

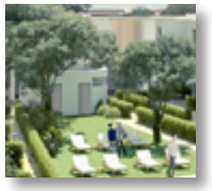
En communal areas.



URBANIZATION

COMMUNAL POOL

With salt chlorination system.



TOILET

In the pool area.

SERVICES

# INSTALLATIONS

WELLBEING

COMFORT

There will be efficient resources available to satisfy the demand for thermal comfort and hygiene of air conditioning and hot water production facilities. The purpose is to obtain a more rational use of energy, from the point of view of energy saving, both economically for the user and the protection of our environment.

## DOMESTIC HOT WATER

For the sanitary hot water, an aerothermic equipment has been planned with solar energy support.

## AIR CONDITIONING / HEATING

The interior equipment chosen to give cold and heat has been solved with a water-air equipment, fan-coil, roof type. This equipment will be connected to the interior hydraulic equipment installed for the aerothermal system.

For the air-conditioning distribution system in each dwelling, a system of ducts has been installed through the ceilings of bathrooms and corridors that will drive the impulse to all the rooms, in which diffusion elements will be installed by means of grids.

For the system control, a digital thermostat has been planned that will give service to the fan-coil and the aerothermal equipment.

# THERMAL INSTALLATIONS

## PLUMBING

The interior installation of cold and hot water dwelling will be with polyethylene cross-linked pipe with insulation in the hot water pipe and cut-off tap in each wet room.

Dishwasher and washing machine sockets will be bi-thermal.

## SANITATIONS

The system of downpipes and drains of the houses will be made with PVC. All appliances will have individual siphons or recordable siphons.

## VENTILATION SYSTEM

The houses rooms will be ventilated by mechanical systems, for which a system of humid air extraction is designed, a network of conducts will extract stale air from bathrooms and kitchens with air supply through dry areas by using aerators or grids located in the frame of the windows.

Independent ducts for all extraction hoods from kitchens to the roof.

# PLUMBING, SANITATION AND VENTILATION



## ELECTRICITY AND TELECOMMUNICATIONS

The electrical installation will be designed with a high level of electrification, expected to satisfy current requirements and future expansion of the systems or technology.

The switches and mechanisms will be model NIESSEN TACTO in grey colour, a revolutionary collection in usability and aesthetics, the perfect combination of design and functionality.

Video intercom.

Telecommunications installation with RJ45 sockets, TV in living room and bedrooms according to the telecommunications project.

# ELECTRICITY AND TELECOMMUNICATIONS

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The developer may replace and/or modify any of the materials/parts/products/frames and/or construction systems mentioned above with others of similar characteristics and quality. In any case, such substitution and/or modification must be authorised by the project manager. All the advertised images are references with decorative elements, furniture and vegetation that are not part of the offer.

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