

## | Quality Specifications

easēnse  
By PUERTO  NARIXA

## Sustainability

We have a strong commitment to the world in which we live, to nature and the environment. This commitment, broader than simply complying with regulations, requires us to work to reduce the impact on the environment of our homes, seeking maximum comfort and health for those who live, work or use our homes.

This commitment is guaranteed by BREEAM® (Building Research Establishment Environmental Assessment Methodology), an international certifier of building sustainability that is the world leader with over 20 years of experience in 77 countries and with more than 500,000 certified buildings, since 1990.

BREEAM® Certifies our project as GOOD

**BREEAM® ES**  
el certificado de la construcción sostenible



**BREEAM® Certifica nuestro proyecto como BUENO**

## Structure

The security of a house starts from the base, therefore, foundations, walls, pillars and reinforced concrete slabs have been calculated and will be built according to current regulations.

The work control will be carried out by approved specialized laboratories. Structure insured by Decenal Insurance of Structural Stability.

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| Memoria de Calidades  
Sostenibilidad y Estructura

Se debe tener en cuenta que todos los acabados o elementos descritos pueden sufrir modificaciones o ser sustituidos por elementos de igual o superior calidad debido a criterios técnicos, cambios de modelos de fabricaciones o cambios en la normativa vigente

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# INSULATION

Facade, exterior carpentry and roofs are the building envelope that guarantees the isolation of your home, insulation that is the basis of the quality of life inside the home. We want your home to be a haven of peace and for this we have placed special interest in defining the elements that allow you to maximize your comfort:

## FACADE

For the facade we have selected the External Thermal Insulation System (SATE / IETICS in Europe), which is the most used in Europe since it avoids thermal bridges (inputs from outside), which is a substantial improvement over other systems of enclosure, thanks to its seven layers that achieve a great energy saving.

In addition, this system contributes to the acoustic insulation of the building.

The finish will be made with a mineral acrylic mortar that gives it a consistent and respectful aesthetic with the environment.



- 1) Fábrica de ladrillo
- 2) Mortero de agarre
- 3) Aislamiento térmico
- 4) Mortero de agarre
- 5) Malla de refuerzo
- 6) Imprimación base
- 7) Acabado Mortero acrílico

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TORROX-NERJA  
Andalusian  
essence



Memoria de Calidades  
**Aislamiento de su vivienda. Fachada.**

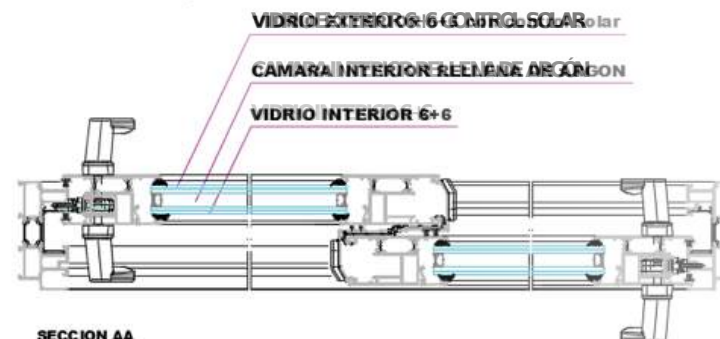
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# EXTERIOR CARPENTRY

**The exterior carpentry has been designed with four objectives in mind:**

- 1 Contribute in accordance with facade and roof systems designed, thermal and acoustic insulation. For which, all windows have a double glazing with interior camera (Climalit type), in addition to incorporating a treatment for solar control.
- 2 Provide security to your home, avoiding the breakage of the glass for which laminar glass has been included on the inside.
3. Easy opening maneuver thanks to its lifting system.
4. Modern aesthetics. Lacquered aluminum windows and balconies of 1st quality, will isolate your home complying with the air permeability regulations, water tightness and wind resistance. • Aluminum louvred shutters will be installed in the bedrooms lacquered with insulation with motorized opening and controlled from your mobile.



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**Aislamiento de su vivienda. Carpintería exterior.**

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## WINDOWS

External glass with treatment for solar control.

For all the above, we can guarantee that the exterior carpentry of your home improves substantially, the acoustic insulation and thermal demand required by the regulations, which gives you a plus of clarity that improves the comfort of your home.

## COVERING

The non-passable will be flat. They may be landscaped or finished in decorative gravel. Whatever its termination under the gravel or garden, it will include a waterproofing plus a thermal insulation that guarantees the total tightness of the whole.

The passable, replace the gravel with a ceramic tile non-slip, maintaining the same waterproof performance.

### SGG PLANITHERM 4S

Confort y ahorro en el hogar las 4 estaciones del año

SGG PLANITHERM 4S® le ayuda a ahorrar tanto en invierno como en verano. Saint-Gobain Glass ha realizado unas estimaciones energéticas de una vivienda tipo de superficie habitable 100 m<sup>2</sup> con el software de simulación térmica TRNSYS 16.0 que muestran la eficacia de SGGPLANITHERM® 4S como control solar en verano y como aislamiento térmico reforzado en invierno para varias ciudades en España y Portugal.

**BENEFICIOS**

-  Anti Condensación
-  Confort Visual- luz natural
-  Ahorro Energético
-  Respeto al Medioambiente

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Aislamiento de su vivienda. Vidrios y Cubiertas.

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## INTERNAL DISTRIBUTIONS

- **SEPARATION OF COMMON ZONES:** Your home will be conveniently isolated from the common areas through a 12 cm ceramic brick factory. Thick finished in plaster on the side of common areas and laminated plaster laminated with insulation THERMAL-ACOUSTIC by the side of the house.
- **SEPARATION BETWEEN HOUSING:** The thermal and acoustic insulation between homes, it is guaranteed by a 12 cm ceramic brick factory. of thickness, covered by both sides with plasterboard partition, including THERMAL-ACOUSTIC insulation.
- **SEPARATION WITHIN THE HOUSES:** To maintain privacy and comfort in each room, the interior divisions of the different rooms will be made with partitions laminated plaster with double plate on both sides and interior insulation.
- **FALSE CEILINGS:** False ceiling continuous throughout the house, facilitating facilities and modifying the lighting of the house to your liking. In bathrooms, false ceiling removable to facilitate the registration of the air conditioning installations.
- **HEALTH:** Your health is important to us, therefore, the interiors and ceilings of your home and the common areas will be finished with solvent-free paints and exempt from emissions.

## INTERIOR CARPENTRY.

- **ENTRANCE DOOR:** Armored with steel sheet, paneled, security lock, external knob stainless steel and peephole.
- **STEP DOORS:** Lacquered in white and smooth finish, steel fittings.
- **BUILT-IN CABINETS:** Monoblock type in bedrooms, lacquered swing doors blank, smooth finish. Interior with shelves and hanging bar.

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Distribuciones y Carpintería interior.

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## PAVEMENTS AND COATINGS.

- In line with European trends, for the entire interior of the dwelling, it has been selected a pavement of waterproof vinyl with customizable wood type finish.

This modern floor tiling is an ideal floor tiling, durable and comfortable. Compared to floors made of ceramic, wood or laminates, our floor provides a greater degree of comfort.

- One of the main advantages of vinyl flooring is its ease of cleaning and maintenance, by not retaining dirt on its surface.
- Your health is important to us:
  - The pavements that we have selected prevent the growth of fungi and bacteria, as well as the accumulation of mites.
  - The vinyl floors, having a cushioned support, have a plus of comfort and warmth.
  - Being a thermal and acoustic insulator, they allow the user to enjoy a silent and thermally pleasant environment.
  - The interiors and ceilings of your home and common areas will end with solvent-free paints and emissions-free.
- Tiles of first quality PORCELANOSA format 33,0x100
- Outdoor pavement PORCELANOSA terraces format 14,30x90

### PORCELANOSA Grupo



Suelo Terrazas



Azulejos

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Memoria de Calidades  
Pavimentos y Revestimientos.

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## SANITARY APPLIANCES AND FAUCETS

- PORCELANOSA white ceramic sanitary ware.
- Built-in washbasin PORCELANOSA.
- Washbasin suspended in PORCELANOSA secondary bathroom.
- PORCELANOSA acrylic shower tray in master and secondary bathroom.
- PORCELANOSA chrome-plated single lever faucet.
- Mirror in the main and secondary bathroom.

### PORCELANOSA Grupo



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**Aparatos sanitarios y Grifería.**

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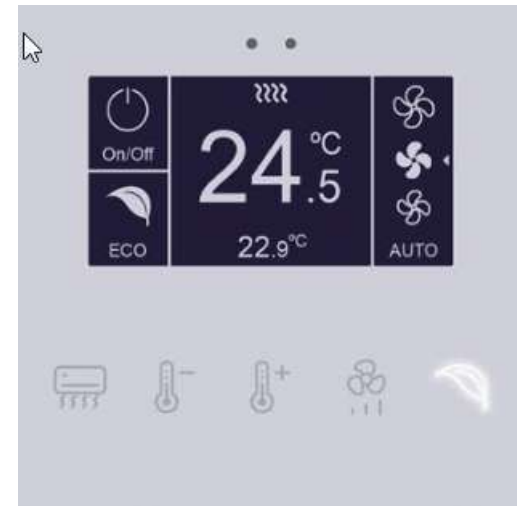
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## ELECTRICITY and TELECOMMUNICATIONS.

- High electrification of the house (9.323 W), necessary for installation of wall boxes for recharging electric vehicles.
- USB charging sockets in the main room and rooms.
- Protection and control box in the hall of the house, with circuits electrical appliances in compliance with the Electrotechnical Regulation Low Voltage (RGBT).
- Your home will be equipped with first-class electrical mechanisms SIMON • For convenience, you will have TV and data connections in all the stays, including the terrace.
- Down light LED lighting in bathrooms and kitchen.

## AIR CONDITIONING

- Cold-heat air conditioning through grid ducts throughout the home that allow air conditioning in areas of the home.
- The production of Sanitary Hot Water will be carried out by means of solar panels. As a support system, an electric water heater will be installed inside homes.



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Memoria de Calidades  
**Electricidad y Comunicaciones.**  
**Climatización.**

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# SMART HOME

21st century housing must be prepared to exploit the advantages that technology brings to the comfort and security of homes. We have designed and implemented a system of automation and control of the main facilities that will allow us to:



- Technical alarms: Your home will warn you of any smoke, water or fire escaping inside. For this we have provided sensors that in case of emergency, in addition to warning, proceed to cut water.
- Security Alarms: Your home will have a presence sensor in the entrance hall that will indicate any entry in it.
- From anywhere in the world, you can control the blinds and lighting your home.
- Remote control of the air conditioning of the house:
  - You can manage the switching on and off of the air conditioning from anywhere in the world.
  - The motorized grids that we incorporate allow you to independently choose the areas of your home that you want to air condition.
- Video intercom with camera in access to the urbanization and access to each portal. At any time, you will be able to know who has requested access to your home through your mobile device.
- In addition to the control, through its mobile devices, in the home we install a touch screen from which all these functions will be managed.

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Memoria de Calidades  
Domótica.

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# FURNITURE AND KITCHEN EQUIPMENT

Complete kitchen by DESIGNA, the number one manufacturer in Denmark

- Doors manufactured with 22 mm MDF board with melamine coating, white.
- Includes integrated handle machined in the door.
- Countertop made with 30 mm MDF board with melamine coating, white.
- Frontal finish of the same material as the countertop.
- Undercounter stainless steel sink with mixer taps.
- Induction hob, electric oven, refrigerator, dishwasher, microwave and hoodintegrated extractor.
- Drawers equipped with cushioned closing type "soft close"



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Mobiliario y Equipamiento de cocina.

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# COMMON ZONES AND MISCELLANEOUS

True to our commitment to nature and the environment, the common areas of the urbanization have been carefully designed to provide a pleasant life experience, incorporating native species and elements of low power consumption.

- Community pool with infinity type in infinity system, night lighting and Gastrobar with sea views.
- The complex incorporates an area of vegetable gardens in which to grow your own vegetables.
- It incorporates a system to avoid waste water, consisting of the use of water from basins and showers of the bathrooms and their reuse as irrigation waters of the urbanization.
- In addition to the pool Gastrobar, the complex includes a gym overlooking the sea.
- The set provides for E-COMERCE BOX for community use and access controlled by order, where you can receive the purchased goods.
- Community Vinoteca room.
- Unique car parks, with a recharging station for electric vehicles, naturally ventilated and with sea views. Automatic lighting by motion detectors. Automated access door.
- Large storage rooms.
- Low consumption LED lighting in accesses, internal roads and gardens.
- Detectors of presence and luminosity in portals, vestibules of plant and garage.
- ELEVATORS that can continue to function normally during more than 100 trips without power from the network, which generate energy depending on the load and the direction of travel, reducing electricity consumption and achieving significant savings in the electricity bill. And above all, silent.
- The urbanization will have an astronomical clock and a twilight switch with the aim that the lighting consumption is essential.
- Residential complex totally fenced and closed.
- Portals carefully decorated, free painting of emissions.
- Landscaped areas with plants with low water requirements, equipped with automatic programmable irrigation systems.

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Zonas comunes, Urbanización y Varios.

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