Neinor HOMES
We build homes with people in mind

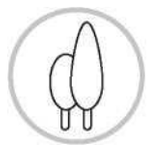
BUILDING SPECIFICATIONS
SITGES HOMES

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 Report2008.



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 pillar structure, **on-site two-way waffle slabs and lightweight concrete filler block.**

Foundations via **reinforced concrete slabs**; basement perimeter retaining structure via a **reinforced concrete wall anchored in line with the results of the geotechnical study, and in accordance with current regulations and the Spanish Technical Building Code (CTE)**.

ROOF

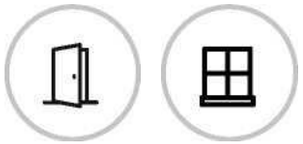
Inverted flat roof with rigid board insulation and asphalt roofing (two layers) for enhanced thermal insulation and waterproof qualities.

Gravel finish in non-trafficable areas.

FAÇADES

Natural stone ventilated façade system with exterior thermal insulation.

The **ventilated façade 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. They are more efficient than traditional interior insulation systems.



CARPENTRY AND GLAZING

Window carpentry: **thermally broken anodised aluminium frames – monoblock. Casement** windows, except for balcony doors, which will feature **sliding doors** permitting access to terraces.

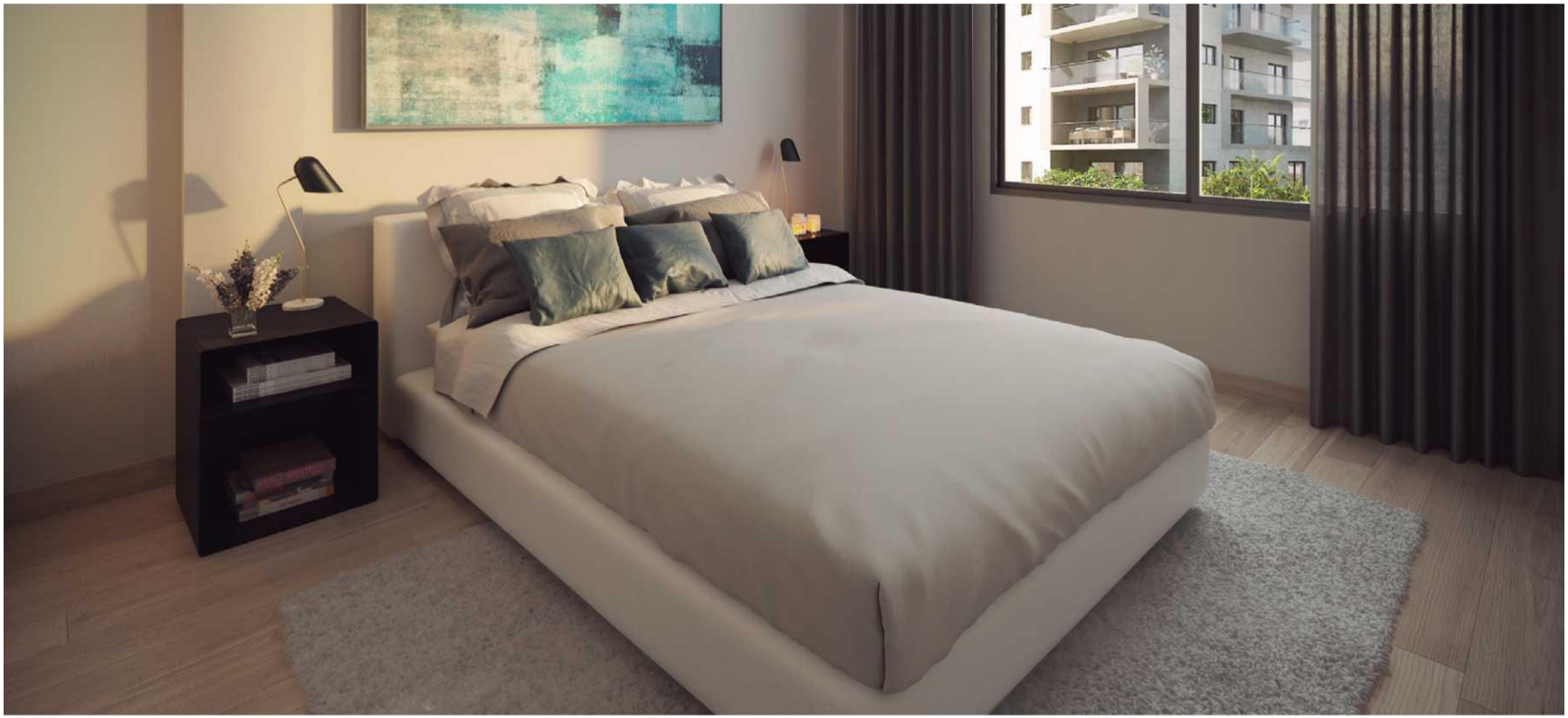
Lacquered aluminium roll-up shutters with injected insulation in 1st, 2nd and 3rd floor apartments**.**

Lacquered aluminium security roll-up shutters with injected insulation in all rooms in ground floor apartments**.**

Lacquered aluminium security louvered shutters with injected insulation in attic openings in 3rd floor apartments.

Motorised shutters in **living rooms** and **master bedroom.**

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



Interior layout. Finishes

INTERIOR PARTITION WALLS AND INSULATION

Interior partitioning via **gypsum plasterboard partition walls with acoustic insulation.**

Waterproof gypsum plasterboard partition walls **in damp rooms.**

Separation between apartments via a **mix system**: **six-inch thick soundproof brickwork reinforced with two gypsum plasterboards, interior mineral wool thermal and acoustic insulation and secured to metal profiling**.

Separation between apartments and common areas via **solid thermal and acoustic brick walls reinforced with gypsum plasterboards and lined with sound absorbing mineral wool insulation.**

INTERIOR JOINERY

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

White lacquered wood interior doors**.**

Lined white lacquered wood built-in wardrobes with hinged doors, in line with the rest of the woodwork, and **upper shelf and hanging rail.**

Chrome and/or stainless steel ironwork and handles**.**

FLOORING

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

Premium-quality ceramic tile flooring in kitchen and bathrooms (master and secondary) and non-slip ceramic tile flooring on terraces placed with water-repellent adhesive.

CLADDING AND SUSPENDED CEILINGS

Soft-colour smooth flat water-based paint on walls and ceilings.

Premium-quality ceramic wall tiling in bathrooms (master and secondary), placed with water-repellent adhesive.

Laminated plasterboard suspended ceiling in circulation areas (entrance hall and corridor), walk-in closets, bathrooms and kitchen, with white smooth flat water-based paint finish.

KITCHENS

Fully-fitted kitchen 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** + 5L/min aerator to reduce water consumption.

Kitchen includes:

- **Extractor hood, • Glass ceramic hob.**

  Electric oven and microwave on a column.

Facilities

HEATING AND HOT WATER

Mixed HVAC system (hot and cold) via a hot/cold water/air aerothermal system, comprising an exterior unit, accumulator kit and built-in intercooler; interior unit distribution via fan coil and ducts.

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 + 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 bathrooms.

General stopcock and individual stopcocks in kitchen and bathrooms.

Water connection on terraces in ground floor and penthouse 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**. **Premium-quality designer** mechanisms**.**

Installation of **automatic video intercom and alarm system in each apartment, as well as basic home automation system.**

Energy-efficient lights on terraces.

Residential development and Common areas

Common spaces in Sitges Homes have been conceived and designed having regard to the service charges derived from them. In this sense, we have tried to combine various equipment to offer high-quality facilities with solutions that allow to minimise maintenance costs.

SECURITY

Fully-gated residential development, **perimeter chainlink fence** and one single access**.**

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

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:

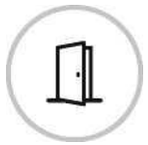
- **Stand-by mode.**
- Drive with variable frequency, speed and power control.
- Cabin **with energy-efficient lighting.**

GARAGE AND STORAGE ROOMS

Automatic garage door **with remote control**.
Firefighting system in line with applicable regulations.
Quartz polished concrete continuous garage flooring.

Storage rooms will feature **metal door, white paint on walls and ceilings, and lighting system**.

DOORWAYS AND STAIRCASES



Standard-format artificial stone and ceramic tile flooring in exterior entrance halls; **colour in line with design**.

Energy-efficient lighting system in accesses, interior roads and gardens. **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 facilities will include:

- **Landscaped gardens.**
- Swimming pool **with sun deck area to fully enjoy some dipping and sunbathing.**
- **Multi-purpose sports court.**

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HOMES

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Welcome to your new home.