

OCTAVIA

AVENIDA DEL PACÍFICO — MÁLAGA

Technical Specification

Project





OCTAVIA

AVENIDA DEL PACÍFICO — MÁLAGA

Technical Specification

Project



CONTENTS



INTERIOR OF HOUSES	7
LIVING ROOM AND BEDROOMS - BATHROOMS KITCHEN AND LAUNDRY ROOM TERRACES INTERIOR CARPENTRY FACILITIES	
COMMON ZONES	23
LOBBY Y CENTRAL ATRIUM SOLARIUM SWIMMING POOL WORKING SPACES AND FITNESS GARAGE AND STORAGE ROOMS	
COMPROMISO MEDIOAMBIENTAL	33
ENVIRONMENTAL COMMITMENT ENERGY EFFICIENCY PROPOSAL BREEAM CERTIFICATE	

INTERIOR OF THE



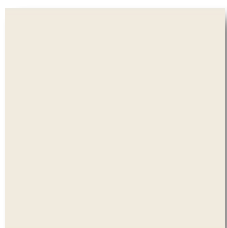
HOMES



Referential image according to the Interior Design Project (optional).

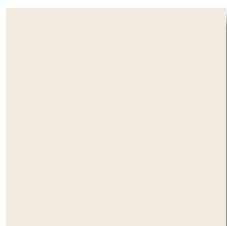
living room & bedrooms

CEILINGS, WALLS AND FLOORS



CEILINGS

Laminated plaster ceilings finished in cream white plastic paint — RAL 9001.



WALLS

Plastic paint in cream white color — RAL 9001.



FLOORING

Natural wood flooring, 11 mm herringbone studio oak ab white model from Kährs.





Referential image according to the Interior Design Project (optional).

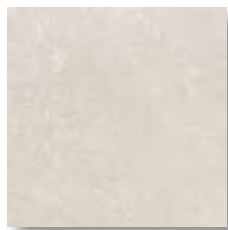
Bathrooms

TILING AND FLOORING



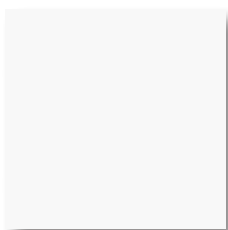
OPTION 1 :

Model porcelain
ROCKWELL BEIGE de
SALONI.
Dimensions 60x120cm.



OPTION 2 :

Model porcelain
ROCKWELL MARFIL de
SALONI.
Dimensions 60x120cm.



Model porcelain
FRONT en blanco de
SALONI.
Dimensions 60x120cm.



Model porcelain
ROCKWELL BLANCO
de SALONI.
Dimensions 60x120cm.



FLOORING

Model porcelain
ROCKWELL BEIGE de
SALONI.
Dimensions 60x120cm.



Model porcelain
ROCKWELL MARFIL de
SALONI.
Dimensions 60x120cm.

*** The client can choose one of these two options.





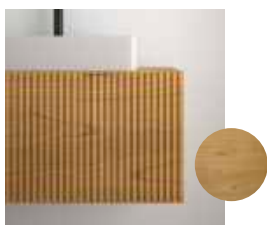
Referential image according to the Interior Design Project (optional).

BATHROOM

SANITARY

WASHBASIN

Integrated washbasin made to measure in cristalplant or similar in white.



FURNITURE

Bathroom furniture with 1 drawer, slatted front. Wood finish in honey color or similar.



ROCK TOILET

Wall-hung toilet model INSPIRA ROUND by ROCA, white finish. Cushioned lid. GROHE cistern push button, brushed graphite finish. Placed horizontally. GROHE concealed cistern.



SHOWER TRAY

ROCA ACQUOS model. Resin, white finish.





Imagen referencial conforme al Proyecto de Interiorismo (opcional).

Bathroom

TAPS AND ACCESSORIES



WASHBASIN TAPS

Master bathroom :
GROHE ESSECE
single lever basin
mixer in brushed
graphite.

Secondary
bathroom: GROHE
ESSECE single lever
basin mixer in
copper or brushed
bronze.



SHOWER TAPS

Overhead shower, hand shower, shower
thermostat, shower hose from GROHE. To be
chosen by the customer between the brushed
graphite, brushed copper or chrome finishes.



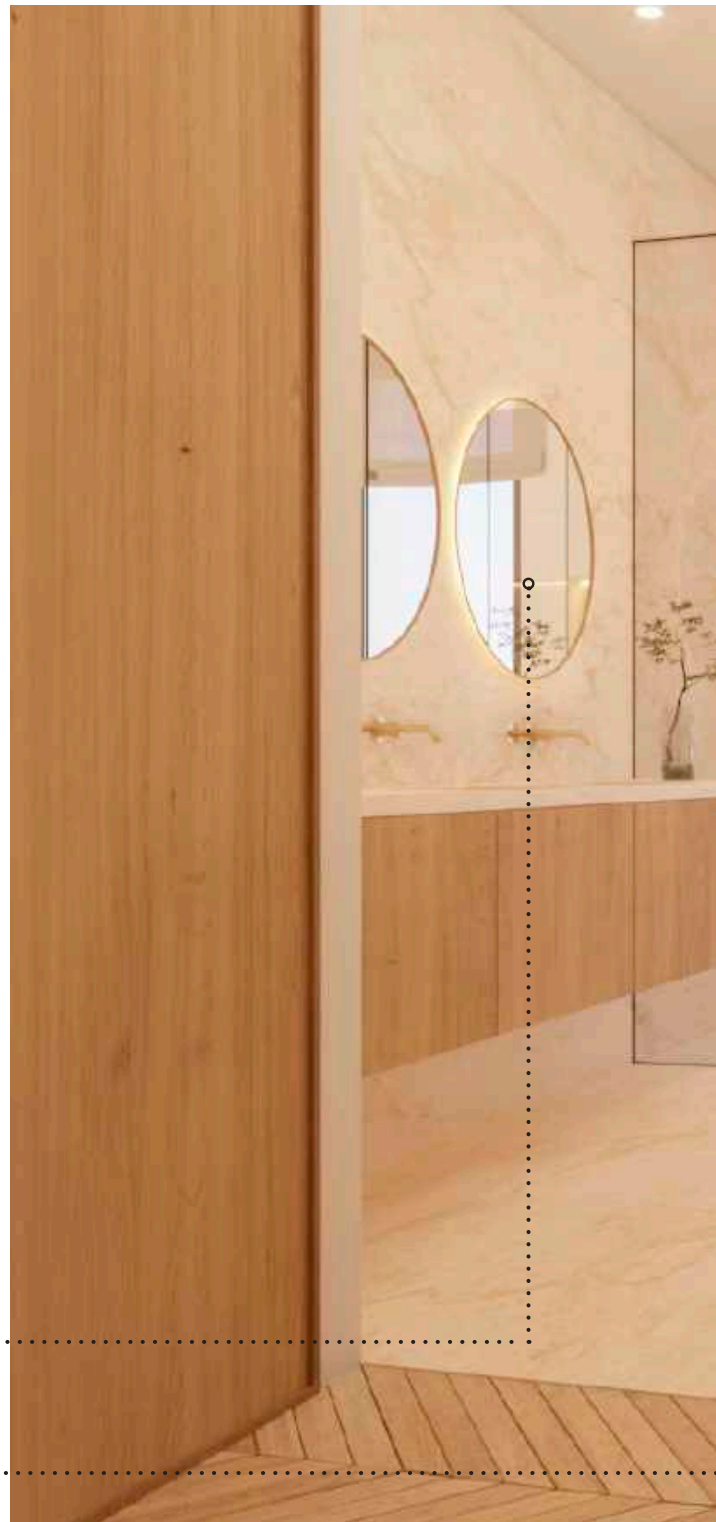
ACCESSORIES

GROHE ESSENTIALS | accessory set in graphite and
brushed copper finish. Composed by: 2 hangers, 60 cm
towel rail in shower and roll holder.

BACKLIGHTED MIRROR | Circular mirror with a diameter
of 80cm backlit with led light, 3000K.

SHOWER SCREEN

Screen with black border and transparent glass.

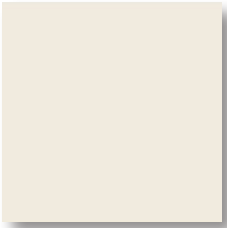




Referential image according to the Interior Design Project (optional).

Kitchen and Laundry

ROOFS, WALLS, FLOORS AND EQUIPMENT



CEILINGS

Laminated plaster ceilings finished in cream white plastic paint — RAL 9001.



TILING

Rem model by Consentino.

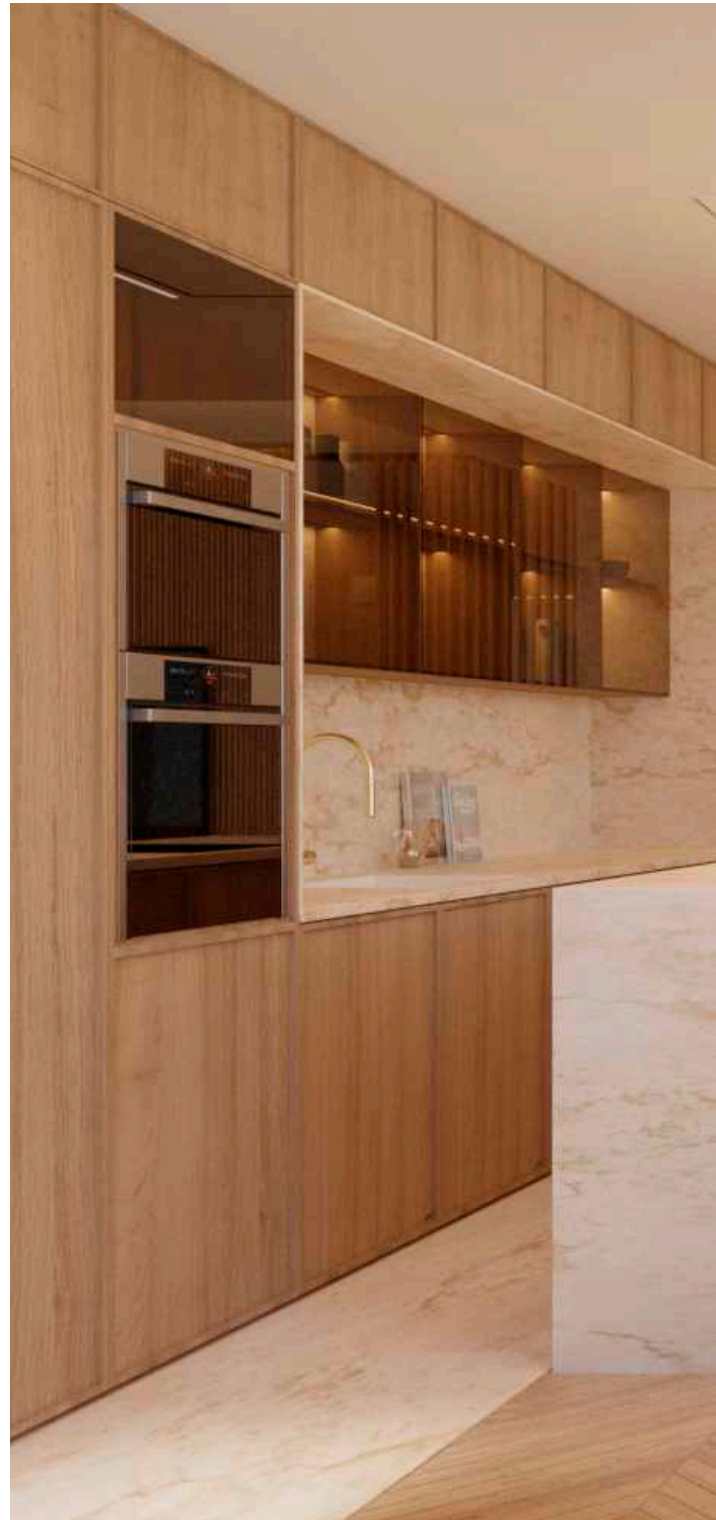


FLOORING

Rem model by Consentino.

KITCHEN

Kitchen furniture according to layout in project plans, equipped with: dishwasher, oven, microwave, induction hob, refrigerator and hood.



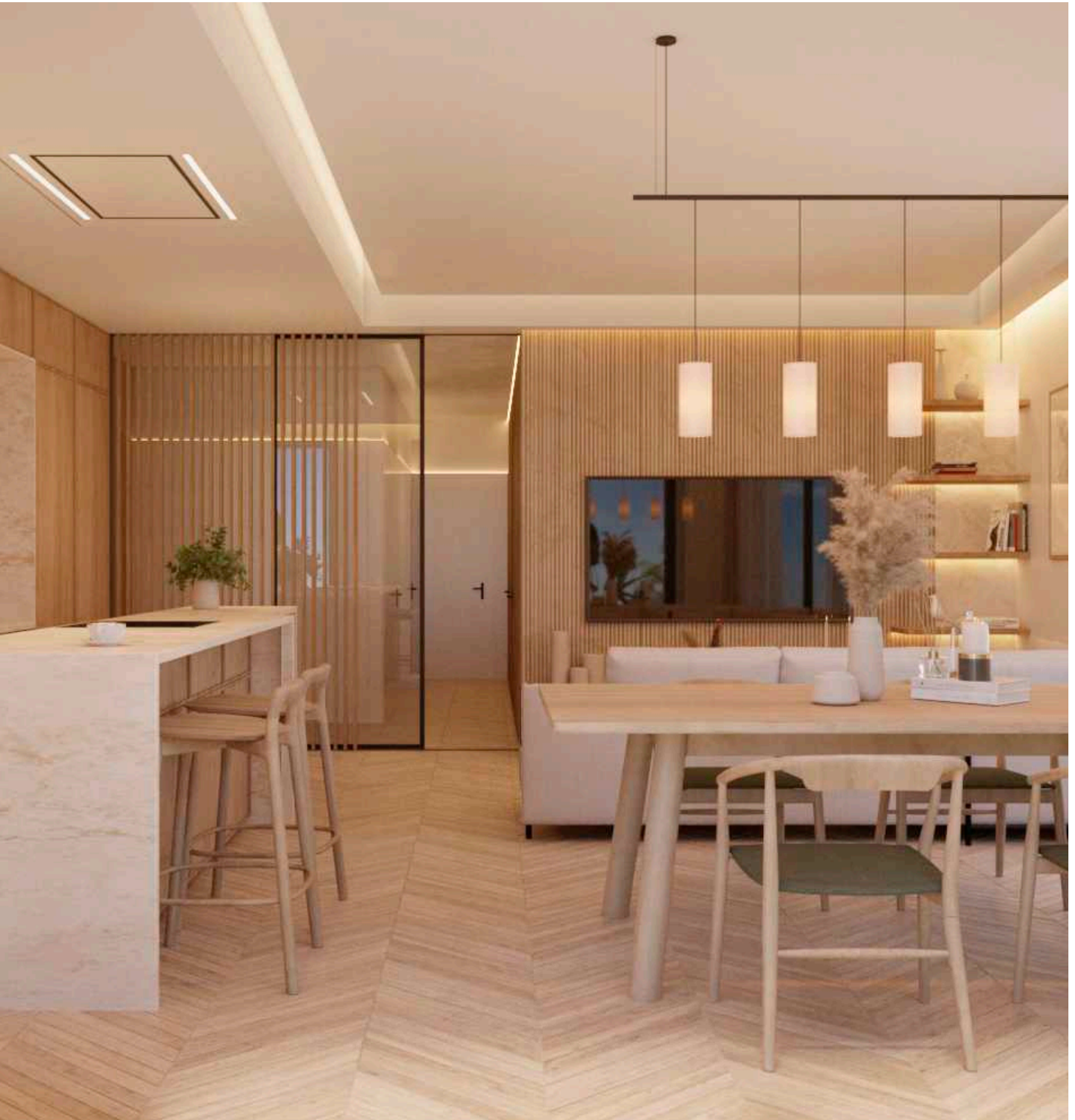


Imagen referencial conforme al Proyecto de Interiorismo (opcional).

Terraces

CEILING

Wooden or aluminum false ceiling on terraces. Areas between terraces with prefabricated pergolas.



FLOORING

SALONI model ROCKWELL BEIGE porcelain tile.
Anti-slip.
Dimensions 60x120cm.



Interior Carpentry

ENTRY DOOR

Armored entrance door, veneered in natural oak with supermatt varnish, exterior according to the architect's design. With embedded security lock with anti-drill shield on the outside. With chrome or black handle to be chosen by the D.F., crank and peephole.



PASS DOORS

2.40 m high folding doors, flush to the outside, paneled with white lacquered DM board, hidden hinges and black handle. A sentence will be placed on the doors of the bathrooms.

WARDROBES

Cabinet fronts with smooth and folding doors, lacquered in white or RAL 9001. Interior melamine coating with textile finish, with boot shelf and hanging bar.



Referential image according to the Interior Design Project (optional).

Facilities

CONVIENENCE— COMFORT — EFFICIENCY

PLUMBING

The interior installation of hot and cold water will be with cross-linked polyethylene piping with insulation in the hot water piping and a shut-off valve in each wet room. Variable frequency booster set.

SANITATION

The network of downspouts and drains of the houses will be executed with PVC or soundproof polypropylene. All devices will have individual siphons or registrable siphon canisters.

DOMESTIC HOT WATER AND AIR CONDITIONING

For the production of sanitary hot water, a high-efficiency heat pump with a water accumulator with an adequate capacity for each home will be placed in the laundry room. Regarding air conditioning, a direct expansion heat pump will be used, with the outdoor unit on the community deck and the indoor unit on the bathroom ceiling, distributing the air through ducts to living rooms and bedrooms, with individual control of rooms with the airzone system. . This combined system, which captures up to 75% of the energy from the air, together with a highly efficient building envelope, allows obtaining an A energy rating, with the consequent effective savings in energy consumption.

VENTILATION

The ventilation of the rooms of the houses will be carried out by mechanical means, for which an extraction system is projected for wet rooms and air supply for dry rooms by means of mechanical extractors. This system will have heat recovery equipment with a minimum efficiency of 80%, which through a network of ducts and terminal grilles will serve each room. With this system, the temperature and humidity of the air are used to achieve optimal ventilation in the rooms. In this way the energy consumption of the air conditioning installation is reduced and also the air that enters the house is clean and filtered.

ELECTRICITY AND TELECOMMUNICATIONS

The electrical installation will be calculated with a high degree of electrification, planned to meet current demand needs and future expansion of systems or technology.

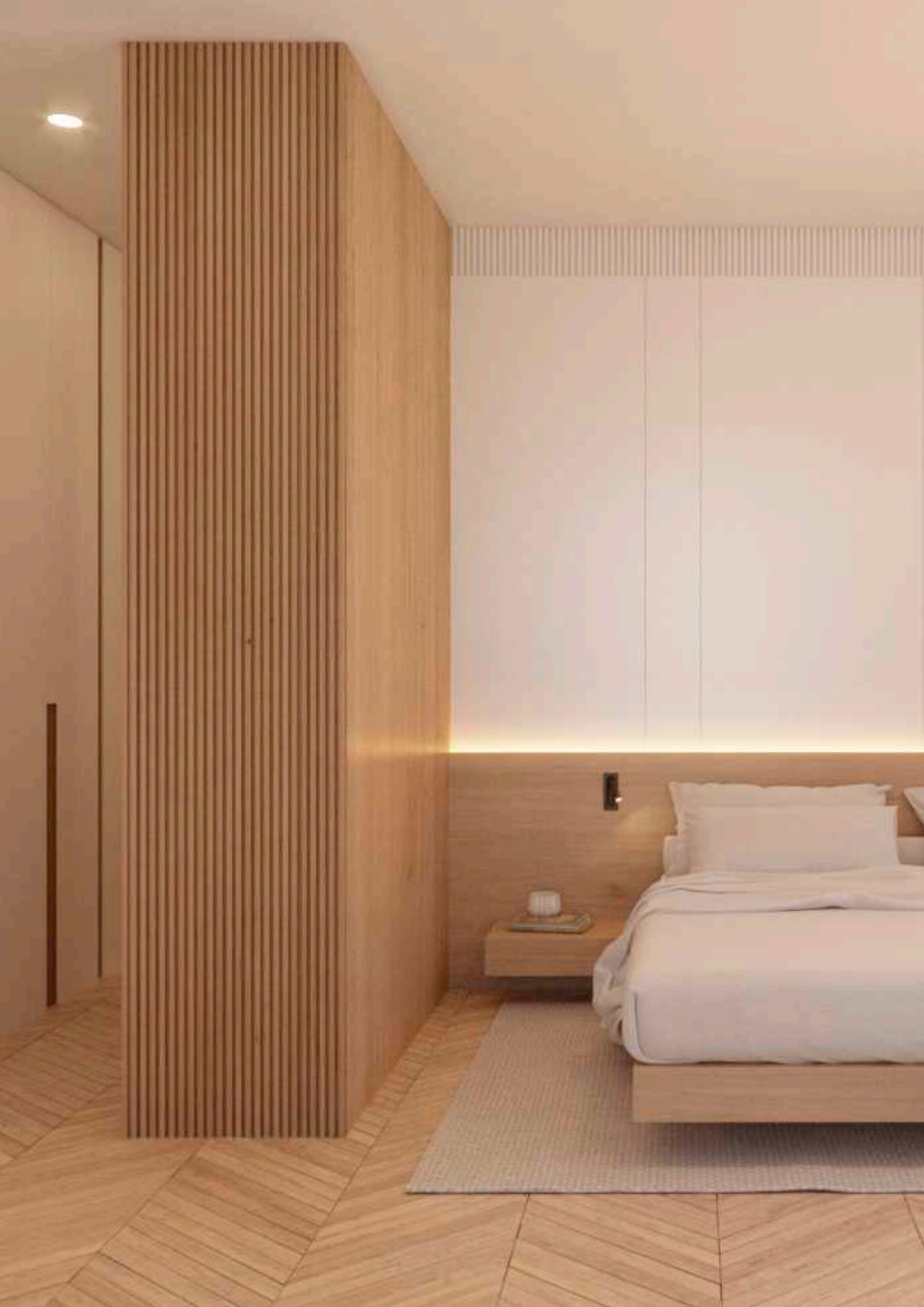
The switches and mechanisms will be the Simon 270 model in black or white from SIMON or similar, a revolutionary collection in terms of usability and aesthetics, the perfect combination of form and functionality, to be chosen by the architecture studio. Electronic video intercom. Telecommunications installation with RJ45 sockets, TV in living room and bedrooms in accordance with the telecommunications project.



Lighting of common areas with LED luminaires and presence detectors.

Pre-installation of a charging point for vehicles in each of the garage spaces linked to the homes. Photovoltaic solar panels for free electricity production as support for the common installation of the building, to the extent that the design of the roof allows it

HOME AUTOMATION Control system for air conditioning, hot water and ventilation installations.



COMMUNITY ZO



NES



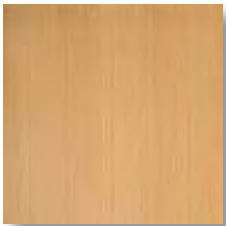
Lobby and Central atrium



FLOORING
DEKTON EDORA or similar.



CORRIDOR WALLS
VESCO type vinyl coating or similar.



LIFT BOX — TOTEM
PRODEMA-type wood cladding or similar,
with quartering in all its height, Naturpanel bamboo
finish

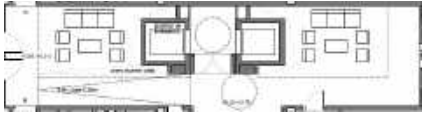
MURAL
Background mural with textured motif. VESCO type or
similar.

FALSE CEILING
Lacquered aluminum slats, ral to be chosen by the
architect.

GLASS RAILING
Laminated glass (thickness according to CTE DB SUA) on
embedded metal profile.

ENTRANCE DOOR TO THE HOUSE
Armored wooden door flush with the perimeter fence,
also made of wood, where signage can be integrated.





Access to the building is made from the landscaped outdoor square. Through the portal, we access the lobby and central atrium of the building. This large space contributes to energy efficiency through overhead lighting and natural ventilation. The design of this space follows the natural line of the entire building where wood and neutral tones are predominant.



|

ZONAS COMUNES

|

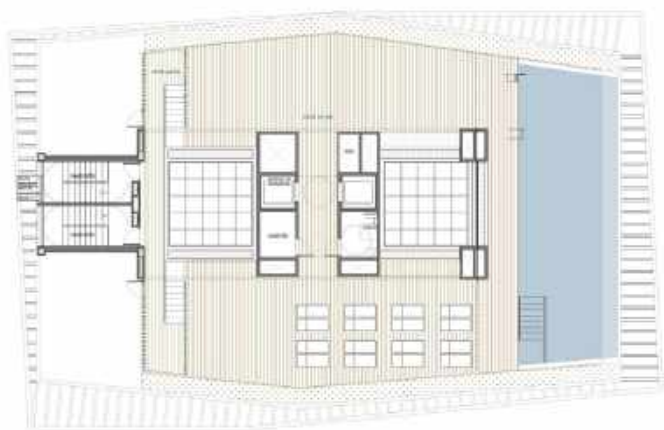
COMPROMISO MEDIOAMBIENTAL

Terraces

SWIMMING POOL — SUN ROOM

INFINITY POOL AND SOLARIUM

Outdoor infinity pool with saline chlorination and solarium on the roof terrace.



FLOORING

SALONI model ROCKWELL BEIGE porcelain tile. Anti-slip.
Dimensions 60x120cm.

GLASS RAILING

Laminated glass (thickness according to CTE DB SUA)
on embedded metal profile.

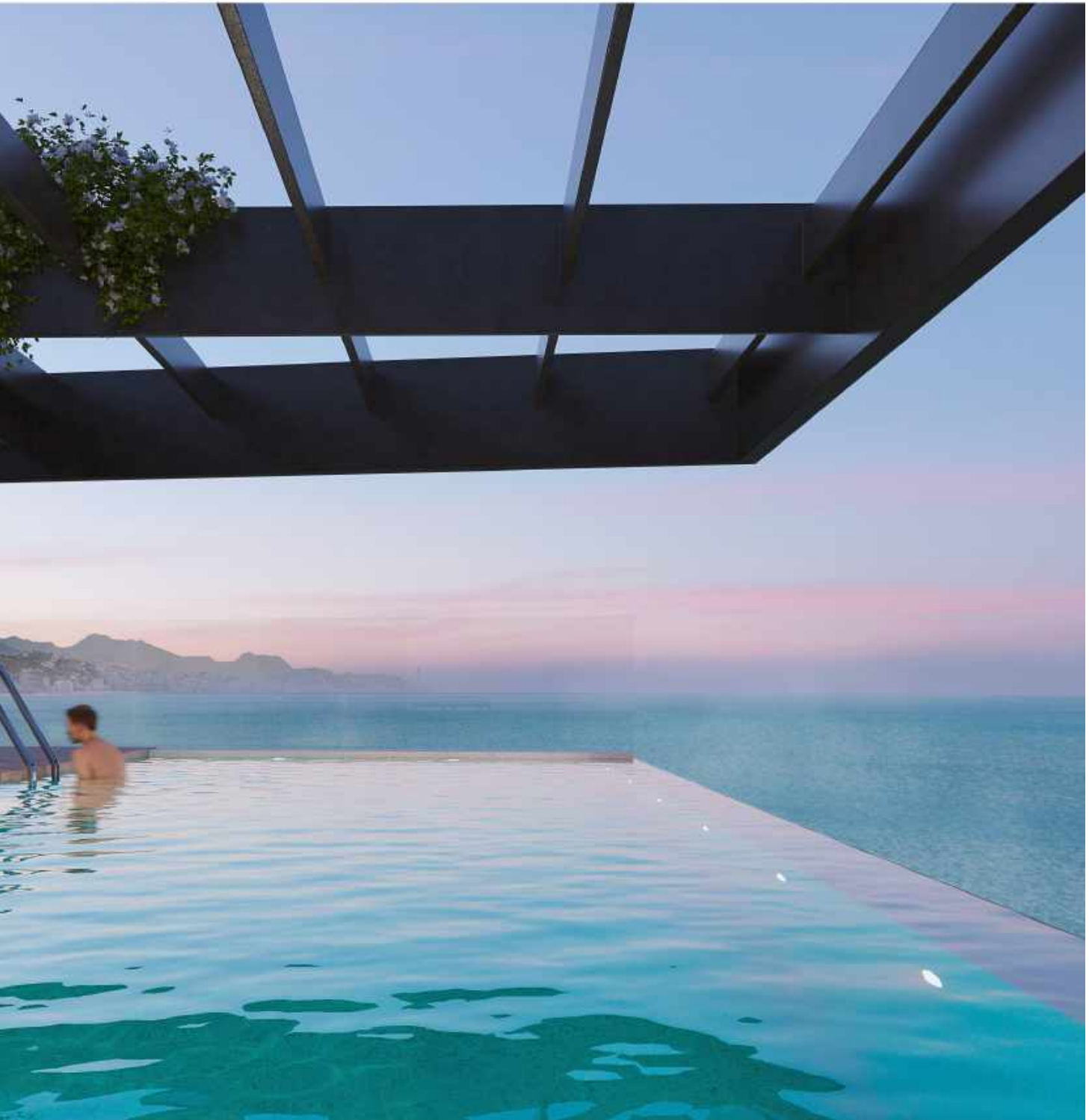
VEGETATION

Perimeter of vegetation cover with autochthonous aromatic, shrubby and cactaceous plants.

PERGOLA

Lacquered metal pergola.



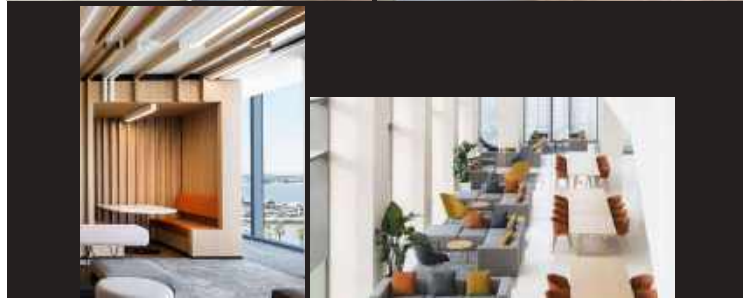
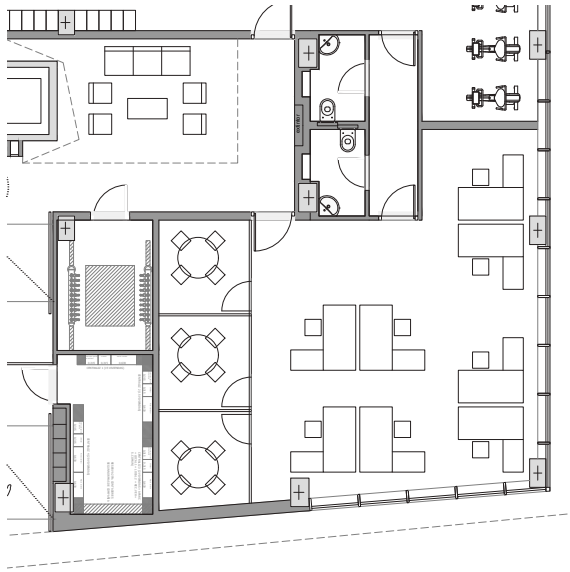


Spaces

WORKING SPACES — FITNESS

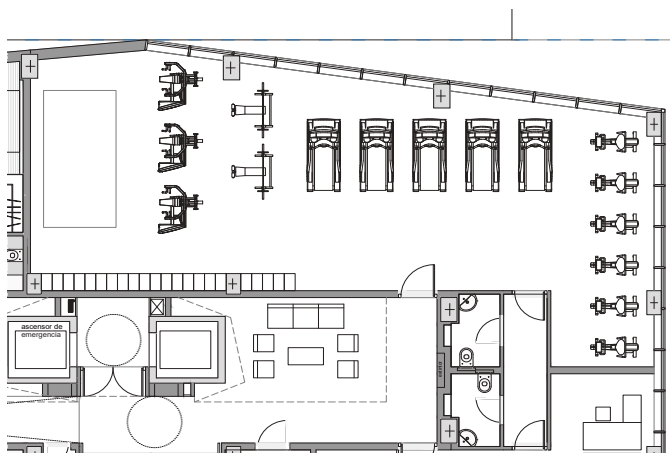
WORKING SPACES

Workspace tailored to your needs, with meeting rooms



GYM

Gym area equipped with fitness machines.





GARAGE

PLAZAS

Parking spaces with a minimum surface area of 2.50 m x 5.00 m.

ELECTRIC VEHICLES

Pre-installation of charging station for electric vehicles.

WASHING There will be a vehicle washing area.

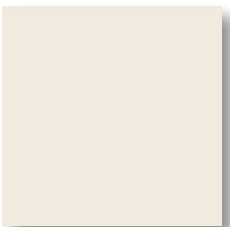
BIKES

Bicycle parking equipped with cleaning and maintenance facilities. Charging point for bicycles and electric skateboard.



FLOORING

Continuous epoxy resin flooring in the rolling area. Separation lines for parking spaces and numbering painted.



ROOFS AND PARAMETERS

Plastic paint in storage rooms, lobbies, corridors and stairs. Silicate paint in garages and technical rooms.

INDICATIVE SIGNALING



Elevator symbol painted in black.



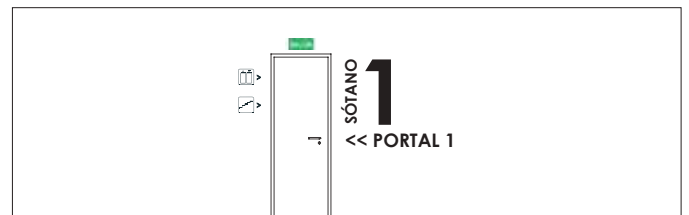
Stairs symbol painted in black.



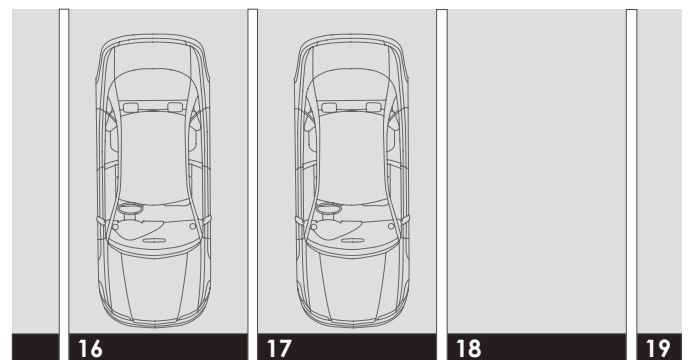
Plant indication with letters painted in black.



Portal indication with letters painted in black.

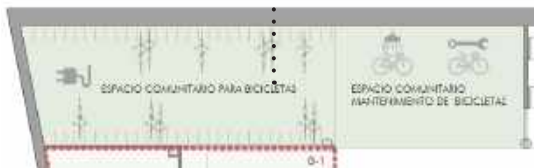


PARKING SPACES



The separation lines between car parks will be painted white and the separation line with the lane will be painted black with the number of the space painted in white.





Bikes



Vehicle washing area

basement -2

ENVIRONMENTAL



COMMITMENT



Environmental Commitment

ENERGY EFFICIENCY — SUSTAINABILITY — SAVINGS

Aware of the need to contribute 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, 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 building and from the sunlight to which it will be subjected throughout the year. Study of solarization of the promotion has been carried out on July 22 in an interval of 4 hours.



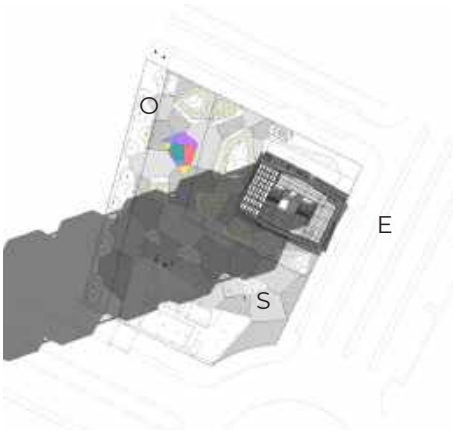
10:00 a. m. — North-East Facade

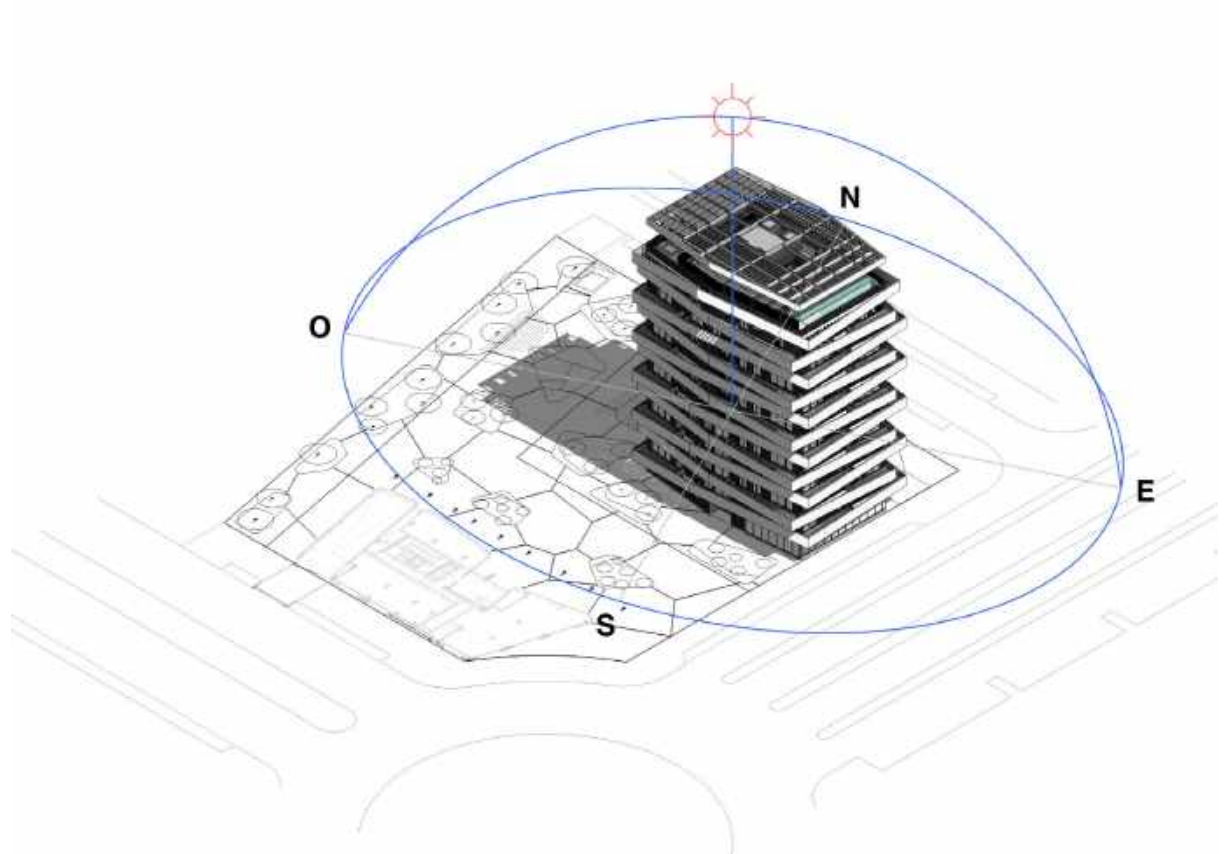


10:00 a. m. — South-West Facade



14:00 p. m. — North-East Facade





14:00 p. m. — South-West Facade



18:30 p. m. — North-East Facade



18:30 p. m. — South-West Facade



SURROUNDINGS

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

ORIENTATION

Design of passive protections according to the orientations of the house.

FOUNDATION AND STRUCTURE

Basement walls and reinforced concrete foundation slab. Dimensions and reinforcements according to the Geotechnical study.

Above ground structure: Rectangular pillars of reinforced concrete and bidirectional slabs, dimensions and reinforcement according to structural calculation. Prefabricated perimeter flights, based on a steel structure and formation of terraces with collaborating sheet metal.

FACADE

Prefabricated facade with an interior framework of sawn wood, with mineral wool insulation. Ventilated façade system finished with vertical fluted polymer concrete plate type ULMA or similar. The perimeter sills are covered (light tubular structure) with white GRC panels in two textures, depending on the design.

DECK

Inverted roof with extruded polystyrene insulation, waterproofing with asphalt sheet and gravel finish in areas of caseton and with porcelain flooring and artificial grass on solarium roof.

EXTERNAL WOODWORK

Anodized or matt lacquered aluminum carpentry, with thermal break, minimalist sliding doors/windows. Double-glazed safety glass for the prevention of falls and impacts and high acoustic performance. Made up of a first sheet tempered with laminated safety glass according to the typology, an intermediate dehydrated air chamber and a second sheet with laminated glass with intermediate acoustic butyral.

Equipped with a solar control layer of the latest technology in order to alleviate excess solar radiation that penetrates the home.

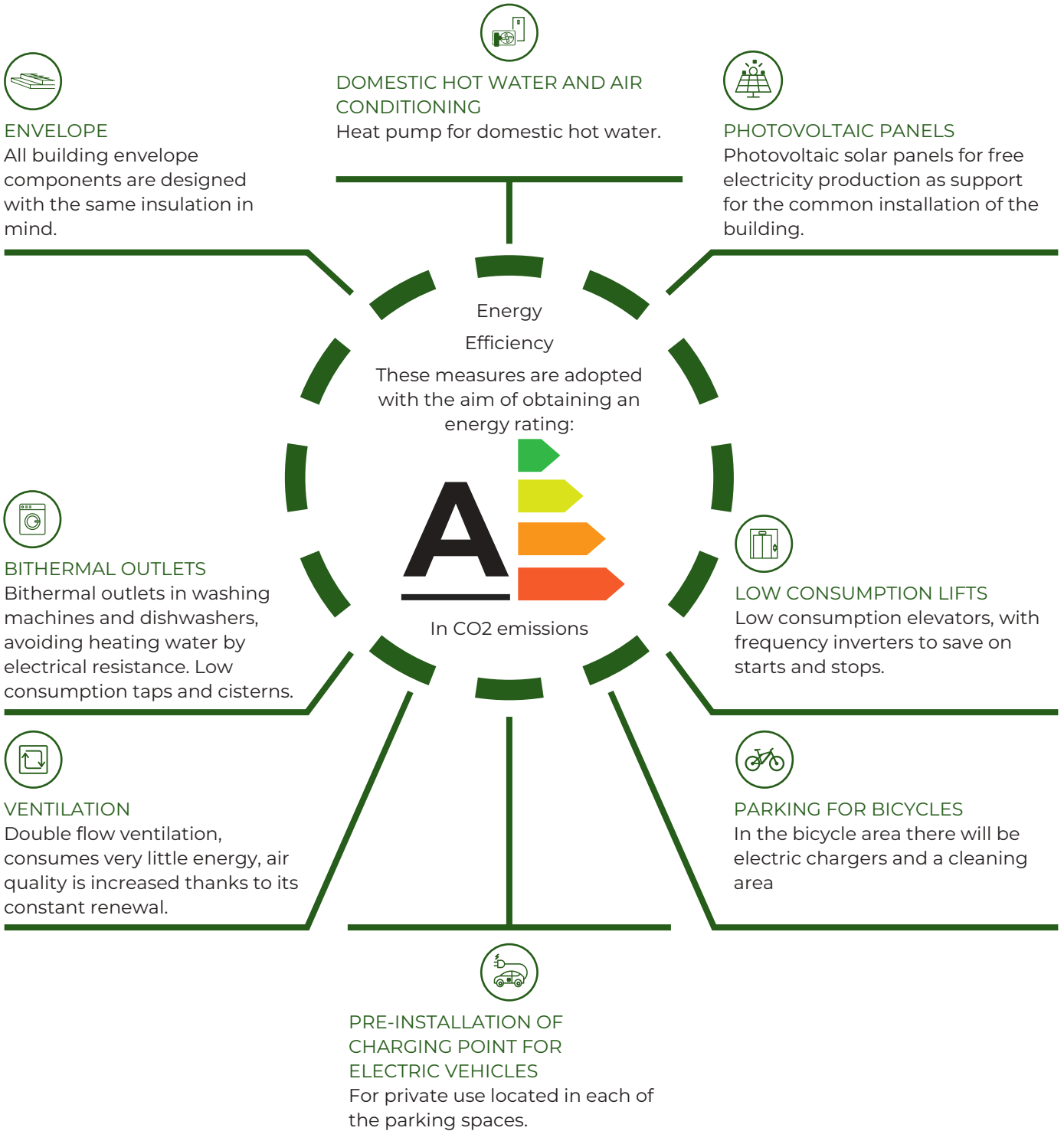
ACCESS

The access door to the building will be made of Jansen-type matt stainless steel or similar. Portal with aluminum mat, mailboxes embedded in walls finished in anodized aluminum or matt lacquered.





Energy efficiency



ECONOMIC SAVINGS



REDUCTION CO₂



ENVIRONMENTAL CARE



BREEAM Certificate Proposal



It is a method that, taking into account different characteristics, certifies the sustainability of a building. It takes into account aspects such as energy, materials, innovation, well-being, etc.

The benefits of obtaining this certification can be:

Economic: Reduces energy consumption, water consumption and operating and maintenance costs.

Environmental: The reduction in energy consumption reduces the CO2 emissions of the building.

Social: The improvement in air quality, lighting levels, soundproofing... are aspects that have a direct impact on improving the quality of life of building users.

Cultural: leads a society and a country towards a global change in which sustainable constructions prevail.

N
Nuc
Home

nuovit-h



Todas las imágenes son referenciales y no vinculantes con elementos de la obra. La promotora podrá sustituir y/o modificar alguno de los materiales/piezas, de características y calidad semejantes. En cualquier caso, dicha sustitución no afectará a la ejecución de las obras. En caso de discrepancia entre la documentación comercial

ovit

S

omes.es



decorativos, mobiliario y vegetación que no forma parte de la oferta. La
/productos/marcos y/o sistemas constructivos antes señalados por otros
ción y/o modificación deberá ser autorizada por la dirección facultativa
l y la que resulte del último proyecto visado, se atenderá a este último.



nuovit-homes.es



All images are referential and not binding with decorative elements, furniture and vegetation that are not part of the offer. The promoter may substitute and/or modify any of the aforementioned materials/parts/products/frames and/or construction systems with others of similar characteristics and quality. In any case, said substitution and/or modification must be authorized by the optional direction of the works. In the event of a discrepancy between the commercial documentation and that resulting from the last approved project, the latter will be considered.