



VILLA ALCUZCUZ

QUALITY SPECIFICATIONS

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BUILDING

Foundation and Structure

The foundation, as well as the structure of this building, are made of reinforced concrete, complying with current regulations. As an unusual element, it is worth highlighting the presence of insulation under the foundation, to provide greater comfort to the interior of the house.

Roof

In this house we differentiate two types of roofs. On the one hand, those that are non-walkable, finished in gravel and on the other, the walkable ones, finished in non-slip porcelain flooring with large format pieces; both with high-quality thermal insulation. The rainwater drainage system is carried out by a hidden gutter, contributing to a clean and high-quality design.

Façade

The exterior walls of the house will be made from aerated concrete blocks, constituting a great contribution to the insulation of the building. In addition, an extra reinforcing dry insulator is added to the interior of the wall to achieve very good performance, meeting the specifications of the Passivhaus standard. The total thickness of the facade is considerably higher than that of a standard house, creating a more effective thermal barrier between exterior and interior.



Windows Frames and Glass

All exterior windows and doors are aluminum profiles with thermal bridge breakage, lacquered finish and double and triple glass. They are frames with high thermal resistance and solar control, reducing the expense in cooling and reflecting direct light that enters through the glass, managing to achieve a comfortable indoor temperature. In addition, they reduce heat loss in rooms as they reflect a large part of the energy emitted by heating systems back into the house. The characteristics of these windows allow thermal performance much higher than is usual, meeting the high demands of the Passivhaus standard. In addition, they are very water and weathertight frames, avoiding the leakage of air between indoors and outdoors. Some of these windows have an automatic motorized opening and closing system. Many of the exterior windows have light protection through blinds or curtains.



INTERIOR

Wall Coverings and False Ceilings

In the basement, interior floors of high-quality porcelain stoneware of the brand Saloni or similar will be installed, while in the upper floors and in terraces and outdoor spaces a high-quality large format porcelain stoneware floor of the brand Grespania or similar will be installed, with non-slip properties outdoors according to regulations.

As for the vertical wall coverings in bathrooms and toilets, high-quality large format porcelain stoneware tiles will be placed.

By using large format pieces, it is possible to minimize the presence of joints, achieving a cleaner and more consistent design.

The false ceilings will be formed by laminated plasterboard and painted with smooth plastic paint, like the rest of the non-tiled walls, achieving a perfect finish.

On the outside, two types of large format porcelain coatings stand out, contributing to the design of the facade. The rest will be finished with white finish lime mortar type Kerakoll Biocalce or similar.

Interior Carpentry

The main access to the house is by means of a pivoting armored wooden security door, water and weatherproof and with home automation control. The internal doors, which cover the entire free height of each room, are finished in wood, as well as the frames, which will be hidden together with the hinges. The finish will be smooth and the doors will have magnetic closure.



FACILITIES

Plumbing and Sanitary Installations

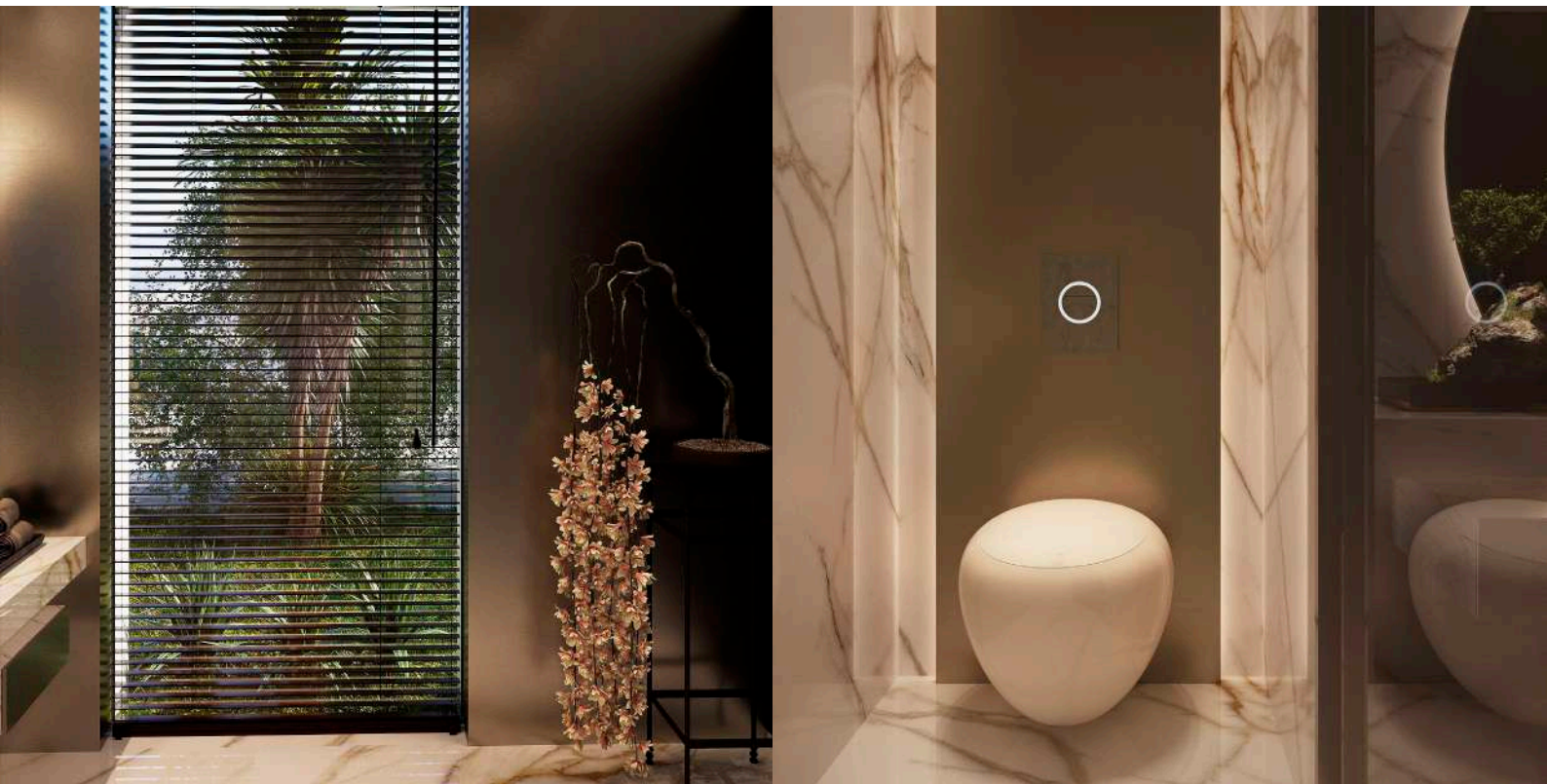
MASTER BATHROOM AND GUEST MASTER BATHROOM

- Washbasins: Countertop with built-in washbasin. Made in porcelain, brand Grespania or similar.
- Washbasin tap: Brand Axor or similar
- Bathtub: Matte white bath brand Nuovvo or similar
- Bathtub Tap:
Type 1: Wall waterfall tap, Brand Axor or similar
Type 2: Floor tap with shower, Brand Axor or similar
- Shower: Shower with sprinkler, built-in thermostatic mixer and a showerhead from brand Axor or similar
- Shower tray: made on site with drainage slope, in porcelain brand Grespania or similar.
- Shower drain: linear shower drain Brand Tece or similar
- Shower screen: 10mm tempered glass screen with antical treatment and folding door.
- WC: Suspended WC with recessed cistern and shower function, brand Tece or similar
- Pushbutton: WC button with sensor, brand Tece or similar.
- Wall and floor covering: large format porcelain, Grespania brand or similar
- Mirror: Custom made mirror with perimeter LED light



SECONDARY BATHROOMS

- Washbasin: Countertop Washbasin from Brand Kretta or similar
 Type 1: Hansgrohe or similar built-in sink tap
 Type 2: Emmevi or similar built-in sink tap
- Shower tray:
 Type 1: Shower tray made on site with drainage slope, in porcelain brand Grespania or similar + linear shower drain brand Tece or similar.
 Type 2: shower tray with Porcelanosa Showerdeck drainage system or similar + Saloni porcelain or similar.
- Shower tap:
 Type 1: Shower tap with ceiling showerhead, built-in thermostatic mixer and hand shower from brand Emmevi or similar
 Type 2: Shower tap with ceiling showerhead, hand shower, built-in thermostatic mixer and hose from brand Hansgrohe or similar
- Shower screen: 10mm tempered glass screen with antical treatment and folding door.
- WC: Suspended WC with recessed cistern from the brand Axa or similar
- Pushbutton: Toilet button with sensor, brand Tece or similar.
- Wall and floor covering:
 Walls and flooring type 1: large format porcelain, Grespania brand or similar
 Type 2 flooring: eucalyptus-finished porcelain, Saloni brand or similar
- Mirror: Mirror with integrated LED. Brand Vanita & casa or similar.



Toilets

- Washbasin: Countertop Washbasin from Kretta brand or similar
- Washbasin taps:
Type 1: Hansgrohe or similar built-in sink tap
Type 2: Emmevi or similar built-in sink tap
- WC: Suspended WC with recessed cistern from brand Axa or similar
- WC button: Toilet button with sensor, Tece mark or similar.
- Wall and floor covering:
Type 1 *Walls and flooring*: large format porcelain, Grespania brand or similar
Type 2 *flooring*: Eucalyptus-finished porcelain, Saloni brand or similar
- Mirror: Mirror with integrated LED. Vanita & house or similar.

Plumbing installation sectorized to achieve an improved hydraulic balance with the possibility to operate by sectors to save energy when the house is not fully occupied. Distribution in wet rooms by means of collector system with cut-off valves hidden in false ceiling. Sectorized ACS return circuits.

General cut-off system controlled by home automation to override the interior installation when the house is empty.



Electricity

Installation sectorized by floors with individual control panels on each floor, garage and machine room. Circuits organized by areas with individual protections for maximum safety. Installation according to special electrification level regulations.

The garage has a charging point for electric vehicles.

Mechanisms: The mechanisms installed in the house will be from brands Schneider, D-LIFE model or similar, with a simple and attractive design. The installation also includes wireless chargers for mobile devices, present in several rooms.



HOME AUTOMATION

The house has a home automation system that controls the following facilities:

Air Conditioning and Heating

The house has three high efficiency systems that form the air conditioning installation:

- Hot/Cold air conditioning by means of the latest equipment, interior units in false ceiling and high sound insulation ducting.
- Water-based underfloor heating in the main rooms of the house.
- Low power electric underfloor heating in bathrooms, which provides quick additional comfort.

All these systems will be controlled by separate thermostats by areas connected to home automation.

Lighting

The lighting of all rooms is organized into individually controlled “scenes” depending on the user’s taste.

Thanks to the innovative home automation systems, the user will be able to control the lighting of each space by remote control. It will also have presence detectors for automatic on/off.



Safety, Technical Alarms

Alarm installation with volumetric detectors, sound alarm and switchboard using motion and photo sensors. It includes a keyboard for the use of anti-coercion codes, connected to the home automation system and a security center receiver. It works with two frequencies, to prevent a frequency inhibitor from deactivating the alarm. The system is connected to a perimeter barrier, consisting of cameras and sensors to detect intruders. The system is equipped to differentiate between humans and animals.

Video Intercom

The house has a video intercom system interconnected with the home automation and television system.

Other Installations

Ventilation controlled with Zehnder, Comfoair or similar heat recovery system, comfo tube duct network, comfowell muffler unit and output and inlet grilles. Ventilation is regulated by the home automation system in such a way that it complies with the Passivhaus standard.

The house has a renewable energy installation composed of integrated solar panels. In addition, it has production system of heat pump + hydrokit together with a hot water tank.

For fire prevention there are easy-to-follow evacuation routes that are equipped with portable equipment, ABC powder extinguishers and emergency lighting.

There will be smoke and flood detectors connected to the alarm system.



URBANIZATION AND COMMON AREAS

Garage

Garage can accommodate 4 cars.

Urbanization

Private pool with infinity system and purification by salt-water chlorination, large gardens, barbecue area with chill out.

SUSTAINABILITY (PASSIVHAUS)

Passivhaus is a building standard for energy efficient buildings, offering high interior comfort. Passivhaus is not a trademark, it is an international construction concept, studied, analyzed and with excellent results obtained in its more than 20 years of experience and 25,000 buildings built under its seal.

The Passivhaus concept was developed in Germany in the 1980s and is an evolution of energy-efficient houses. Due to the excellent thermal quality of the building enclosure materials (walls, windows and doors), the use of internal heat sources (from normal home electrical appliances) and the minimisation of ventilation losses with a controlled heat recovery system, passive housing does not need conventional cooling or heating mechanisms. The characteristics that make Villa Alcuzcuz a Passivhaus house are as follows:

- Thermal insulation far above the average, maintaining the indoor temperature more effectively.
- Total water and weathertightness, avoiding air leakage and draughts.
- Elimination of thermal bridges, which maintains the indoor temperature, avoiding thermal pollution from the outside.
- High performance windows, equipped with thermal bridge breakage and triple glass in many cases, avoiding thermal leaks.
- Proper orientation, taking into account solar radiation throughout the year, as well as areas of shade. In this way it is possible to minimize the changes in indoor temperature due to this factor.
- Controlled ventilation system equipped with heat recovery, reusing the temperature of the recirculated air.

As a result of all of the above, a 75% reduction in energy use is achieved, reducing expenses and contributing to the preservation of our planet.

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