

VILLA  
ALCUZCUZ

# MARBELLA'S FIRST PASSIVE HOUSE

There are 25,000 passive houses in the world,  
101 in Spain and just one in Marbella – Villa Alcuzczuz.

*Banus Immo*<sup>®</sup>  
MARBELLA

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# WHAT IS A PASSIVE HOUSE?

Passive House is the world's leading standard in energy efficient construction. The Passive House Standard means quality, comfort and energy efficiency, guaranteeing more than 75% saving on energy costs compared to a standard build. Thanks to the quality insulation and an efficient ventilation system, Passive House buildings remain warm on cold days and cool on warmer days.

Five principles are key to the Passive House concept:

**1 INSULATION:** A well-insulated building envelope keeps warmth in during the cold months and heat out during warmer months.

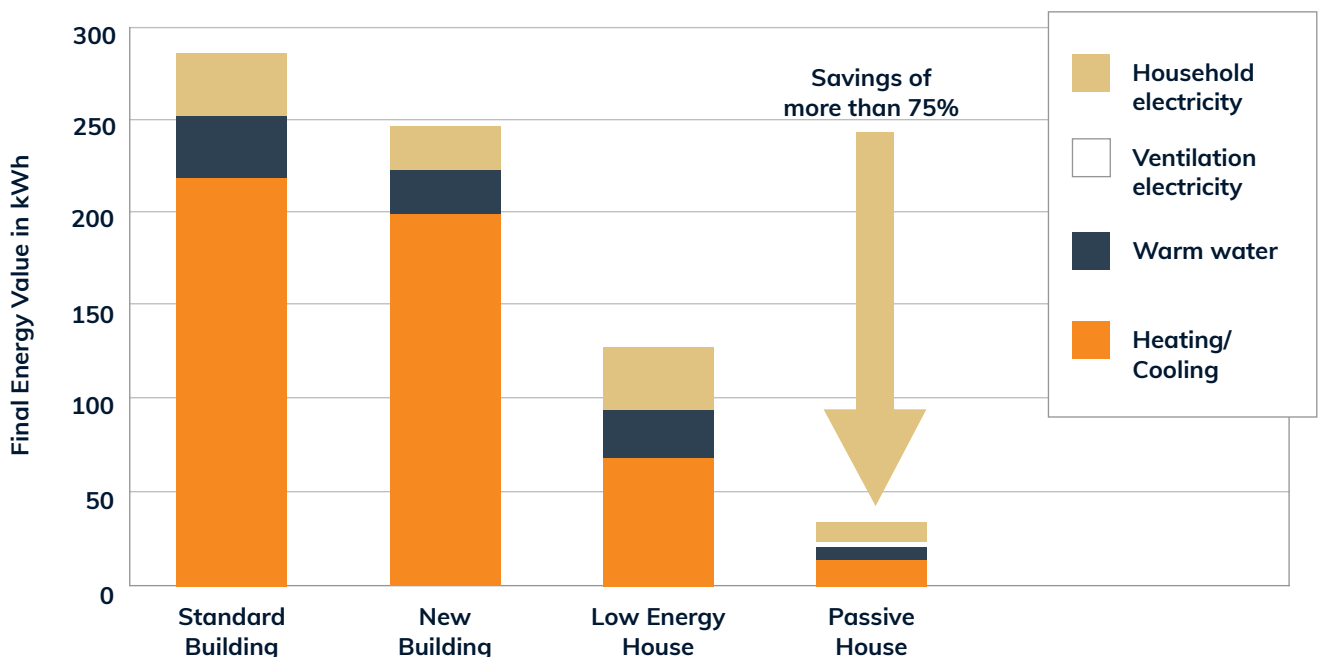
**2 WINDOWS:** Strategically positioned, highly insulated windows do their part to make optimal use of the sun's energy.

**3 VENTILATION WITH HEAT RECOVERY:** Passive House ventilation provides plentiful fresh, pollen and dust-free air with maximal energy efficiency through heat recovery.

**4 AIRTIGHTNESS:** Passive Houses are designed to avoid any type of "leak" in the building envelope, thus boosting energy efficiency while preventing draughts and moisture damage.

**5 THERMAL BRIDGE FREE DESIGN** Avoiding thermal bridges, which are weak points in the building envelope, contributes to consistent interior temperatures while eliminating moisture damage and improving energy efficiency.

Energy consumption of homes in different categories





The energy efficiency of a Passive House is perfectly complemented by renewable energy. Minimal energy consumption means Passive Houses can be supplied entirely by renewable energy sources, meaning they are **far more economical and cost-effective** than conventional buildings.

**OPTIMISATION** Although the cost of a Passive House building can be slightly higher than a regular build (5-10%), the building envelope alone is worth the investment. The returns on the investment with its exceptionally low heating costs after just a few short years, puts the occupants at a clear advantage. Better windows, high-quality insulation as well as an efficient ventilation system with heat recovery all optimise Passive House construction.

**COMFORT** Excellent insulation means every room maintains the same temperature, with ventilation to provide fresh air. The quality of construction protects the structure and maintains the value of the property long-term.

**TRIED & TESTED** The first Passive House was completed in 1991 in Darmstadt, Germany. Since then, the Passive House principle has proven itself many times over. Worldwide, there are now over 25,000 Passive Houses, 101 of which are in Spain, 6 in Andalucía and one in Marbella.

**RELIABILITY** Passive House buildings must be carefully planned and constructed. Only then can the energy goals be achieved. Quality assurance is also offered by the Passive House Institute, which assesses buildings, building components as well as professionals.

Visit the Passive House Institute to find out more: [passivehouse.com](http://passivehouse.com)



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