

Technical specifications





Sustainability as a **way of life.**

ACCIONA guarantees energy **efficiency**
in all of its properties.

One of ACCIONA'S core objectives in designing property solutions is the development of sustainable projects which contribute to conserving the environment and which reduce consumption and maintenance, with a commitment to eco-efficient properties. The company has **ISO9001 and ISO14001 certifications** and is committed to certifying all of its property developments **as BREEAM® sustainable buildings.**

BREEAM® (Building Research Establishment Environmental Assessment Methodology) is the world's leading independent method for evaluating and certifying the sustainability of a building, covering the entire lifecycle of a new building such as **Natura Costa Ballena.**

This methodology, which is backed by BRE Global, **evaluates the sustainability of buildings based on their impact in 10 categories** (Management, Health & Wellbeing, Energy, Transport, Water, Materials, Waste, Land Use and Ecology, Pollution, Innovation) and its seal on any property project represents a firm guarantee of comfort, quality and health.



FOUNDATION AND STRUCTURE

The foundation and structure of the buildings are made from reinforced concrete and covered by a 10-year warranty.



ROOFS

Different types of roofs are employed depending on their location and use, and thermal insulation is used in all waterproofed areas with living space below.

The terraces of the properties will have non-slip ceramic tile flooring complete with skirting composed of the same material, with prior waterproofing using an asphalt-based system.

On the top floor, properties with an outdoor area will include non-slip ceramic tile flooring forming a gradient for rainwater runoff.

In the case of technical roofs designed to house installations, the construction solution will be a non-trafficable inverted flat roof finished with aggregate.



FACADE

Facades designed to reduce the energy demand of the property, using ceramic sheet which is rendered and painted on the exterior face, thermal insulation, an intermediate air gap and interior plasterboard on a substructure with interior insulation.



EXTERIOR JOINERY

Exterior joinery made from lacquered aluminium with a thermal break to improve thermal insulation. The system includes roll-up shutters with aluminium slats injected with thermal and acoustic insulation for greater energy efficiency and improved wellbeing. The handrails of the exterior facade terraces will be composed of metal profiles treated to prevent corrosion and transparent glass.



CEILINGS

A continuous plasterboard system or skim plaster will be used for covering ceilings, depending on the area. In second bathrooms or rooms with accessible installations under a false ceiling, the corresponding access cover will be present.



INTERIOR PARTITIONS

The interior partitions of the property will be implemented with dry partition walls, composed of plasterboard anchored to the building structure by means of a support system, in all cases including thermo-acoustic insulation. In areas bordering wet rooms, the boards will be moisture resistant.

Separating walls between properties will comprise the dry partition wall construction solution covering a perforated half-brick wall, incorporating thermo-acoustic insulation. In areas bordering wet rooms, the boards will be moisture resistant.

Separating walls between properties and common areas will comprise the dry partition wall construction solution covering a perforated half-brick wall, incorporating thermo-acoustic insulation. In areas bordering wet rooms, the boards will be moisture resistant.



INTERIOR JOINERY

Entrance door reinforced with intermediate steel sheet and finished with lacquered panels on both faces. Anti-pry hinges and security lock, peephole and pull handle.

Interior connecting doors will be solid, with a single panel, white lacquer finish and natural aluminium or chrome hardware. The doors of the master bedroom, second bathrooms and toilets will include a lock.

The wardrobes are prefabricated modular-type, built in, with swing or sliding white lacquered doors. The interior is fully fitted and has a luggage section and hanging rail.



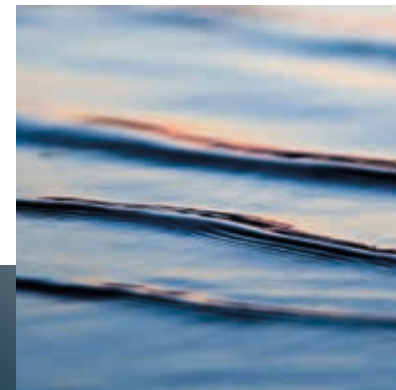
FLOORING AND TILING

The flooring of the interior rooms of the property will comprise porcelain tiles over anti-impact sheets to improve acoustic attenuation. All rooms will include skirting.

On terraces, the flooring is non-slip ceramic tile.

Vertical surfaces of the master and second bathrooms will be covered with ceramic tile sheets combined with areas with emulsion paint. The toilets will be finished with emulsion paint. In the kitchens, the space between the lower and upper cupboards will be covered with quartz composite material, as with the kitchen counter.

All ceramic tiles of the property will be from recognised commercial brands.





PAINT

In the interior of the properties, smooth emulsion paint on walls and ceilings in white or soft tones.



LIGHTING

Light fixtures will be installed in porches and exterior terraces in keeping with the design of the development and taking energy efficiency into account. Light fixtures will be installed in bathrooms, hallways and kitchens.

The general community lighting will comprise an LED system to improve energy consumption.



HOT WATER PRODUCTION/AIR CONDITIONING/HEATING

The domestic hot water production facility comprises an exterior capture system which takes advantage of the energy present in the atmosphere for heating with the only energy consumption via the electrical supply. This system represents an energy-saving measure compared to more conventional systems and simplifies standard installations, reducing the energy required from the electrical supply.

The air conditioning and climate control system of the property will have temperature control with cooling and heating modes.

The air-handling units will be installed in the interior of the property and the compressors and capture units in the exterior area.

Air distribution in air conditioning mode will be performed by means of insulated ducts and per-room supply and return grills. The refrigerant used is environmentally friendly.



VENTILATION SYSTEM

The houses will be equipped with a mechanical ventilation system with a heat recovery unit, ensuring controlled and individual air renewal.



ELECTRICITY AND COMMUNICATIONS

The property is equipped with the services regulated by the Telecommunications Infrastructure Regulation (ICT) and the level of electrification of the electrical installation will comply with the regulations in force.

Each property will have a video doorbell installed which is connected to the reception and security area of the development, as well as an exterior panel. All terraces and solariums will have power and TV outlets for outdoor use.



HOME AUTOMATION PREINSTALLATION

Preinstallation for home automation in the property, preparing the property for future installation of home automation for climate control and heating of rooms, shutters, and possible installation of technical alarms and intrusion alarms.



KITCHEN

Kitchen fittings include upper and lower cupboards with a countertop made from quartz composite material, together with a washing machine, dishwasher, refrigerator, ceramic hob, extractor hood, sink with single-lever mixer, oven and microwave. The rest of the walls will be painted with white or soft-tone emulsion paint.



MASTER AND SECOND BATHROOMS

The bathrooms will have white sanitary fittings with a modern design.

The toilets will have a double-flush mechanism to save water and a soft-close seat.

The master bathrooms will have a washbasin, toilet, shower and, depending on the model, a bidet in some types.

The second bathrooms will have a toilet, washbasin and bathtub.

The toilets will have a toilet and washbasin.

All taps will be single-lever mixers including aerators to improve the pressure and reduce water consumption.



GARAGES

Garages are located in the basements under the building grade level. Vehicle access will be via entrances available for this purpose, with mechanical doors operated by remote control. Each property will have a preinstallation for charging electric vehicles in accordance with the regulations in force.

In the case of the basement car park, the floor will be machine trowelled concrete. Also in the area under grade level, there will be storage rooms and community technical rooms, fire suppression system with control of CO2 levels and timed lighting.





LIFTS

Electrical lifts with automatic telescopic doors will be installed. The lifts will be energy efficient. Their route includes the basement of each block.



COMMON AREAS

The ground floor lobbies and building entrance feature decoration with high-quality materials, ceramic or natural stone flooring and facings, and decorative paint.

The first-floor lobbies will also have ceramic or natural stone floors in accordance with the design of the entrance lobby.

The lighting in all of these areas will include LED fittings with timers and zoned presence detectors by floor.

The building complex is equipped with a range of leisure and entertainment facilities, including pools for swimming, recreation and children, toilets for the swimming, recreation and children's pools, and a community room for social use available to the Homeowners' Association.

The development will have a children's play area.

The sports amenities include padel courts and a mini-golf course.

The exterior common area is composed of walkways, landscape decoration, pavement finished with prefabricated paving stones or textured coloured mass concrete and garden finishes in accordance with locations and needs.

All of the areas devoted to gardens will be decorated with landscaping criteria preferably using native plants and trees with low water demand. The irrigation system will be equipped with water flow control facilities and zoned automated valves as a measure to improve water consumption.

These building specifications are for guidance only. Acciona Inmobiliaria S.L.U. reserves the right to make amendments required for technical or legal reasons, whether instructed by the supervising architect due to being necessary or convenient for the correct completion of the building, or whether on the order of the competent public bodies, in which case they shall be substituted by others of equal or higher quality.





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Come and visit us. We would be delighted to assist you.

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Sundays and public holidays: 11:00 - 14:00

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