



# NeoVilla

S P E C I F I C A T I O N S





The  
**quality**  
is essential

We have talked about the savings from the standardised construction process, the high level of quality and the shorter completion time. Now get to know the raw material of the process.



# CONSTRUCTION SYSTEM

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## Foundations. **The base**

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The base of the house is made of reinforced concrete, suitable to receive the modules to receive the modules with total precision, joined by anchor plates.

The foundation can withstand seismic movements and, with its anchoring system allows for the displacement of the modules due to the expansion of the material with temperature changes, which prevents cracks or breakage.

Each terrain is different and requires a customised solution. No two foundations are the same because no two soils are the same.



## **Integral** structure

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The structure of the house is fundamental, it gives robustness to the house and makes it eternal. It is made up of steel beams and pillars that form a highly resistant three-dimensional frame. It is the basis for floors, walls and roofs.

The way the different elements are connected to the structure provides us with great advantages:

- Modification of partitions or walls with no effect on the structure.
- Superior resistance to snow, wind and seismic forces.
- Visual elimination of projections due to the effect of pillars or beams.
- Elimination of thermal bridges.
- Guaranteed durability thanks to the steel and concrete used.
- Maximum acoustic and thermal insulation in the house, always reaching class A.
- Very good thermal inertia.



## Layer system

### Floor slab.

Layer 1. Interior finishes.

Layer 2. Acoustic comfort.

Layer 3. Resistant slab with collaborating sheet metal.

Layer 4. Thermal-acoustic + waterproof sheet.

### Façade enclosure.

Layer 5. Defines the aesthetics of the house. Ventilated façade or other options to be agreed with the client.

Layer 6. Thermal-acoustic insulation sheet.

Layer 7. Structural resistant.

Layer 8. Installations and acoustic comfort.

Layer 9. Interior finishes.

### Roof.

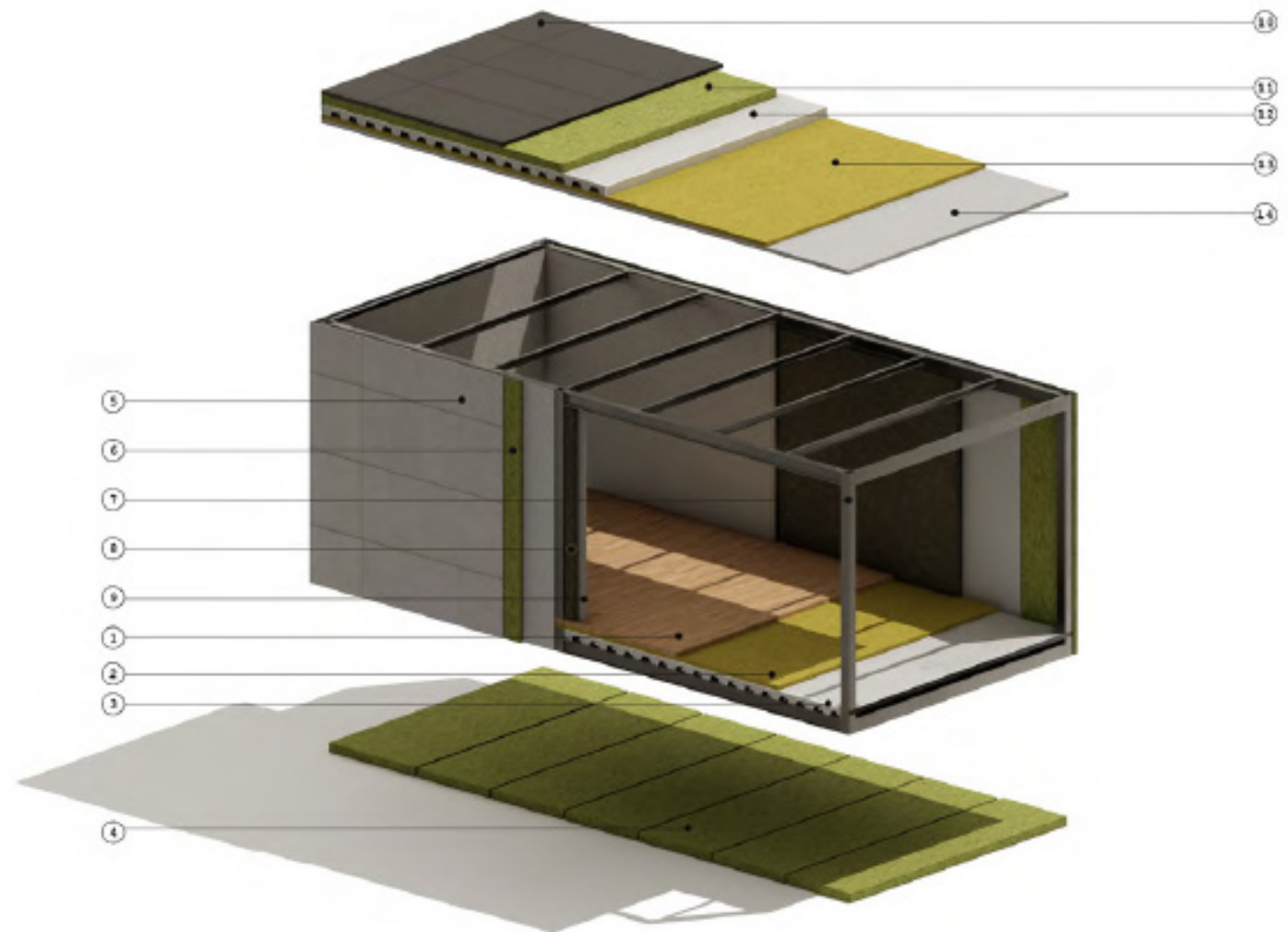
Layer 10. Completion of the roof.

Layer 11. Thermal-acoustic + waterproof sheet.

Layer 12. Resistant structure.

Layer 13. Installations and acoustic comfort.

Layer 14. Interior finishes.



## Ventilated façade ceramic, composite or polymer concrete

Ceramic façade, composite or polymer concrete slabs with a wide range of formats and colours.

SPAIN HOMES @, has selected the best materials and knows them in depth:

High resistance, inalterability to external agents, wide range of colours and textures. The possibilities of composition are infinite, generating different arrangements and can generate very attractive geometries.

All systems are ventilated and insulated, so they do not require maintenance or treatment. This allows, apart from generating the aesthetics of the of the building envelope, to provide a high performance to the construction and unbeatable thermal efficiency.

### Some finishing options:



## Exterior carpentry of the highest quality

We use the most resistant carpentry in aluminium or PVC.

The PVC has a galvanised steel core inside which makes it more rigid and insulating. Other characteristics of this carpentry are:

- No need for thermal bridge breakage.
- Location of the maximum number of chambers existing on the market (five), between the exterior and interior of the profile.
- Efficient thermal insulation coefficient compared to those made of aluminium with thermal bridge break.

Aluminium allows for a smaller profile section, giving all the prominence to the glazed surface, going unnoticed from the inside of the home.

### Sill and jambs.

Perimeter window cladding in the same material as the rest of the façade, with window sill in natural stone such as marble or granite.

### Glazing.

In our industrialised houses we recommend the following system double or triple glazing type climait, double laminated safety glass with internal chamber and Planitherm membrane. Energy efficiency, acoustic insulation and safety.

The glazing consists of four layers, from inside to outside:

- Two laminated safety glass panes fixed to the inside of the home. 4 + 4 mm laminated safety glass, forming an armoured pane, with no risk of falling after breakage and with greater resistance against after breakage and with greater resistance to burglary.
- Planitherm thermal film, on the inner face of the outermost pane, which reflects more than %25 of the solar radiation transmitted to the inside of the the interior of the chamber, improving thermal insulation.
- Double 3+3 mm exterior glazing with maximum security and low emissive to avoid the entry of cold-heat to the maximum.



# ENTRANCE TO THE HOUSE



## Optimum security

Entrance doors are classified according to their degree of resistance to being broken through in the event of burglary, either by breakage, dismantling, manipulation of the lock, etc...

Within this scale of security fixed in the standard, there are several resistances numbered from 1 (low resistance) to 5 (maximum security in public and security buildings). SPAIN HOMES® uses an armoured floor-ceiling door of security grade 4. The maximum used in residential construction.



## Natural regulation of light

The protagonist of the home is light, the builder of spaces. Our homes are characterised by diaphanous enclosures that allow us unbelievable views. The light is regulated by the blinds. The models we use are monoblock roller blinds with a hidden drawer in the ceiling and a motorised roller blind in the bedrooms.





## Integrated joinery

### Connecting doors.

Interior doors in white lacquered MDF wood, smooth and with satin aluminium handles with straight lines. We understand the passage areas as a smooth transition between spaces. The doors go from floor to ceiling, allowing the rooms to flow and provide a sense of scale and superior size. The doors are designed to be hinged, for their optimal functioning without adjustments or maintenance. We also consider the possibility, to gain greater spatial continuity, of installing sliding doors that, once open, communicate spaces in an elegant way.

### Built-in wardrobes from floor to ceiling.

SPAIN HOMES ® built-in wardrobes are configured to make the best possible use of space, with floor-to-ceiling doors and avoiding plinths and mezzanines. Lined, with a shelf above 90 cm and a hanging rail, without drawers.

The visual purity is achieved with completely smooth hinged doors, which facilitate access to the interior, and with a finger-joint system for opening them, which is solved with a discreet, fully integrated indentation in the wood.

## Enveloping floors

### Flooring.

Wide range of floors to select the most suitable, it is the common thread of the interior design, it will create a style and a specific sensation in the whole house

**Wood**, the natural texture of wood and its multiple forms recreate a natural and cosy setting. We use the highest quality decking, (Ac5) with the highest degree of resistance to scratches, knocks and erosion, as well as requiring no maintenance whatsoever.

### Some finish options:



**Ceramic**, high quality porcelain tile, mass-coloured throughout its thickness, with maximum resistance and great variety. Ceramic tiles come in a wide range of sizes, colours, finishes and textures. Large and current formats have complete room in our designs given the quality of the pieces from 60 x 60 cm. or 60 x 201 cm.

### Some options of finishes:









## Connecting spaces

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We consider the staircase as a space builder in the home and it is resolved with special attention. Each element claims its presence and is designed individually for each project, whether they are cantilevered and linked to living rooms or double heights with glass balustrade, between two walls with visual communication behind it by releasing the riser, clad in synthetic wood or ceramic / compact quartz according to preference and interior design.

## Wall coverings

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The walls and their finishes are another common denominator for the interior designer, a fundamental substratum for integrating the furniture.

Two coats with a spray gun and a final finishing coat with a white roller.

In wet areas (kitchens, bathrooms and laundries) we use ceramic tiles, perfectly aligned and without bevels, due to the wide range of finishes, colours, textures and formats available (30x90 cm, 45x90 cm or 40x120cm).

## Relaxing bathroomst

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New spaces that provide wellness, we design bathrooms to understand them from a new perspective, taking care of the smallest detail to make a ritual of the usual.

### Equipment.

Completely finished bathrooms. furniture, washbasin and mirrors with warm LED lighting, pure lines with a wide range of finishes and colours to create the desired atmosphere.


Another option of furniture that we can adapt to the bathroom, visually lighter, is the one used in the master bedroom. This model has the same storage capacity with opaque and visible areas. The duality comes not only in the structure but also in the finishes: it combines lacquer with wood veneer.



**Designer bathroom fittings.** Top quality white porcelain in a modern line.

- Toilet with built-in cistern resting on the floor and with wall-mounted push button, cushioned brake for greater comfort.
- Floor-standing bidet with wall lock.





**Bath & shower.** Relaxation space. Made of resin, the shower tray collection combines beauty, quality, hygiene and feel. The continuous materials offer great design possibilities, as well as excellent performance over time. This makes them perfect for use in wet environments. The shower enclosure made of tempered safety glass and concealed profiles without any mechanisms, enhances the pure lines in accordance with the defined aesthetics.



## Beautiful & practical kitchen

As Spain Homes® we value the use of the best materials, as we are aware of the behaviour it will develop over its life span and for a kitchen this is of vital importance.

**Furniture.** The kitchen furniture is designed to measure, because each client experiences their kitchen in a different way. Made entirely of 19 mm waterproof MDF wood with a groove opening to facilitate reading and ergonomics and finished on the inside with a melamine veneer in white, grey or textile. The fronts, whether doors or drawers, can have the following finishes:

- Wood-effect laminate with PVC edges sealed with hot-melt glue to prevent damp.
- Lacquered on all sides and edges in any colour from the colour chart or RAL and in gloss or matt finish.



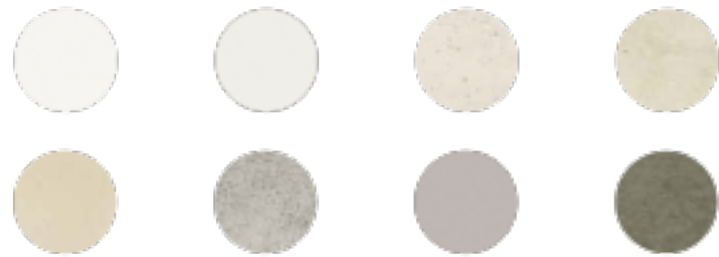
**Worktops.** Silestone is the only quartz surface with a 25-year guarantee and 50 finishes available, and is the perfect choice. Worktop integrated into the work, without top, flush with the work. These worktops have the following qualities:

- Non-porous surface. Impenetrable to chemical cleaning products or food acids.
- Durability and resistance to impact due to the presence of quartz among its components



**Dekton.** The kitchen worktop can also be made of Dekton. It has established itself as one of the cutting-edge materials in top-of-the-range kitchens. It has the following advantages:

- Inalterable to scratching and discolouration.
- Impenetrable to chemical cleaning products or food acids.
- Tolerant to high temperatures.
- Large format without joints.



**Appliances.** Both the interior design and the kitchen equipment are planned from the beginning of the project. Their integration, functionality and design are in keeping with the home without skimping on features.

Top of the range appliances and energy category A+. All our homes include a dishwasher, microwave, fridge-freezer, extractor hood, induction hob and oven.

The stainless steel sink is recessed under the worktop for easy cleaning



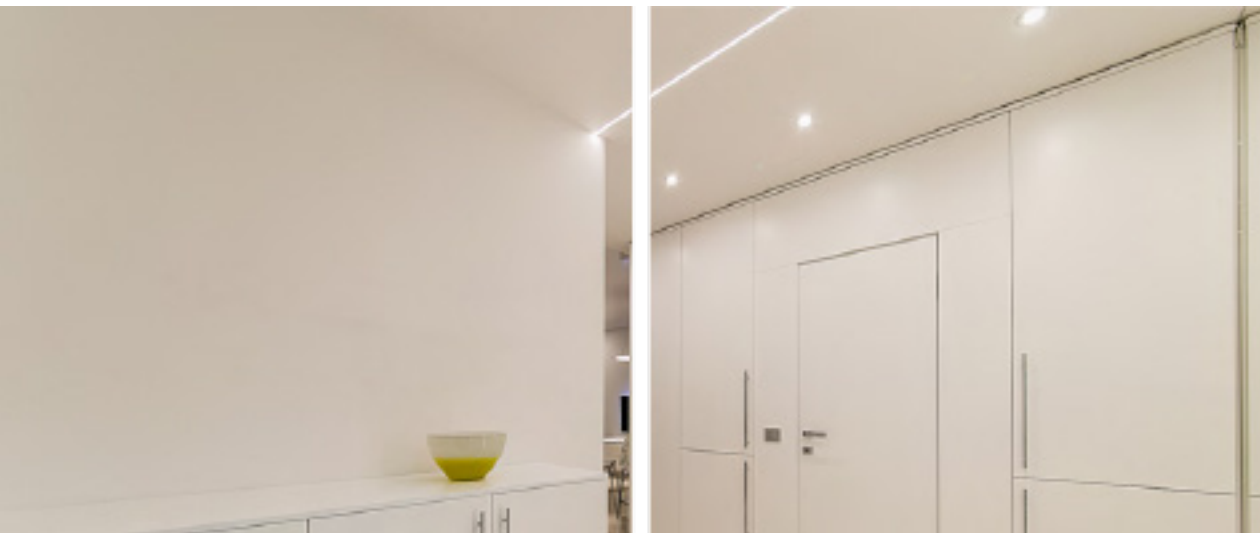
# STATE OF THE ART FACILITIES

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**Electricity.** In SPAIN HOMES ® we equip homes with a **high degree of electrification**, the maximum of the regulation. We want your home to be ready to meet current demand and future system or technology extensions. All electrical installations run through the technical layers intended for this purpose, without interrupting insulation, structure or waterproofing. The switches and mechanisms are of the minimalist Jung LS990 model, integrated into the interior design.

**Lighting.** All the light points are installed with a recessed luminaire, some of which are lost for indirect light. All our homes have LED technology to contribute to energy saving and longer life of the luminaires.

When we talk about the lighting project of the house, we start from the needs of each client. Lighting is very personal, a builder of spaces and atmospheres, we study each case and adapt the installation to the client's taste.



# AEROTHERMY

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**The air-conditioning system with the lowest energy consumption.**

The renewable Aerothermal system is based on capturing the thermal energy accumulated in the outside air, which is used by heat pumps to produce heat or cold. The raw material is the air and its temperature, so the cost is very low and unsightly solar panels are avoided.

The main advantage of this system is the production of hot water for heating, showers, etc. The aerothermal system is not new, it has been on the market for a long time, but more and more, the Spanish regulations, in accordance with the European ones, give priority to the use of alternative energies; and for this reason it is considered the best air conditioning system that exists at the present time.

Other advantages to take into account of this system are:

- **Reduction of up to %70 of the energy bill** by replacing the traditional boiler.
- Heat and cold production in a single machine.
- Independent production of domestic hot water.
- Higher performance than any other machine measured in COP.
- Easy and quick installation.
- Valid for underfloor heating - cooling, radiators, etc....
- Low cost and quick return on investment.
- Energy efficiency A.
- Use of air as raw material, with zero cost.
- Elimination of gas supply with the consequent minimum quota, maintenance and revisions.

**Ducted air conditioning.** The installation of ducts offers an immediate temperature response. In an SPAIN HOMES ® home, thanks to its enormous thermal insulation, the air supply necessary for air conditioning is minimal, avoiding the sensation of "dry" air.

# TESTS

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**Concrete.** All our houses are tested in accordance with Spanish regulations. Samples of the concrete from each house are chosen and analysed in the laboratory to check that they meet the highest standards of quality and resistance.

**Metal.** The metallic elements of the house are analysed by means of traction-compression tests as well as periodically checking the welds between pieces for each housing unit.

**Installation.** We want our homes to have guaranteed comfort, which is why all installations are analysed above the pressure of use to check that there are no faults in the joints or in the materials themselves.

**Temperature and humidity.** Testing in each home using thermometers and hygrometers once installed on the plot. After years of practice and experience we can say that our houses are extremely thermally efficient. They are kept at a constant temperature of around 18°C day and night, even if the outside temperatures vary from -10 to +42 °C.

The recommended ideal relative humidity inside the houses is between 55% and 65%. Our homes maintain this range, even with extreme outdoor humidities of 10% and up to 93%.

**Watertightness.** Each roof is tested against possible leaks. To date, 100% of our modules have passed all the tests established in the UNE standards.

**Acoustic testing.** According to regulations in order to guarantee theoretical and real compliance with existing standards, and to guarantee comfort inside our homes. Locating and eliminating possible acoustic bridges.

**Energy efficiency.** We are proud to have the first modular homes with class A energy efficiency. The highest possible rating granted by Spanish regulations. We design, manufacture and adapt the homes to their environment to achieve maximum efficiency and maximum economic savings.

**Thermographic test.** With a thermal camera, which indicates the temperature of the interior and exterior surfaces of each house. Our solution of layers and exterior insulation, the exterior shutter system, and the structural solution allows us to say that our house has no thermal bridges. It is thermally perfect.





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Thank you for your attention.

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