



# BUILDING SPECIFICATIONS

*Sira*  
HOMES

# 01. The project

## Community interior and common areas

Sira Homes is located within a unique Mediterranean forest, surrounded by pines, mastic trees and rosemary shrubs, with the Arroyo de la Víbora stream passing through.

The project's essence is its exclusivity, which is based not only on respecting the natural environment, but also comprising fewer homes, while prioritising top-quality finishes and facilities to make your life more pleasant.

The interior spaces include illuminated pathways, walls covered in local flora and furniture that fits into the landscape.

Walking over the stream via the pathway, you will find a relaxation area equipped with a dry sauna, hammam, gym, changing rooms and outdoor fitness area, providing you with calm and peace to escape from your daily routine.



# 01. The project

## Access and communication

Sira Homes features 21 exclusive homes in 7 separate buildings, each with pedestrian and vehicle access.

The carefully designed exterior metal fencing not only gives the complex a modern look, but also provides the peace of mind that homes of this category require.

The pedestrian gate gives access to no more than 4 homes per building, as well as the development's private interior space.

The ample vehicle access gate leads to the private parking area.

Each building has an innovative and efficient digital elevator to access the homes on the upper floors via landings with manufactured flooring and walls painted in light tones in keeping with the project's aesthetics.



## 02. The home

### Living room, dining and bedrooms

The home's interior is characterised by large spaces, with the area for the living room and kitchen extending up to 12 meters wide, and fully connected to the outside porch through the continuous picture window and continuous large-format porcelain flooring (90 x 90) inside and outside, giving the sensation that the Mediterranean garden extends right into the home.

This high-quality flooring, together with radiant floor heating, offers maximum comfort to the home, achieving a cozy and enveloping feeling.

The vertical and horizontal walls are finished in flat emulsion paint in light tones that give the room a pure and modern look.

Flooring and wall shades can be customised.



## 02. The home Kitchen

Our modern lifestyle means the kitchen is a space where people can entertain and come together, which is why it is incorporated into the living room, providing a greater feeling of spaciousness with a sensational island with a cooking area.

The kitchen cupboards stand out thanks to their meticulous design, down to the smallest detail to ensure optimal organisation and space optimisation.

The kitchen is open to the rest of the home, merging with the living and dining room environment and making it an important nucleus of the home. The central island incorporates a wine fridge and cooking area flexible induction hob and integrated ventilation to ensure air quality without annoying noises or air currents.

The built-in smart appliances complete the space, combining state-of-the-art technology and an appealing design.

For maximum enjoyment of the kitchen, the cupboard, worktop and appliance ranges can all be customised.



## 02. The home Baths and toilets

Sira Homes baths focus on three qualities: trend, subtlety and resilience. Continuous flooring between rooms once again achieves complete integration. The vertical cladding in wet areas features rectified porcelain stoneware tiles (60 x 120 cm) combined with painted walls, giving the space a modern feel.

The wall-mounted vanity with contemporary lines and a porcelain countertop washbasin, backlit mirror and single-lever mixer tap, offers a clean and minimalist image.

The wall-mounted toilets are of the highest quality and feature a subtle design made of glazed porcelain.

Non-slip resin shower tray with extra-flat design in the primary bath and steel bathtub in secondary bath, including highly resistant thermostatic fixtures.

To add character and complete the decor, all bath accessories are included and glass screens with simple lines.



## 02. The Terraces, gardens home and private pools

The exclusive environment surrounding Sira Homes enables the creation of multiple outdoor spaces enveloped by the scent and sound of a Mediterranean garden.

Therefore ground-floor homes have been designed with a large covered porch and garden next to the living room in both the rear area with light-grey pebbles and in the main area with real grass, from which one can access inner portion of the development.

Upper-floor homes feature terraces or a roof-top terrace, the latter partially covered by a pergola and with magnificent views with laminated-glass railings that allow a visual connection with the surrounding green space.

The private saltwater pool with pre-installation for heating has the ideal dimensions to provide freshness and well-being without detracting from outdoor space.

Naturally, all outdoor spaces have been designed with every detail in mind and equipped with the necessary facilities to enjoy a pleasant and safe experience (electrical, TV and water connections).



## 02. The home Interior finishings

The main access to the homes utilises an armoured door with the perfect balance between prestige and high-security features, and is highly protected against any forced entry and is adapted to the project's aesthetics, perfectly melding with the interior doors, which are painted in white with satin stainless-steel handles.

A fundamental part of the home's comfort lies in the functionality of its closets. At Sira Homes, the built-in wardrobes feature modern lines, with swinging doors painted in white, which helps to increase access within. Each closet has been especially designed to increase efficiency and the interiors feature fabric panelling, shelves, luggage storage, clothes rail and drawers.



## 02. The home

### Interior walls and insulation

Privacy and well-being were requirements of the utmost priority during the project's design, providing technical solutions aimed at achieving high thermal and acoustic efficiency, using high-quality materials and ensuring adequate insulation between rooms, with free-standing walls with thermal and acoustic mineral-wool insulation, as well as between dwellings, made from thermo-clay block cladded on both sides with laminated plasterboard with thermal and acoustic mineral-wool insulation.

These walls have the best energy rating, which translates into lower heating costs; maximum acoustic insulation that exceeds regulatory requirements and a smooth and level surface providing the finish required by this class of homes.



## 02. The home customisation options

Customising a house to one's taste makes it a home. With this in mind, we offer exclusive personalisation options free of charge:

- Paint colours for the entire home or for individual rooms.
- Features and finishes for flooring and tiling.
- Kitchen cupboards and worktop style.

Additional installations that complement the home perfectly, making it even more efficient and secure:

- Alarm.
- Video surveillance via closed-circuit TV (CCTV).
- Outdoor kitchen furniture on the roof-top terrace, equipped with everything one needs to enjoy this privileged space.
- Installation of an electric vehicle charging point in the private parking space.
- Household appliance ranges.



## 03. The Facades building and roof

The building envelope has been designed based not only on architectural and unique concepts giving it distinction, but also on providing homes with excellent comfort and efficiency. The facade's surface is plastered with a smooth finish and painted in light tones, achieving an appealing and modern image.

Interior spaces feature laminated plasterboard backed with thermal and acoustic mineral wool insulation, providing both well-being and privacy.

The non-trafficable roof area of the roof-top terrace will consist of planters with careful waterproofing and insulation to guarantee watertightness.

The outdoor air conditioning units are contained beneath trafficable waffle-slab covers and are paved with 60 x 60-cm porcelain tiles.



## 03. The building exterior finishings, glazing and hardware

Aluminium profile windows with hidden sash and thermal break, with a tilt-and-turn or sliding opening system as specified in the project design, with superior technical features.

The accompanying glazing is transparent, low reflection and uniform in colour, with solar control to allow the interior space to remain bright and fresh; helping to minimise energy costs by reducing the need for artificial lighting, air conditioning and heating.

Bedroom windows feature rolling metal security shutters with electric motor and remote control. A sunlight panel has been designed with sliding vertical slats to enable residents to regulate the angle of sunlight and improve visual privacy, without reducing the amount of light entering the room.

Metal pergolas painted in white on rooftops and parking area.

The perimeter fencing is made of extruded aluminium with a set of fixed tubular slats in rectangular sections and painted in white, giving the fence an elegant appearance.



## 03. The building structure and foundation

The building's structure is a core focus for good performance over time and it has been calculated to promote both performance efficiency and environmental care thanks to the use of EcoPlanet concrete. These are the most sustainable concrete products in the industry and promote decarbonisation in cities.

The building's vertical structure features reinforced concrete walls and metal beams on the roof to support waffle slabs.

The floors are made up of solid reinforced concrete slabs, and the foundation is mixed to best adapt the solution for each support in wells, footings and micropiles.



## 03. The building Individual parking space

Each home has a parking space at street level that is shaded from the sun by a metal pergola painted in white, accessed via a wide motorised vehicular gate compliant with all safety regulations.

The semi-hard surface is permeable, allowing rainwater to filter through into the subsoil and grow vegetation in its cells to achieve ideal adaptation to the environment.

Each space is equipped with pre-installation for an electric vehicle charging point.

There are also visitor parking spaces in the same area in front of the homes accessible from the public road.



## 04. Facilities water and electricity

### Plumbing and sanitation:

The home's plumbing is comprised of Polyethylene water lines of the highest quality, meeting all the requirements for hygienic installation: the plumbing does not contaminate drinking water in terms of taste, smell, heavy metals or dangerous substances.

The plumbing network includes the necessary connections in the kitchen, baths, laundry room and outdoor spaces.

The home has a common water shut-off valve and independent shut-off valves in the kitchen and each bath.

Toilet wastewater connections are sound-dampened through the interior of the homes to ensure maximum comfort.

Hot water is provided via a latest-generation and maximum-efficiency arothermal system.

The pool has lighting and high-performance equipment to filter and recirculate the water, which can be controlled by the user in real time.

## 04. Facilities water and electricity

Electrics and telecommunications:

At Sira Homes, the in-home mains sockets and telecommunication connections are compliant with local regulations (REBT, Reglamento Electrotécnico de Baja Tensión) and are of the highest quality.

The video intercom connects to the exterior pedestrian access area.

Installation for broadcast services and TV, with TV and telecommunications and telephone connections in the living room, bedrooms and kitchen. Similarly, television and mains sockets will be installed in outdoor spaces and a smoke detector in the kitchen.

Centralised home automation that controls the home's primary installations.

There are also a series of pre-installations ready to be completed by the client:

- Alarm
- CCTV
- Charging point for electric vehicles

## 04. Facilities

### Climate control and ventilation

#### Climate control:

Sira Homes features air conditioning features low-profile ducts and driven by a latest-generation aethermal system through horizontal grills for supply and return, with outdoor units hidden away on the roof.

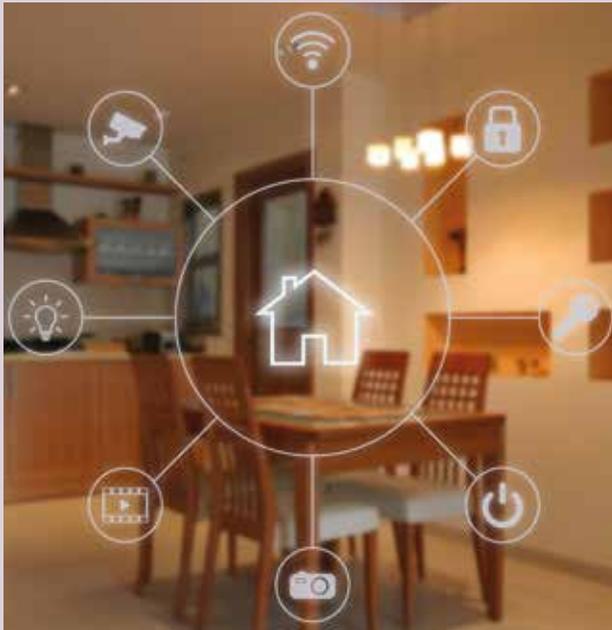
Sira Homes features radiant underfloor heating, an innovative and invisible heating solution that meets the project's requirements in terms of efficiency and sustainability.

#### Ventilation:

To ensure that good air quality is maintained, the homes feature a dual-flow ventilation system with heat exchanger that renews the air in the interior spaces while maintaining the home's temperature.



## 04. Facilities smart home



The innovative centralised home automation is equipped with multiple customisable functionalities and offers the best user experience and total control of the home:

- Temperature
- Lighting
- Opening and closure of bedroom shutters
- Video intercom activation
- Kitchen smoke detection alarm
- Optional integration of security alarm and CCTV

The pool will have an individual control for the water filtration and recirculation system.

SMART MOBILITY. Electric charging. Pre-installation for a Wallbox Pulsar Plus charging point, with maximum performance and exclusive benefits.

SMART SOLAR. Each home includes 2 photovoltaic solar panels to generate 100% renewable electricity.

## 05. Sustainability certifications

Sira Homes has an energy certificate that contains information about the building's energy characteristics, which has obtained an unbeatable "A" energy efficiency rating.

The BREEAM® sustainable construction certificate is one of the most prestigious in the world for its rigour and independence, promoting more sustainable construction that impacts cost savings, health and environmental benefits for every person linked to the life of a building.

For this certification, Sira Homes has obtained a magnificent BREEAM® | ES "Very good" rating, highlighting the aims of the project's drafting, choice of materials and inhabitants, and a significant reduction in both maintenance costs and the impact on the construction process to increase safety, health and comfort for environment.



