

Octavia



Nuovit
Homes

Building
specifications





Bakpakarchitects.

|

“Octavia will be the beacon of Málaga, a project that reads the environment and makes the most of what a Mediterranean city means”.

Octavia

Index.

6-23

Interiors

Living room & bedrooms
Bathrooms
Kitchen &
laundry room
Terraces
Interior carpentry
Facilities

24-31

Common areas

Central Lobby & Atrium
Swimming pool, solarium
Working spaces & fitness
Parking & Storage

32-39

Sustainability

Environmental commitment
Surroundings
Energy efficiency
BREEAM Certificate Proposal

Living room and bedrooms.

Ceilings, walls and floorings.

Interiors.

CEILINGS

Gypsum plasterboard ceilings finished in cream white plastic paint. — RAL 9001.

WALLS

Cream white plastic paint — RAL 9001.

FLOORING

Natural wood flooring from certified forests.

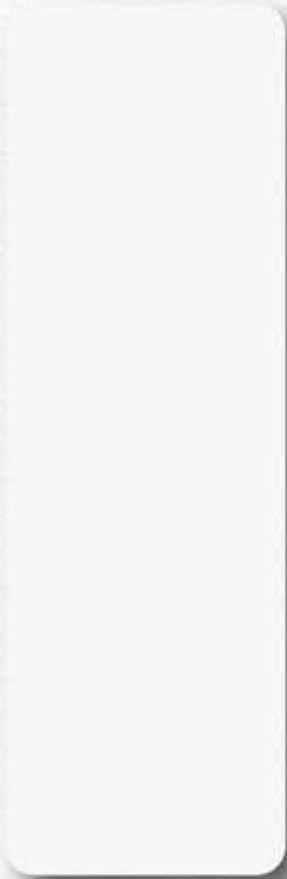
Bathrooms.

Tiling and flooring.
The customer may choose
one of two options.

OPTION 1:



Porcelain model
ROCKWELL BEIGE by
SALONI.
Dimensions 60x120cm.



Porcelain model FRONT in
white by SALONI.
Dimensions 60x120cm.



FLOORING
Porcelain model
ROCKWELL BEIGE by
SALONI.
Dimensions 60x120cm.

OPTION 2:



Porcelain model
ROCKWELL IVORY by
SALONI.
Dimensions 60x120cm.



Porcelain model
ROCKWELL WHITE by
SALONI.
Dimensions 60x120cm.



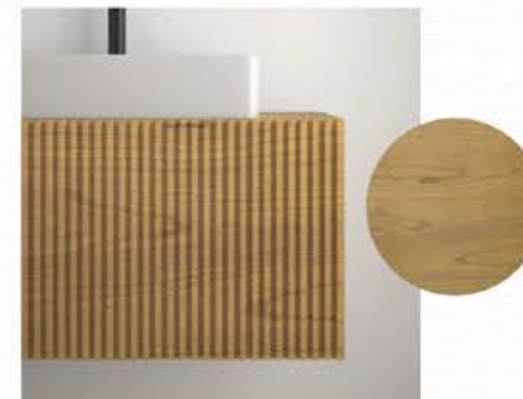
FLOORING
Porcelain model
ROCKWELL IVORY by
SALONI.
Dimensions 60x120cm.

Bathrooms.

Sanitary ware.

WASHBASIN

Integrated washbasin made to measure in Solid Surface or similar, in white.



FURNITURE

Bathroom furniture with 1 drawer in honey-coloured wood finish or similar.



ROCA TOILET

ROCA INSPIRA ROUND wall-hung toilet, white finish. Cushioned lid. GROHE push-button cistern, brushed graphite finish. Placed horizontally. GROHE concealed cistern.



SHOWER PLATE

ACQUOS model by ROCA. Resin, white finish.

Bathrooms.

Taps and accesories.



WASHBASIN TAPS

Main bathroom :
GROHE ESSECE
single lever washbasin
mixer in copper or
brushed bronze.

Secondary bathroom:
GROHE ESSECE
single-lever basin
mixer in brushed
graphite.



SHOWER TAPS

Shower head, hand shower, thermostatic shower
mixer, GROHE shower hose. Customer's choice of
finishes: brushed graphite, brushed copper or
chrome.



ACCESSORIES

ESSENTIALS accessory set from GROHE in a
brushed copper and graphite finish. Consisting
of 2 clothes hangers, 60 cm towel rail in
shower and toilet roll holder.

BACK-LIT MIRROR

Circular 80 cm diameter back-lit mirror
with LED lights, 3000K

SHOWER SCREEN

Screen with black border and clear
glass.

Kitchen.

Ceilings, walls, floors and
equipment

CEILINGS
Gypsum plasterboard
ceilings finished in cream
white plastic paint
RAL 9001.

TILING
Consentino by Rem.

FLOORING
Consentino by Rem.

Terraces.



Porcelain ROCKWELL
BEIGE model by SALONI.
Dimensions 60x120cm.



CEILING
False ceiling of aluminium
slats on terraces.
Areas between terraces
with pergolas of the same
characteristics.

Interior woodwork.

ENTRANCE DOOR

Reinforced entrance door, exterior finished in natural wood with super matt varnish according to architect's design. Interior lacquered in white. With mortise security lock and anti-drill shield on the outside. With chrome or black handle to be chosen by D.F., handle and spyhole.

INTERIOR DOORS

2.40 m high doors in wet rooms and 2.50 m high doors in bedrooms. Hinged, flush with the outside face, leaves with white lacquered MDF board, concealed hinges and black handles. Bathroom doors will be fitted with a door lock.

WARDROBES

Wardrobe fronts with smooth hinged doors, lacquered in white or RAL 9001. Interior lining in melamine with textile finish, with luggage compartment shelf and hanging rail.



Amenities.

Convenience
Comfort
Efficiency

PLUMBING

The interior installation of the house will be appropriately insulated for optimum energy use, with the cut-off valves centralised in the laundry room to facilitate control of the installation.

SANITATION

The downpipes and drains in the apartments will be made of PVC or soundproof polypropylene. All appliances will be fitted with individual siphons or a siphon trap that can be opened and closed.

HOT WATER AND AIR CONDITIONING

For the production of domestic hot water, a high efficiency heat pump will be installed in the laundry room with a water storage tank with a capacity suitable for each apartment.

As regards air conditioning, a ducted air conditioning zoning system will be employed, consisting of a direct expansion heat pump, with the outdoor unit on the communal roof and the indoor unit in the bathroom ceiling, which will allow compartmentalised control of the temperature in living rooms and bedrooms.



VENTILATION

The ventilation of the rooms in the apartments will be by mechanical means, with an extraction system for wet rooms and air supply for dry rooms using mechanical extractors. This system will have heat recovery equipment with a minimum efficiency of 80%, which via a network of ducts and terminal grilles will supply each room.

This system uses the temperature and humidity of the air to achieve optimum ventilation in the rooms. This reduces the energy consumption of the air conditioning system and the air entering the house is clean and filtered.

ELECTRICITY AND TELECOMMUNICATIONS

The electrical installation will be calculated for a high degree of electrification, aiming to meet current demand needs and the future expansion of systems and technology.

The switches and mechanisms will be the Simon 270 model in black or white by SIMON, or similar, a revolutionary collection in terms of usability and aesthetics, the perfect combination of form and functionality, to be chosen by the architectural studio. Video intercom.

Telecommunications installation with RJ45 sockets, TV in living room and bedrooms depending on telecommunications project.

Lighting of common areas with LED luminaires and presence detectors.

Pre-installation of a vehicle charging point in each of the parking spaces linked to the apartments. Photovoltaic solar panels for free electricity production to support the common building installation, as far as the roof design allows.

Home automation.

Smart Home.

Intelligent control system for the home's amenities, reducing costs and improving the user's comfort and well-being.

It includes climate control, ventilation control, energy consumption, water consumption, motorised blind control, integrated video door entry system, flood detection and alarm, lighting control and scene creation from the integrated touch screen or mobile devices.



Lobby and Central Atrium.

Common
areas.

FLOORING

DEKTON by Cosentino.

HALLWAY WALLS

VESCOM or similar vinyl
siding.

LIFT SHAFT- TOTEM

Natural wood cladding with
super-matt varnish and full-
height faceted cut-out as per the
architect's design..

FALSE CEILING

Lacquered aluminium louvres,
to be chosen by the architect.

GLASS BALUSTRADE

Laminated Glass
(Thickness according to CTE
DB SUA) On embedded metallic
profile.

APARTMENT ENTRY DOOR

Reinforced wooden door flush
with the perimeter wall, also made
of wood, where signage can be
integrated.

MURAL

Background mural with
textured motif. VESCOM
type or similar.

Solarium.

Swimming pool.



INFINITY POOL AND SOLARIUM

Outdoor infinity pool with saline chlorination and solarium on the roof terrace.



GLASS BALUSTRADE

Laminated glass (thickness according to CTE DB SUA) on embedded metal profile.

FLOORING

Porcelain ROCKWELL BEIGE model by SALONI.
Non-slip

Dimensions 60x120cm.

Spaces.

Working spaces.
Fitness.

WORKING SPACES

Workspace tailored to your needs with meeting rooms.



FITNESS AREA

Are you looking for a place where you can take care of your body and mind while enjoying a view to the sea? Our fitness area is much more than a gym, it represents a lifestyle that helps you stay fit and feel good about yourself. You will have a wide variety of activities, from weight training area to boxing or cardio area".



*Proposed infographic of reference



*Proposed infographic of reference

Garage.

SPACES

Parking spaces with a minimum surface area of 2.50 m x 5.00m.

ELECTRIC VEHICLES

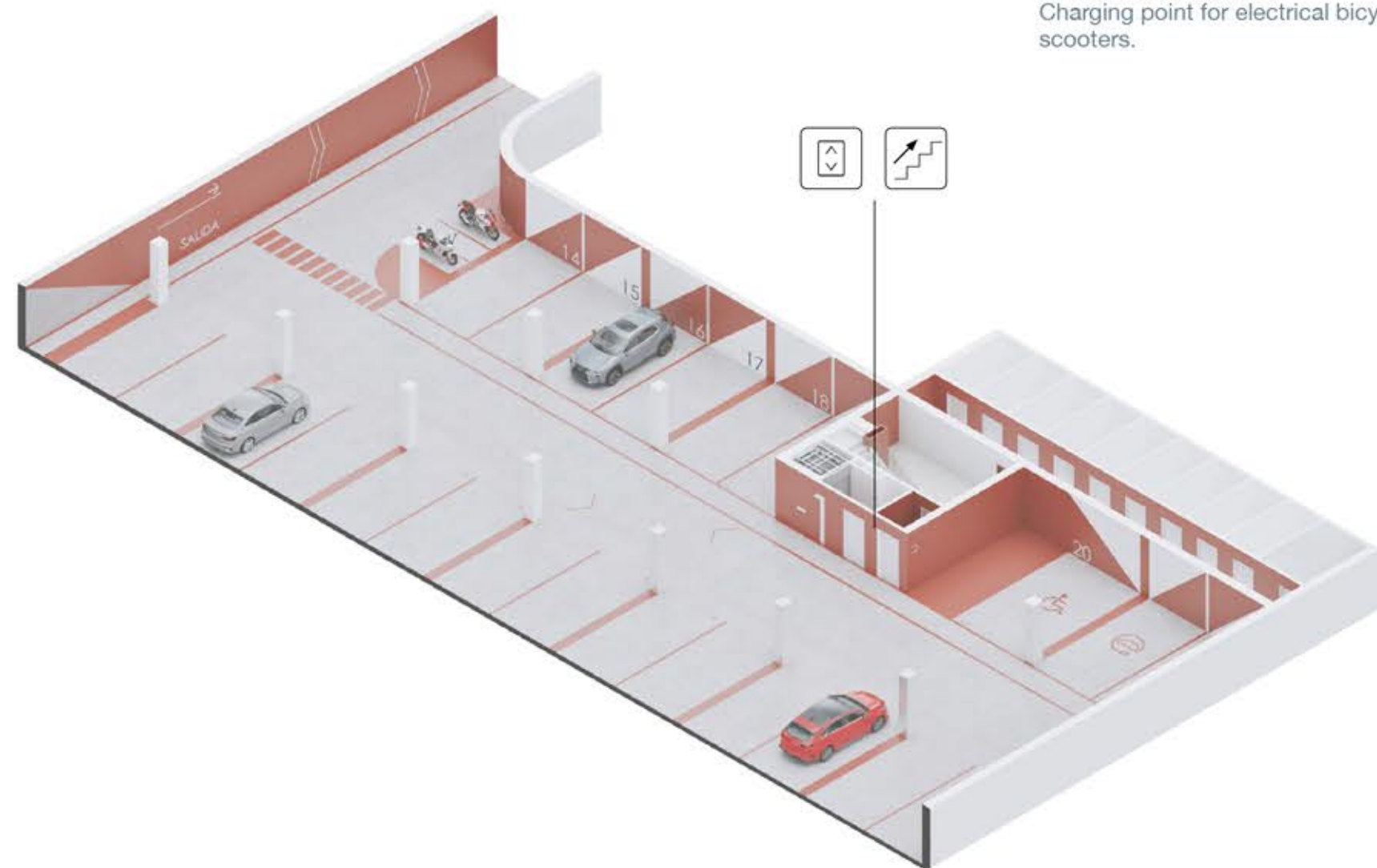
Pre-installation of charging station for electric vehicles.

WASHING

There will be a vehicle washing area.

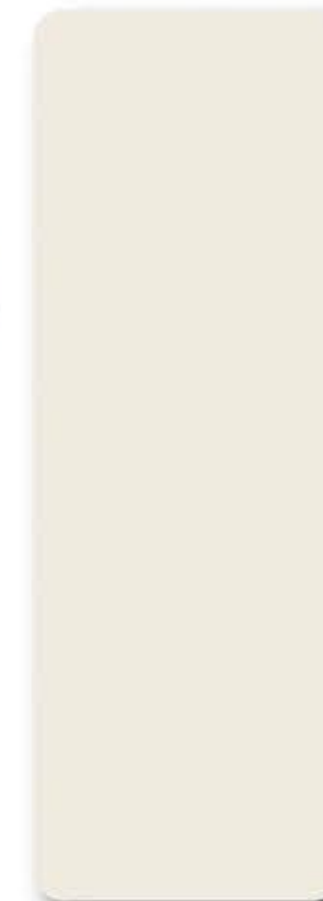
BICYCLES

Bicycle parking equipped with cleaning and maintenance facilities.
Charging point for electrical bicycles and scooters.



FLOORING

Continuous paving with high resistance to traffic in the running area. Parking space separation lines and numbering with anti-slip paint.



CEILINGS AND WALLS

Plastic paint in foyers, corridors and stairwells. Silicate paint in storage rooms, garage and technical rooms.

SIGNAGE



> Lift symbol painted in black.



> Stairway symbol painted in black.

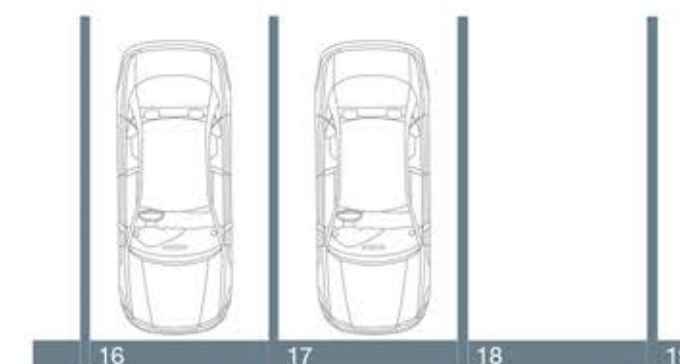


Floor indicators painted with black lettering.



Door indication with letters painted in black.

PARKING PLACES



The separation lines between parking spaces will be painted white and the separation line with the lane shall be painted black with the number of the parking space painted in white.

Sustainability.

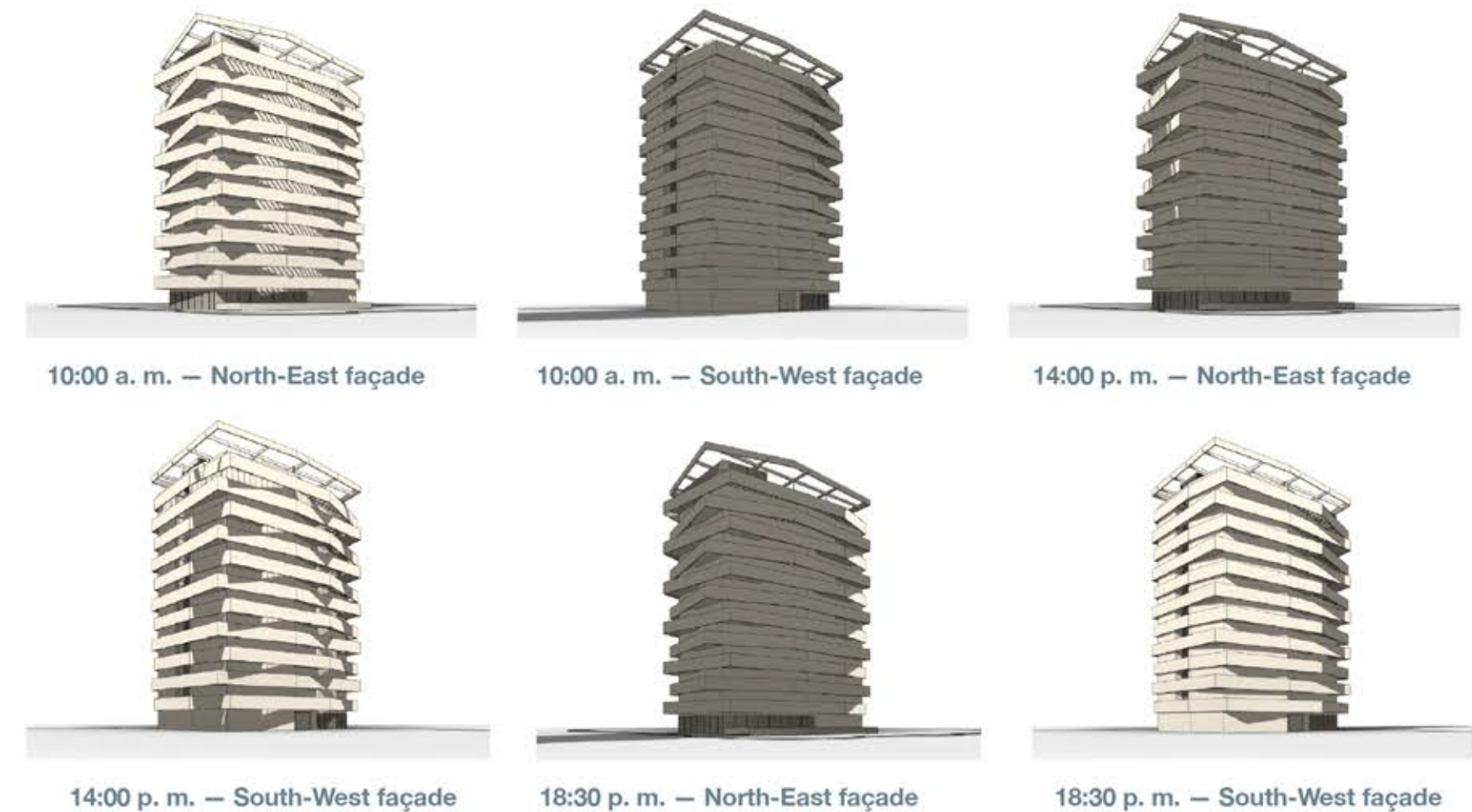
*Proposed infographic of reference

Environmental commitment

Energy efficiency, sustainability and savings.

Aware of the need to contribute to the improvement of our environment, at Nuovit Homes we firmly believe in sustainable construction, having a positive impact on society and very directly on present and future owners and users. Based on this vision and with the clear objective of improving the energy efficiency of the building, the design is analysed from the orientation of the building and from the sunlight to which it will be subject to throughout the year.

The sunlight study of the development was carried out on 22 July at an interval of 4 hours.



Cladding.

Based on this analysis, construction cladding systems are employed to reduce the need for energy consumption in air conditioning:

ORIENTATION

Design of passive protection according to the orientation of the apartment.

FOUNDATIONS AND STRUCTURE

Basement walls and foundation slab in reinforced concrete. Dimensions and reinforcement as per the geotechnical study and structural calculation. Above-ground structure: Rectangular reinforced concrete columns and two-way slabs, dimensions and reinforcement as per structural calculations. Prefabricated perimeter overhangs. Made with reinforced slabs.

FAÇADE

Innovative, highly resistant light façade system with excellent thermal performance contributing to the building's energy efficiency. Exterior vertical grooved polymer concrete plate finish. The perimeter parapets. White GRC panels as per the design.

ROOF

Inverted roof with extruded polystyrene insulation, waterproofing with asphalt sheeting and gravel finish in coffered areas and with porcelain paving and artificial turf on the solarium roof. porcelain tiles and artificial grass on solarium roof.

EXTERIOR JOINERY

Anodised or matt lacquered aluminium joinery, with thermal break, minimalist sliding doors/windows. Double-glazed safety glass for fall and impact prevention and high acoustic performance. Consisting of a tempered first pane or laminated safety glass depending on the type, intermediate dehydrated air chamber and second pane with laminated glass with intermediate acoustic butyral. Equipped with a state-of-the-art solar control layer to mitigate excess solar radiation penetrating the home.

ACCESS

The access door to the building will be designed like the rest of the joinery in the building. Entrance door with aluminium doormat, mailboxes recessed in walls finished in matt lacquered aluminium in line with the interior design.

Energy efficiency. Energy Rating A.

At Nuovit Homes we have a responsible vision of architecture, committed to designs and construction models that respect the environment and that fit into the surrounding ecosystem.

We work to the highest standards on issues such as environmental protection and intelligent energy consumption.

OCTAVIA, awarded "energy rating A"



A | Non-renewable primary energy consumption (11,92 kW/m²/year)

A | Carbon Dioxide Emissions (2.2 kgCO₂/m²/year)

Octavia reduces energy consumption

33,03%*

Octavia reduces CO₂ omissions

51,32%*

Calculations according to the energy efficiency table compared to the average value of the energy rating B*

Sustainability and the environment. BREEAM Certification.

At Nuovit Homes, the fight against climate change is a priority, so we are committed to the implementation of measures that reduce the environmental impact of our activity and that will be reflected in the BREEAM (Building Research Establishment Environmental Assessment Methodology) certificate awarded to the Octavia project. The BREEAM certificate, developed by the BRE Global organisation in the United Kingdom, is the most technically advanced and world-leading method for assessing and certifying sustainability in building construction.





N **Nuovit**
Homes

Octavia



LEGAL NOTICE / JULY 2023:

These options may be replaced by Nuovit Homes for others of equivalent quality. Consult the legal text below:

Project at the pre-sales stage to identify potential purchasers. Building permit being processed. The plans of each of the properties and annexes are available to purchasers in the sales offices. This document, including the photographs, has been created from the Preliminary Plans, so it may undergo modifications due to technical demands, adjusting in any case to the Final Plans and the requirements of the municipal authorities. For the relevant purposes, the Developer expressly states that its actions, as well as the contracting of this development, will at all times meet the requirements established in the Building Standards Law 38/1999, of 5 November. Likewise, it also states that the advance payments for construction of the development plus the corresponding legal interest will be guaranteed by a financial entity pending designation from the date on which the corresponding building permit is obtained and the downpayments begin to be received, which (including the reservation amount) will be deposited in a special account in accordance with that provided in the cited law. Copy of the cited guarantee will be delivered to the purchasers when the private sale and purchase agreement is signed. The model of the cited agreement is available to purchasers to consult the general terms and conditions. The Statutes that govern the Owners Association will be approved at the end of the works. Determination of the participation in the common elements of the building will be done by taking into consideration the criteria set out in Article 5 of the Horizontal Property Law 49/1960 of 21 July.

The information included in this catalogue of building specifications is subject to possible modifications, Nuovit Homes reserving the right to change those required for legal, technical or commercial reasons as advised or ordered by the competent public bodies.

The specific make and model of each product are stated for guidance purposes, so the products mentioned may be replaced by others of equivalent quality if the aforementioned reasons concur. The images and infographics shown have been created in accordance with the information contained in the Preliminary Plans, with installations such as radiators, gratings, sockets, drainpipes, etc. For this reason, the images and infographics in this leaflet are merely for guidance and are not binding at a contractual level.

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