



# BUILDING SPECIFICATIONS

personalHOME

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# Foundations and structure

## Foundations

The foundations of the personalHOME models are made of isolated footings of 150x150x40cm (length, width, height), according to EHE-08 standards, on a 10cm building concrete layer and a polyethylene sheet as a separation element with the ground. The foundation tie beams that join the different footings are made of reinforced concrete with a section of 50x40cm (width, height).

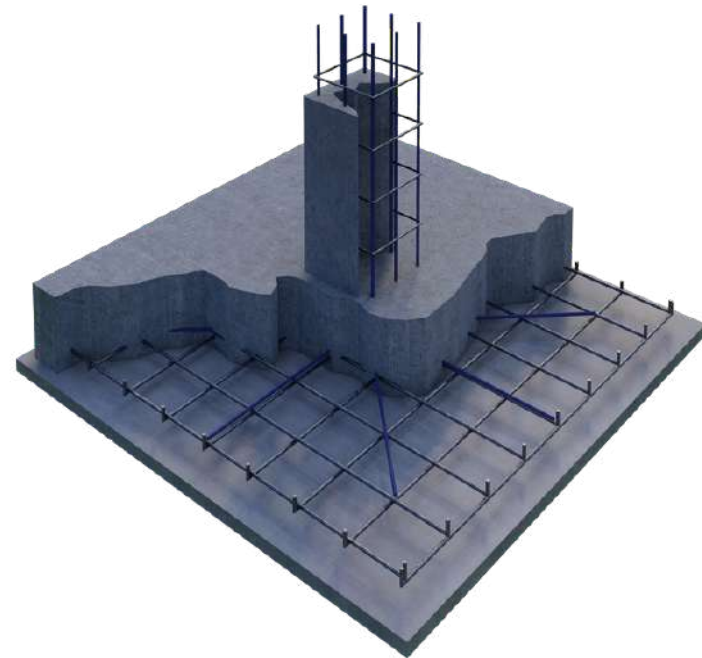
In the personalHOME models that include a basement or English courtyard, the earth retaining walls will be made of 30cm thick reinforced concrete with two-sided formwork on 150x40cm (width, height) continuous foundations. The basement will be completely waterproofed on the outside by placing asphalt fabric and drainage sheeting.

## Something to bear in mind...

In the event that the plot has a slope of more than 3% it will be necessary to calculate the cost of excavation and clearing, including backfilling or land improvements, as well as any element of earth containment necessary for the correct execution of your personalHOME model. These works will not be included until they can be assessed on a case-by-case basis after the technical project has been carried out.

In areas where the land is hard or rocky, the additional costs of excavation will be assessed after a geotechnical study.

The price of the personalHOME models excluding the basement includes excavation work up to a maximum height of 1m from ground level.



## Structure

The structure of the personalHOME models is made of reinforced concrete as follows:

- Reinforced concrete rectangular section pillars of dimensions according to the project.
- One-way sanitary floor slab of reinforced concrete 25+5, with pre-stressed concrete joists, concrete vault of 25 cm edge plus 5cm of reinforced compression layer.
- The ground and first floor slabs are 25+5 reinforced concrete waffle slabs, with in-situ reinforced ribs, 25 cm thick concrete vaults plus 5 cm of reinforced compression layer.

The height between floors of the personalHOME models is 3.10m, leaving a clear height of 2.80m between floors.

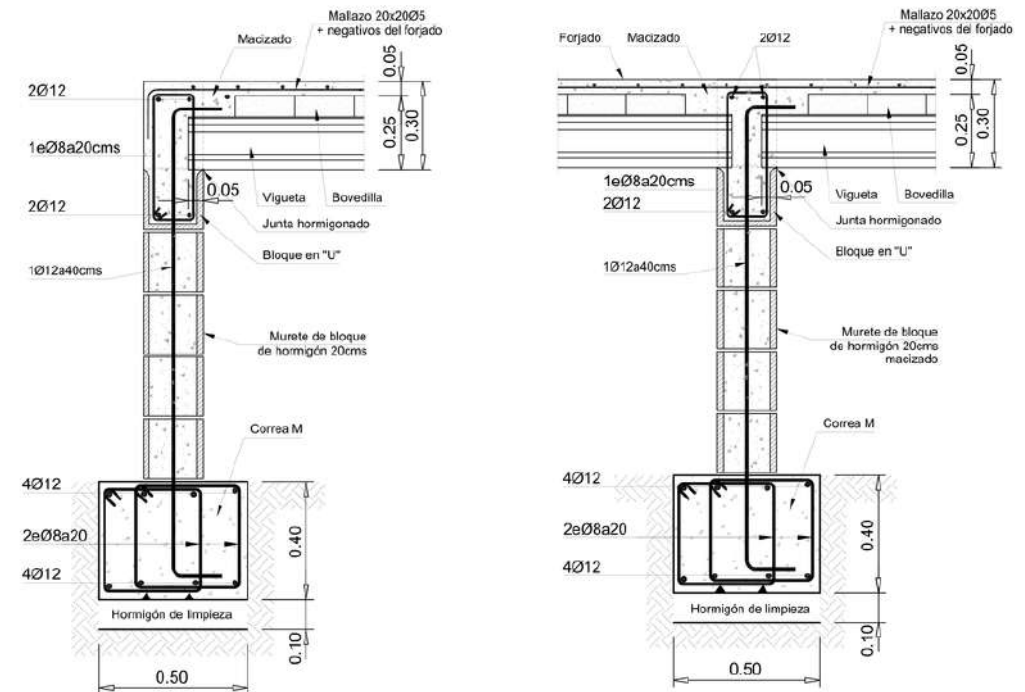
In basements this height varies, leaving a height of 2.90m between floors and 2.60m clear height.

\*All the foundations and reinforced concrete structure will be carried out on the basis of the approved Execution Project and in accordance with the applicable regulations (CTE, EHE-08).

## Something to bear in mind...

Since garages, basements and storage rooms are spaces intended for parking, storage, location of installations or multi-purpose rooms for non-living use, these spaces have:

- Unpainted grey concrete floors and walls.
- Internal visible installations.
- Including drainage, a water connection and basic electrical installation depending on the surface area.





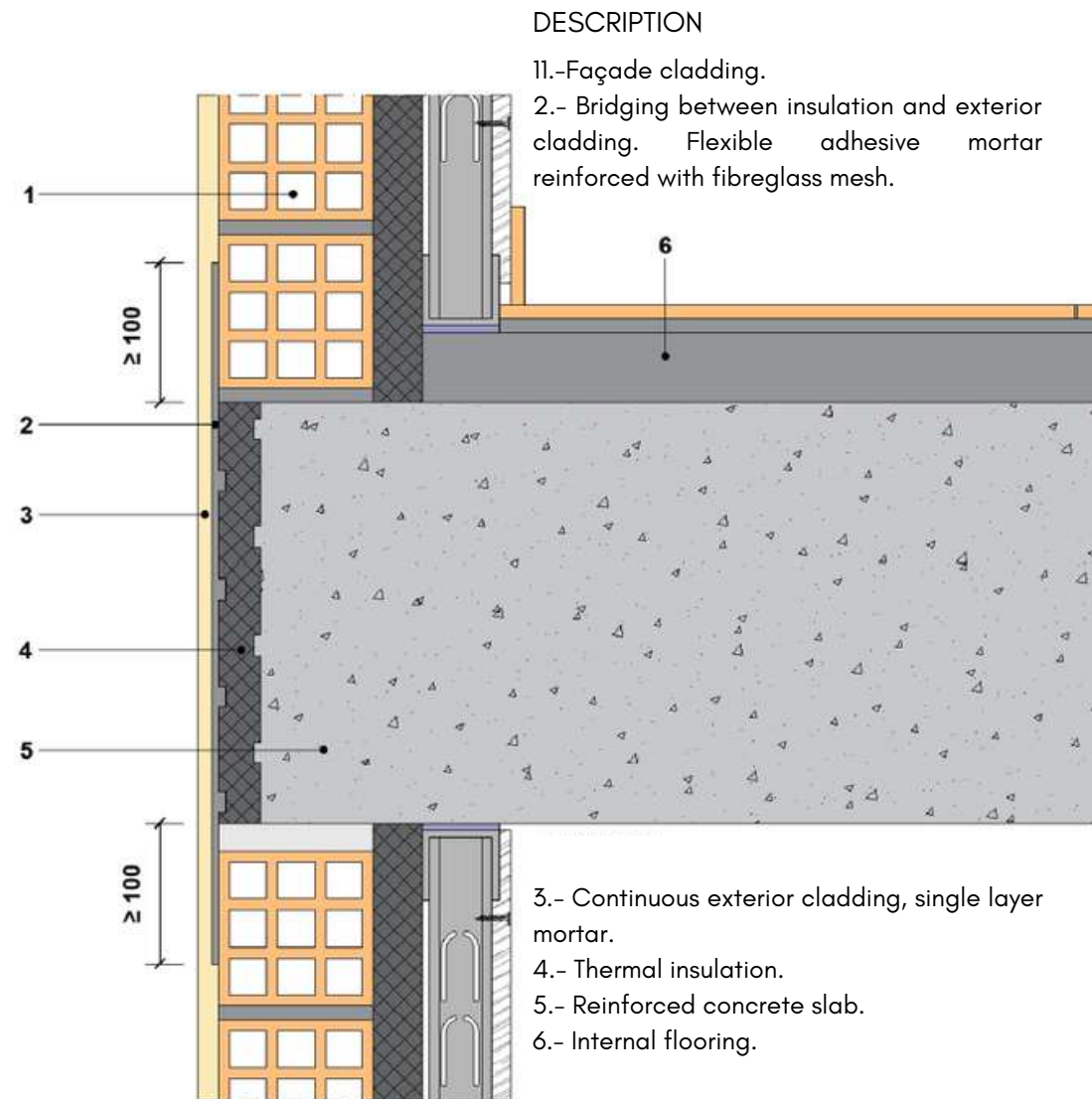


# Housing enclosure

## Façade

Our personalHOME models have a double skin façade composed of a first external enclosure of 33x20x11cm (length, height, width) triple hollow ceramic brickwork and a second enclosure made up of an interior sheet of self-supporting laminated plasterboard lining with 46mm profile with thermal insulation 50mm thick mineral wool panels in rolls on the inside and 15mm laminated plasterboard on the inside face of the property. Between the two panels, there is an additional 60mm thick thermal insulation layer of expanded polystyrene.

The external cladding of the façade is made of 15mm thick single-layer plaster with a scraped finish, colour to be chosen according to the pack, with areas of cladding (depending on the model of house and pack chosen) applied with special adhesive cement for exteriors and mechanically fixed with anchors in those cases where this is necessary.





## Did you know that...?

At personalHOME we take the **energy efficiency** of the home very much into account, which is why we take care of every detail of the **thermal envelope** of your home by installing insulating materials in the following parts of the house:

- On the exterior façade with a layer of 60mm thick expanded polystyrene insulation and a second layer of 50mm thick mineral wool insulation.
- On roofs with a layer of 120mm thick rigid expanded polystyrene foam insulation (EPS-h).
- On slab fronts with a 30mm thick layer of expanded polystyrene insulation.
- On sanitary slab or slab over non-habitable space with a 40mm thick layer of expanded polystyrene insulation.
- In the ceiling under the exterior slab with a layer of 100mm thick expanded polystyrene.



# Housing enclosure

## Exterior carpentry

The placement of large windows and the optimisation of dimensions is one of the hallmarks of personalHOME.

The design of openings and orientation play a fundamental role in the energy efficiency of the home and, as a result, in subsequent energy savings.

For this reason, our models have the best aluminium joinery with thermal bridge break (colour depending on the pack chosen) with double glazing (4+4/12/6) formed by 6mm clear tempered glass, 12mm air chamber and 4+4 clear laminated glass made up of two 4mm glass panes, joined by means of a clear polyvinyl butyral film. The 4+4 safety glass is fitted on the inside unless otherwise requested by the client.

The type of joinery (fixed or hinged), as well as the opening system (sliding or tilt and turn) varies according to the design of the model.

## Blinds

At personalHOME we start from the premise of minimalist design. That is why all of our carpentry located in the living-dining room and bedrooms are accompanied by curtain rails in which manually operated blinds are located. The colour can be chosen according to the pack chosen. These blinds can also be motorised for greater comfort and practicality.

### Did you know that...?

At personalHOME we offer the possibility of incorporating white profiled blinds with PVC drawers and manual operation in the living-dining room, bedrooms or "day-use area" such as a games room or office, depending on the model selected.

In addition, there is the possibility of choosing the colour of the blinds as well as motorising them and/or improving the features of the glass through the improvement packs.





# Housing enclosure

## Finishings

In terms of details, the personalHOME models have a polymer concrete plinth or starter piece on the underside of the single-layer external cladding. This finish protects the external cladding from rain splashes and damp.

In all façade openings, a polymer concrete gutter with a drip edge with a slight outward slope is installed, allowing rainwater to drain away and protecting the façade from dirt that may be washed away by the rain.

The rest of the elements, such as roof parapets and terrace and balcony copings, are crowned with polymer concrete copings with drips.





# Roof

The roof of the personalHOME models is of the inverted flat non-trafficable type with a gravel finish. It consists of:

- Slopes formed by spraying cellular concrete onto the roof after the execution of hollow ceramic brick slabs or hollow ceramic brick slabs.
- Once the slopes have been formed, a layer of cement mortar with an average thickness of 2cm is applied on the roof to regularise it.
- Application of a bituminous primer on the roof for better adherence of the single-layer waterproofing made up of 4kg/m<sup>2</sup> LBM(SBS)-40-FP asphalt sheet (polyester felt reinforcement of 160gr/m<sup>2</sup>).
- Laying of 150gr/m<sup>2</sup> polyester geotextile felt on the roof to protect the waterproofing.
- Laying of 120mm thick extruded polystyrene insulation.
- Laying of 200gr/m<sup>2</sup> polyester geotextile felt to protect the insulation.
- After the polyester geotextile felt has been laid to protect the insulation, a protective layer of washed river gravel of 18/32mm granulometry with a minimum thickness of 5cm is laid.

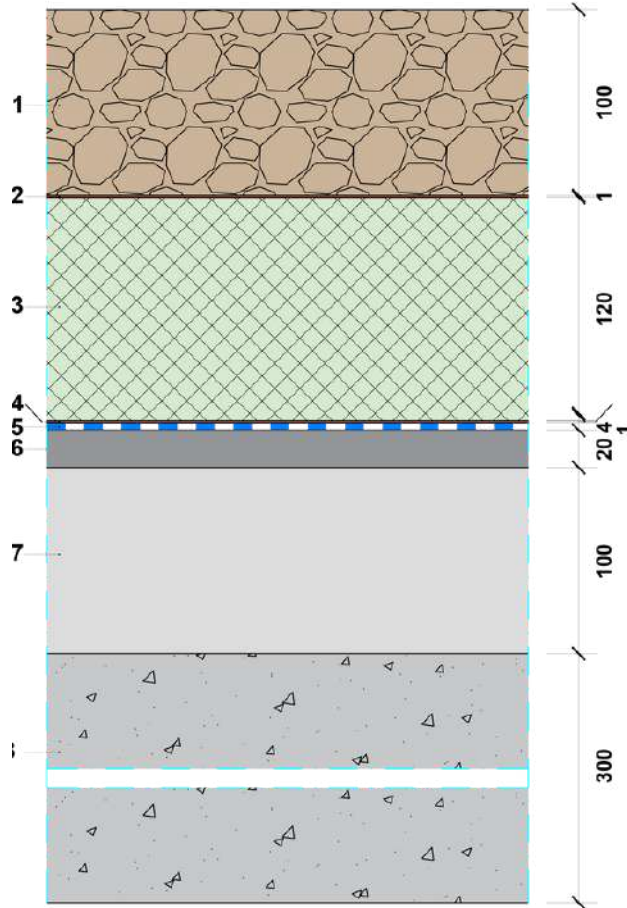
The roof includes a perimeter protection formed by a 60cm high brickwork parapet, coated with single-layer mortar with a scraped finish and finished at the top with a polymer concrete flashing with a drip edge. The perimeter waterproofing of the roof is carried out on this parapet, topped with a galvanised steel profile sealed with polyurethane mastic.

It also includes ceramic brick chimney formations with single-layer mortar cladding with a scraped finish and a metal protection cap on ventilation and extraction outlets.

## **Did you know that...?**

At personalHOME we always carry out a water tightness test certified by a quality control centre to ensure that the waterproofing has been carried out correctly. In the test, the roof is flooded with water for 24 hours.

# Terraces and balconies



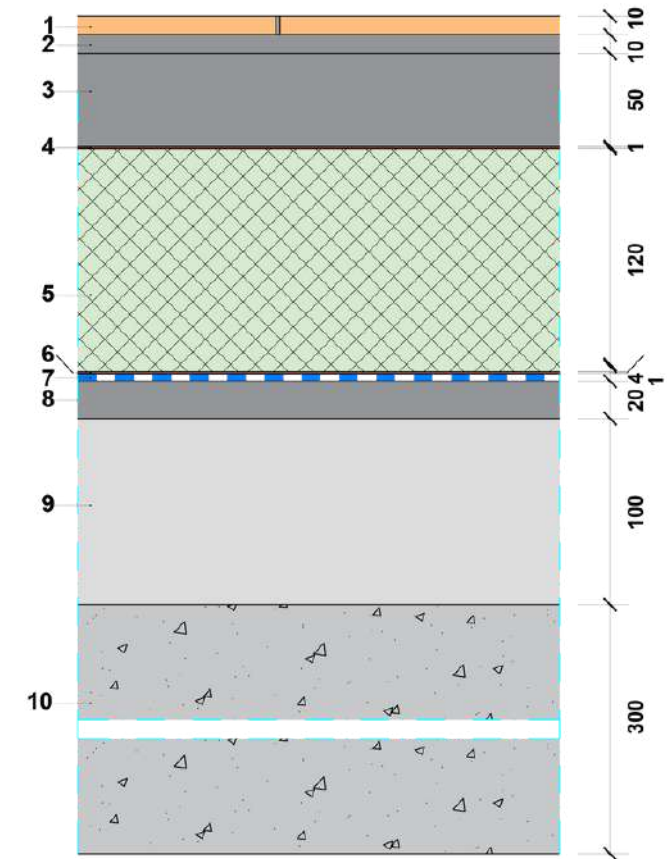
DESCRIPTION

- 1.- Protection layer: gravel.
- 2.- Separating layer: polyester geotextile.
- 3.- Thermal insulation: hydrophobic expanded polystyrene rigid foam sheet (EPS-h).
- 4.- Separating layer: polyester geotextile.
- 5.- Waterproofing.
- 6.- Regularisation layer of cement mortar.
- 7.- Formation of slopes: cellular concrete.

In the personalHOME models that have a terrace or balcony, these are made with **walkable** roofs finished with outdoor paving. They are composed of the same elements as the non-trafficable ones with the difference that, after laying the polyester geotextile felt to protect the insulation, a 5cm thick mortar compression layer is applied.

Finally, we place the protective layer of frost and slip resistant porcelain stoneware, to be chosen according to personalHOME packs.

Some personalHOME models have perimeter protections on these terraces consisting of a mixed steel and glass railing made up of stainless steel posts and handrails and intermediate panels of safety glass (5+5 mm) with a polished top edge finish up to a maximum height of 1.10m from the finished floor.



DESCRIPTION

- 1.- Paving.
- 2.- Bonding mortar.
- 3.- Compression layer of cement mortar.
- 4.- Separating layer: polyester geotextile.
- 5.- Thermal insulation: hydrophobic expanded polystyrene rigid foam sheet (EPS-h).
- 6.- Separation layer: polyester geotextile.
- 7.- Waterproofing.
- 8.- Regularisation layer of cement mortar.
- 9.- Formation of slopes: cellular concrete.
- 10.- Reinforced concrete waffle slab.

# Interiors

## Interior partitions

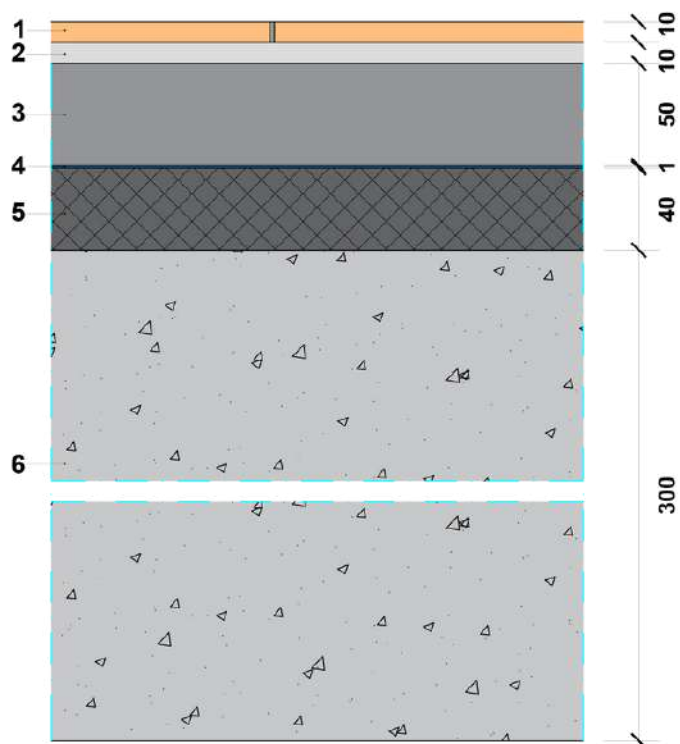
The interior partitions are made up of self-supporting PYL partition walls with a 48 or 70mm profile (depending on the rooms they separate) and 15mm thick laminated plasterboards. The partition walls are insulated with mineral wool panels of the same thickness as the profile. In addition, reinforcement profiles are placed in the TV area and kitchen units.

In wet rooms such as bathrooms and kitchens, gypsum boards with water-repellent additives are included.

The exterior face of the partitions of the house (except for tiled areas) are finished with smooth plastic paint in a colour to be chosen according to the personalHOME pack.

The lower part of the partition walls is finished off with MDF skirting board (medium density fibreboard) with a 9x1cm waterproof white finish on the perimeter of all interior areas, except for wet rooms (bathrooms and kitchen).





#### DESCRIPTION

- 1.- Flooring.
- 2.- Bonding mortar.
- 3.- Compression layer: self-levelling mortar.
- 4.- Separating layer: polyethylene film.
- 5.- Thermo-acoustic insulation: expanded polystyrene.
- 6.- One-way reinforced concrete floor slab.

## Flooring

The interior floor of our personalHOME models is formed by a RECTIFIED PORCELAIN STONEWARE floor tile in 60x60cm or 120x23cm format, depending on the personalHOME pack chosen, on a self-levelling light mortar flooring base. Those customers who so wish may also choose for the floor of their personalHOME a 19x138cm format laminated wood flooring of superior category AC5.

## Tiling in bathrooms and kitchen

White body stoneware tiling in kitchen and bathrooms in 60x40 or 60x30 format, depending on the chosen personalHOME pack.

# Interiors

## Interior doors

The interior doors of the personalHOME models, regardless of whether they are hinged or sliding doors, are made of MDF (medium density fibreboard). MDF panels are extremely resistant, with a less porous surface than chipboard, which allows for better paint finishes. The finish can be lacquered or veneered (depending on the pack chosen).

All wood joinery is fully finished with rebates and flashings to match the chosen finish. The height of the doors, including the flashing, is 210cm with a door leaf of 203x72,5cm (height x width). In addition, each door frame is fitted with an anodised aluminium handle and escutcheon. In the bathrooms, they are fitted with a lock.

## Entrance door to the home

Feel safe and secure in your home from the moment you close the door! This is the aim of personalHOME. That is why the entrance doors of our personalHOME models are solid, sturdy and secure. They are armoured security doors of 2,10x0,90m (height x width) certified with the highest values on the market in terms of security, acoustics and energy efficiency.





## Wardrobes and dressing rooms

The personalHOME housing models include wardrobe fronts, sized according to design, with sliding doors made of MDF with lacquered or veneered finish (depending on the pack chosen).

At personalHOME we want you to have no limits when it comes to defining your wardrobe, that is why we do not include the interior lining so that at a later stage (execution project) we can personalise it with you however you like!



# Interiors

## Suspended ceilings

The suspended ceilings in the personalHOME models are made using a continuous PYL system. In those rooms where they must be accessible due to the location of air conditioning equipment, non-continuous PYL suspended ceilings are installed, with a white exposed profile.

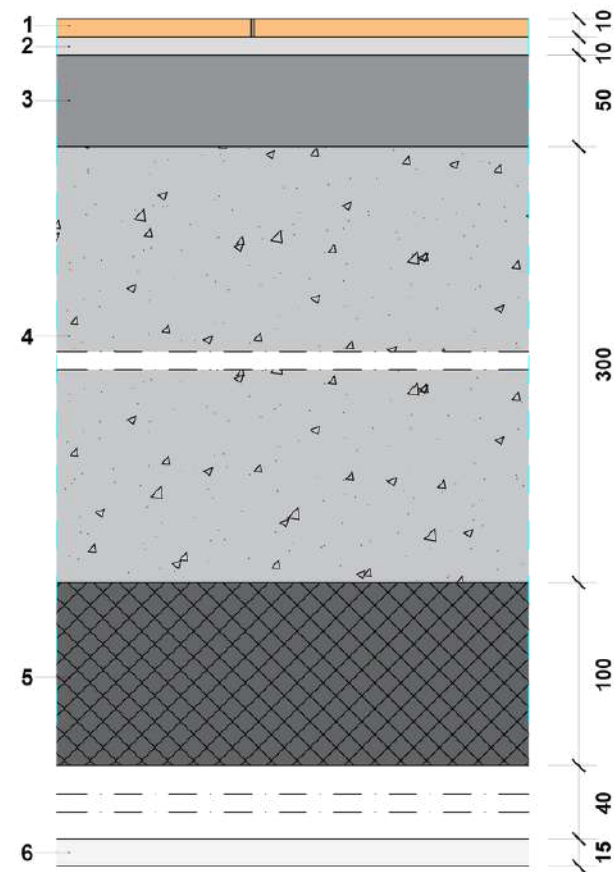
The minimum interior clear height of our models is 2.50m as established in the CTE, with the possibility of increasing the clear height in certain rooms depending on the design. In wet rooms (bathrooms, kitchens, galleries) and corridors, the free height may be reduced. The exterior face is finished with smooth white plastic paint.

Plasterboard with water-repellent additives is also included in wet rooms.

### Did you know that...?

The suspended ceilings located on the outside are made up of a plate composed of a Portland cement core with additives and lightening material, covered on its faces by a fibreglass mesh, which is extended over its edges to reinforce them.

The slab is non-combustible, stable and lightweight, does not soften and does not rot in water. To continue the thermal envelope of the house, a 100mm layer of expanded polystyrene is adhered under the floor slab.



#### DESCRIPTION

- 1.- Paving.
- 2.- Bonding mortar.
- 3.- Compression layer: self-levelling mortar.
- 4.- Reinforced concrete waffle slab.
- 5.- Thermal insulation: expanded polyester.
- 6.- Continuous exterior cladding: cement board, suspended ceiling.







# Interiors

## Stairs

In the personalHOME models with more than one floor, the stairs are built with a 20cm thick reinforced concrete slab, with concrete steps. The entire staircase is covered with the same flooring chosen for the rest of the house and 9x1cm MDF stringers with a white finish.

The staircase is finished on its lower face with direct panelling of laminated plasterboard finished with plastic paint in the same colour as the pack chosen for the rest of the house.

The perimeter protection of the staircase is executed by means of a PYL wall finished with plastic paint according to the chosen pack.

### Did you know that...?

personalHOME allows you to personalise every last corner of your home. That is why we give you the option of customising your staircase to your taste with different options available (such as cantilevered steps, metal staircase, herringbone, mixed steel and glass railing or glass railing with hidden structure, etc.) This will be carried out with the assistance and guidance of our architects.







# Facilities

## Plumbing

The plumbing installation starts from the standard water metre cabinet located in the plot enclosure wall. After this, by means of an individual water derivation (of a maximum length of 10m) of polyethylene Ø25mm buried, the drinking water for consumption is brought to the interior of the property.

The complete installation for cold water and domestic hot water (DHW) is made using multilayer cross-linked polyethylene and PEX/AL/PEX type aluminium pipe, fully connected, assembled and tested, including general cut-off valve and cut-off valves for each room.

Water connections for toilets, washbasins, shower, sink, washing machine and dishwasher are included in the installation, including 3 water connections for external taps.

## Sanitation

All the wet rooms have a drainage network from each of the sanitary fixtures by means of individual PVC B series derivations of variable section according to CTE, individual or collective siphon bottles according to design, connected to the network of buried or hung PVC collectors also of 110 or 125mm section according to design.

This grey or black water collection network will be embedded in the foundations, hanging from the ceiling of the sanitary slab or will run along the basement ceilings (in those models with a basement) to a manhole with dimensions in accordance with the Technical Building Code (CTE) outside the property. The 125mm pipe is included (larger pipe section will be assessed according to needs) to a manhole at a maximum distance of 10m from the dwelling, where a manhole will be built according to the technical specifications of the supply company and the Town Hall.

The rainwater collection will be carried out with PVC cups whose location will depend on the project, connected to 90mm PVC downpipes vertically to the pipe embedded in the foundations or collector hanging from the ceiling of the basement or sanitary forging.

## Ventilation

At personalHOME we take the ventilation of our houses very much into account, which is why each wet room has an installation of ventilation and extraction ducts made of PVC series B with a section according to the design up to the roof of the house.

## Pre-installation of air conditioning and climate control.

In personalHOME we think about your well-being, that is why in all our models we include the pre-installation of air conditioning, which is composed of:

- Rectangular glass wool fibre ducts covered on both sides with a kraft-aluminium complex, reinforced on the outside, hung from the slab by means of galvanised steel anchors. These ducts are concealed behind the suspended ceiling.
- Rectangular supply and return grilles in white, including frames and openings. The louvres of the supply grilles are adjustable and can be opened and closed manually.
- Refrigeration line from the outdoor units to the indoor units.
- Control point in living room and power supply for A/C machine (not including equipment).



## Did you know that...?

At personalHOME you have the possibility to complete your air conditioning installation, adapting it to your needs and at the forefront of the latest technology.

That is why, together with our engineering, we will adapt your home project with possible improvements of air conditioning such as:

- A/A cold and heat system by means of ducts with direct expansion equipment.
- ALL AEROTHERMAL system by means of ducted cold A/C system by means of fan coils and underfloor heating.
- Heating by radiators including supply and installation of gas boilers.

*"You choose, we do it for you."*

# Facilities

## DHW installation with Aerothermo

At personalHOME we are up to date, that's why we incorporate Aerothermo in our DHW installation. This is a monobloc wall-mounted heat pump that is ideal for single-family homes with 3-5 people. Compact and easy to install, it offers formidable performance and reliability. It is an efficient system as it uses a natural and inexhaustible energy source, the heat of the air, with high energy efficiency and low energy consumption, saving at least 70% of energy compared to a traditional electric boiler. It is also reliable over time thanks to the protection of the titanium anode that acts against corrosion and limescale. This type of system has the **maximum energy class A+**.

With this system you will be able to use up to 348 litres of water at 40°C.

### Did you know that...?

The technical building code in its energy saving section DB-HE4, requires that the minimum contribution of energy from **renewable sources** must cover at least 60% of the annual energy demand for DHW in single-family homes. With the **aerotherm installation**, this contribution is **guaranteed**.





# Facilities

## Electricity

The electrical installation in the personalHOME models starts from the General Protection Box, located in the enclosure wall of the plot with access from the outside for the utility company. From this point, the individual underground derivation is made to the general switchboard inside the home. This derivation includes up to a maximum length of 10m from the CGP.

The general switchboard inside the house is designed for high electrification (9.2KW). Each of the electrical circuits that will serve the home start from this switchboard.

In personalHOME, the client has improvement packs available to personalise the aesthetics of the mechanisms (push buttons, switches, sockets, etc.). In addition, an earthing installation is included by means of 2 bare copper spikes in the inner ring of the foundations and equipotential network in wet rooms.

The entire electrical installation of the home is designed in accordance with the requirements of the Low Voltage Electrotechnical Regulations.

All our personalHOME units include 3 watertight socket units on the outside of the façade.

## Telecommunications

The telecommunications installation starts from at 40x40cm metal entrance box from which a 50mm diameter conduit runs to the inside of the home where the user access point (PAU), the network termination point, is located. The installation of the home's databnetwork starts from this cabinet and follows up to the living-dining room and bedrooms, where the RJ45 network sockets are located. The cable used for this installation is UTP CAT6 halogen-free.

In addition, on the roof there is a set of antennas (ZENIT UHF, DAB 3E, FM) for the installation of television and radio. The TV and radio installation is distributed from these antennas to the living-dining room, kitchen and bedrooms by means of T100 PLUS antenna cabling.



## Video door entry system

Our personalHOME models include the installation of a video door entry system with interior terminal of reduced dimensions and extra-flat design, perfect for adapting to any space in the home, with a simple, white and elegant design. In addition, the outdoor panel with colour CCD camera as standard, surface installation.



## Did you know that...?

At personalHOME you have the possibility to control all of the installations in your home with the latest technology.

There are several reasons why you should have a home automation system at home, but there are 3 of great value that will allow you to make a decision as wise as having an intelligent home. Security, energy saving and comfort are the reasons that have led many people to install or implement home automation technology in their homes.

In personalHOME you will get advice for the automation of:

- Blinds control
- Video door entry system
- Climate control
- Lighting control
- Automatic watering control
- Window opening detection
- Alarm system
- Flood detection

*Don't wait any longer to enjoy the benefits of a home automation system with your family!*

# Facilities

## Lighting

Lighting allows us to delimit spaces, create new ones, transmit sensations and even enhance certain areas, given that we play with it in an appropriate and knowledgeable way. A good approach to lighting concerns the colour, intensity and location of the light. Depending on how these aspects are planned, we will achieve different results.

That is why at personalHOME we include lighting based on a system of different LED type luminaires, depending on the room. In distribution, bedrooms, living-dining room and in the rest of the daytime rooms, such as offices or playrooms, the lighting included is based on fixed round recessed lighting of Ø 75mm LED type for every 5m<sup>2</sup> of room, with a minimum of 2 units.

In kitchens, galleries and/or pantries, we provide these rooms with more lighting by means of fixed round recessed Ø 120mm LED recessed luminaires.

In bathrooms, the personalHOME models have 1 Ø 120mm LED luminaire, one for every 5m<sup>2</sup> of space, in addition to the LED lighting integrated in the bathroom mirror.

The lighting of the façade of our house is very useful when it comes to highlighting its most aesthetic aspects as well as providing the necessary lighting in the exterior areas to access our home at night. That is why in personalHOME we include the following exterior lighting:

- Lighting from the access to your plot to the entrance of your home by means of the installation of 3 exterior IP44 beacons in anthracite-coloured cast aluminium distributed according to the technical project.
- Lighting in exterior suspended ceilings by means of Ø 85mm LED lighting (1 pc/5m<sup>2</sup> approximately according to design).
- Plot access door lighting by means of 1 IP44 exterior wall light unit made of anthracite-coloured cast aluminium.
- Façade lighting by means of 4 units of exterior wall lights IP44 made of anthracite-coloured cast aluminium, top and bottom light.

	Lighting points	LED spotlights	Single switch	Switched switch	Power sockets	TV sockets	RJ45 sockets	Water sockets
Main bedroom	2 <sup>1</sup>	6 <sup>8</sup>	1 <sup>2</sup>	3 <sup>2</sup>	6 <sup>3</sup>	1	1	-
Secondary bedrooms	2 <sup>1</sup>	4 <sup>8</sup>	1 <sup>2</sup>	3 <sup>2</sup>	5 <sup>3</sup>	1	1	-
Bathrooms	2	1	2	-	2	-	-	3
Toilets	2	1	1	-	1	-	-	2
Kitchen	1 <sup>1</sup>	2 <sup>8</sup>	1 <sup>2</sup>	- <sup>2</sup>	10 <sup>6</sup>	1	-	3
Living - Dining room	1 <sup>1</sup>	8 <sup>8</sup>	- <sup>2</sup>	2 <sup>2</sup>	5 <sup>3</sup>	1	1	-
Hall and corridors	2 <sup>4</sup>	10 <sup>8</sup>	- <sup>5</sup>	2 <sup>5</sup>	2 <sup>7</sup>	-	-	-
Exteriors	4	12 <sup>8</sup>	2	2	3	-	-	3
Garages and basements	1 <sup>1</sup>	2 <sup>8</sup>	1 <sup>2</sup>	- <sup>2</sup>	2 <sup>1</sup>	-	-	-

The quantities shown in this table may vary depending on the model chosen. In any case, and as a general rule, the REBT must be complied with as a minimum:

1. The REBT indicates a minimum of 1 unit up to 10m<sup>2</sup> of room (two if S>10m<sup>2</sup>)
2. The REBT indicates a minimum of one switch for each light point.
3. The REBT indicates 1 unit for every 6m<sup>2</sup>, rounded up to the nearest whole number.
4. The REBT indicates at least one every 5m in length.
5. The REBT indicates one at each access.
6. In kitchens, the REBT indicates sockets for: extractor fan, refrigerator, cooker/oven, washing machine, dishwasher, boiler, tumble dryer and 3 units above the work surface.
7. The REBT indicates 1 pc up to 5m (two if L>5m).

Wall light for façade lighting



Access lighting



Ceiling fascia lighting



Lighting beacon





# Equipment

## Bathroom equipment

The bathroom is one of the most important spaces in the house in terms of interior design. That is why we like to take the utmost care of its aesthetics.

At personalHOME we deliver the bathrooms fully equipped, with bathroom furniture with built-in washbasin, toilet, shower and screen.

In addition, you can choose from a wide variety of finishes to configure these spaces to your liking.

The elements that make up our bathrooms are:

- Low tank toilet (or wall-hung depending on the pack chosen), white colour, normal seat. The glazed ceramic is very resistant and its smooth surface is easy to maintain.
- Wall-hung bathroom furniture set with integrated porcelain washbasin and mirror with led lighting. The width varies depending on whether it is a double (120cm) or single (80cm) washbasin. Single lever mixer taps for washbasin in chrome finish are included in the set.

- Shower tray in all the bathrooms of the property with mineral charge including valve and chrome grille, colour according to pack chosen, in standard format according to the design of the technical project.
- Wall-mounted shower kit consisting of fixed shower head and mixer, 2-way, non-flush. Including antiscala hand shower with sliding and adjustable support, chrome finish.
- Transparent shower screen for open or closed shower tray, depending on the pack chosen, made of 8mm wide tempered glass, variable according to the design of the technical project.

### Did you know that...?

As in the rest of your home, personalHOME offers different options so that you can design your bathroom to your taste. Therefore, you will be able to choose different types of finishes for the furniture as well as different types of taps. You can also choose the type of shower screen, the colour of the shower tray and even opt for wall-hung sanitaryware with a built-in cistern.

# Equipment

## Kitchen equipment

At personalHOME we consider your kitchen to be one of the most important rooms in the home. For this reason, all our models have functional kitchens with an avant-garde design. The equipment included in personalHOME kitchens consists of:

- Wall and base units in standard kitchen modules with laminated fronts. The kitchen design takes into account the cooking and sink areas, as well as the recesses for refrigerator, dishwasher and various storage units, drawers and pot-and-pan drawers.
- Worktop in compact quartz with 20mm machined edge for sink recess on worktop and induction hob including top in the same material, 50mm high and 20mm thick.
- Induction hob with 3 ignition zones, 60cm black glass and 60cm decorative or integrated extractor hood, depending on the model of house.
- Single-bowl stainless steel sink with drainer 78x43cm with mixer tap.

## Did you know that...?

In personalHOME you can choose between different types of finish for the kitchen furniture fronts, as well as the type of finish for the worktop and the sink model through the different personalHOME packs.

Furthermore, in the event that the kitchen of the chosen model does not adapt to your needs, personalHOME offers the possibility of designing your kitchen to measure to your taste and adjusting to the style of kitchen you have always wanted to have.





# Exterior and residential housing estate

## Pavement around the perimeter of the house

The personalHOME models include a printed concrete perimeter pavement (finish depending on the pack chosen) with a width of 1m. On the main façade of the house this perimeter pavement is extended up to 4m, forming a porch or outdoor dining area where you can enjoy the exterior of your plot. The level of this pavement is below the level of the house, creating a small step that protects the house.

In personalHOME we offer you the possibility of completing the urbanisation of your plot so that it is completely designed to your taste. These options, among many others, can be:

- Extend perimeter pavements or porch areas.
- Create an access pavement from the entrance of your plot to the door of your home.
- Parking areas with printed concrete, concrete paving or asphalt.
- Outdoor barbecue or chill out area.

## Pergolas

In the models that include a pergola as standard, this is made up of a structure composed of posts, beams and cross pieces made of metal or wood, depending on the model of home.

## Did you know that...?

In those personalHOME models that do not have a pergola as standard, you can add the pergola pack to your design and choose the pergola of your desire, customising both the finish and the covering.

## Front wall

At personalHOME we also think about the exterior of your house and the protection of your home, which is why, in our "turnkey" concept, we also include the fencing of the plot with 10m of 2.10m high white or cream coloured concrete block wall. Metallic signage and post box included. As with the rest of your house, at personalHOME you will always have the option to personalise the exterior wall by choosing the pack that you like best as well as completing the enclosure of your plot under a separate budget.

As expected, we also include a metal pedestrian access door of dimensions 100x200cm (width x height) with a folding leaf with handle and a vehicle door of 400x200cm (width x height), with motorised folding opening and articulated arm. Both doors are lacquered in RAL 7016 colour.



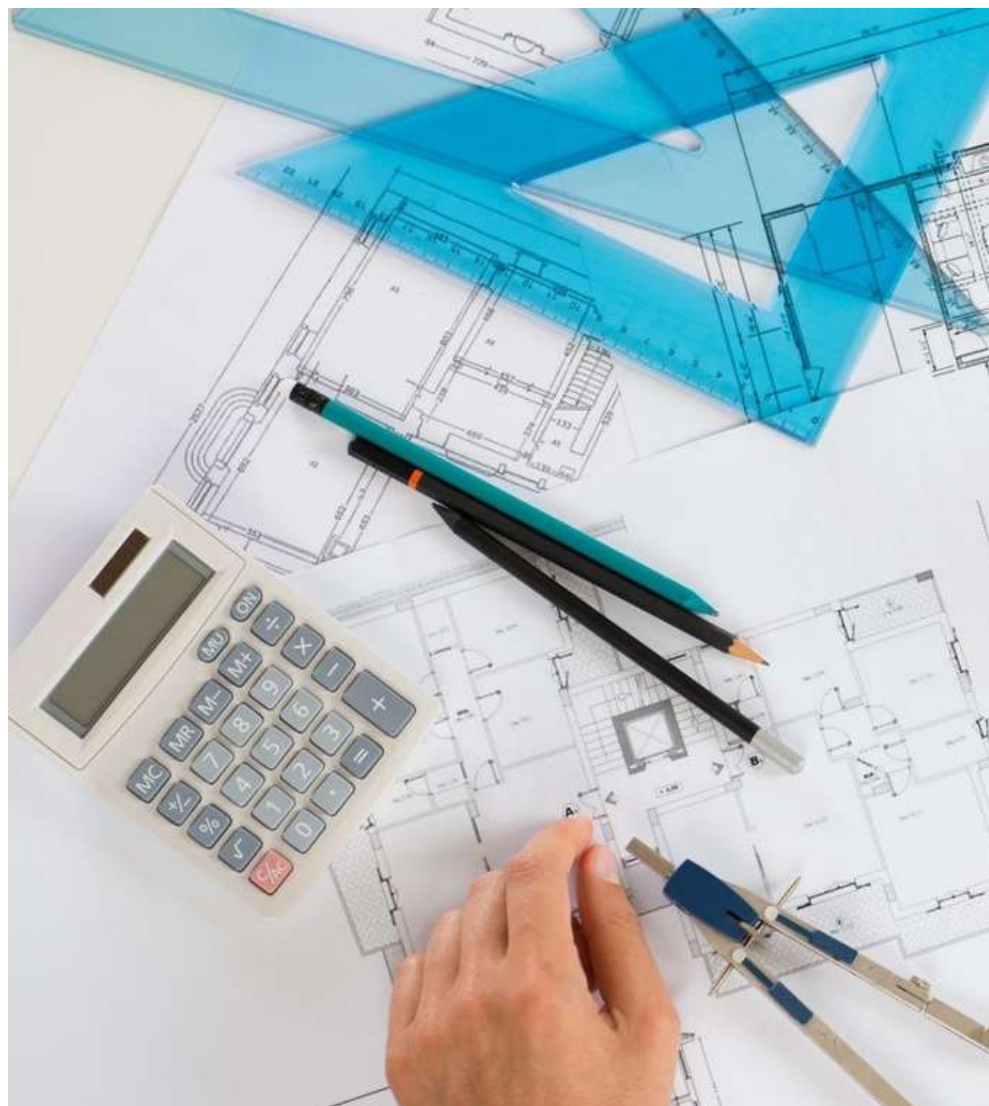


# Additional services

## What else does my personalHOME include?

At personalHOME we don't want you to be someone who gets tangled up with licences, fees, projects, studies, applications, regulations, etc., with the different bodies and local councils. That is why the following costs and procedures are included in the price of our properties:

- Urban feasibility study.
- Topographical survey.
- Georeferencing and land registry management.
- Geotechnical study.
- Basic Project.
- Execution Project.
- Health and safety study.
- Health and safety plan.
- Waste management plan.
- Site management.
- Material execution management.
- Health and safety coordination.
- Quality control.
- Energy certification.
- Application and payment of building permit fees.
- Tax on constructions, installations and works (ICIO).
- Procedures with the Administration.
- Application and payment of fees for first occupation licence (LPO).
- Management and procedures with supply companies.





### Did you know that...?

Throughout the whole process, from the creation of the project to the handing over of the keys, personalHOME strictly complies with the Law of Building Regulations, as well as all those regulations and/or municipal ordinances that are applicable to your project. These include the Technical Building Code (CTE), the EHE-08 for reinforced concrete structures, the Low Voltage Electrotechnical Regulations (REBT) and the regulations of Habitability, Design and Quality of the Generalitat Valenciana (DC-09).

In addition, all our technical projects have the corresponding approval by the competent professional association for each one of them.

It should be noted that all the technical professionals involved in the construction process of your home have their insurance policies in force (civil liability insurance and/or ten-year guarantee period coverage insurance).

Finally, in personalHOME you will have the possibility of taking out the ten-year insurance policy as well as the comprehensive audit of the construction process of your home by an accredited technical control body (OCT).

# What is not included in my personalHOME?

## Prior to construction

- Cost of the land and expenses associated with the purchase and sale of the land.
- Cadastral regularisation and demarcation with adjoining parties.
- Clearing and cleaning of the plot.
- Provisional perimeter fencing with simple torsion fence.
- Electricity, water, sewerage, gas, telephone and data connections.
- Water pressure groups in the event that this is requested by the supplying company, as well as the room to house this equipment.
- Licence and cost of execution of fords for vehicle access and curb cuts.
- Bonds for waste management and pavements requested by the City Council with the granting of the Building Permit.
- Project changes in the design stage.
- Special foundations (pile foundations, micropiles, slabs, etc.).
- Home automation system.
- Basement conditioning in those models with the basement.
- Furniture, textiles, curtains.
- Any electrical appliances except hob and extractor hood.
- Wardrobe interiors.
- Security system, alarm or video surveillance.
- Site security guards.
- Motorisation of blinds.
- Barbecue
- Water softener and osmosis system.
- Gardening, irrigation system or outdoor forecasts.
- Planters or decorative pots.
- Exterior lighting not included in this report.
- Vacuum system of the dwelling.
- Air conditioning equipment (heat pump).
- Perimeter walls over 10m in length.
- Kitchen furniture accessories.
- Decorative fireplaces.
- Project changes during the construction stage.

## Construction stage

- Land remodelling (clearing, excavation and/or backfilling) on plots with a slope of more than 3%.
- Excavations in hard or rocky terrain.
- Excavations more than 1m from the existing ground level for dwellings without a basement.

## After the construction of your home

- Notary and Registry fees.
- Expenses associated with the Declaration of New Construction and Horizontal Division.
- Any other tax or levy except ICIO (tax on constructions installations and works)

If you have any questions, we will be happy to help you.

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*This documentation is not of a contractual nature and may be subject to modifications or variations according to the needs of the project, urban planning requirements and/or variations in the market for raw materials used in the construction process.*



personalHOME

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