



Telus

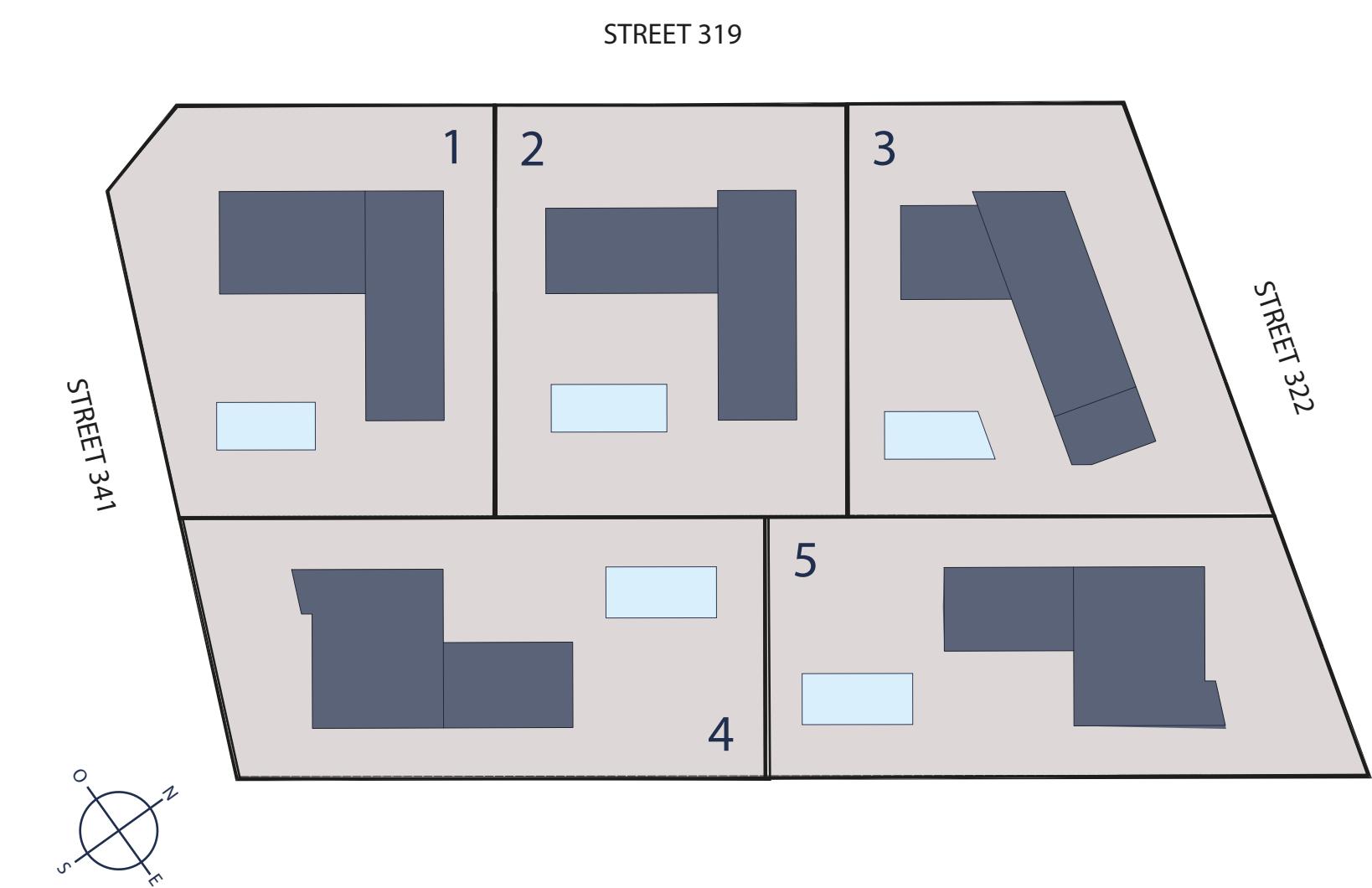
UNA COMPAÑÍA DE
JJ MATERIZ
CAPITAL



THE PROJECT

Contemporary architecture seeks strategies through design, advances in materials technology, and construction engineering to achieve maximum energy efficiency and sustainability in each property, without sacrificing comfort and functionality.

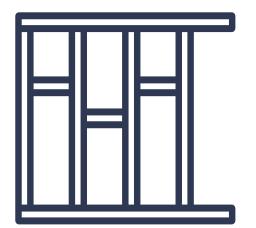
ATRIA employs the basic principles of the Passivhaus standard, which, using innovative construction systems and renewable energies, achieves energy savings of between 70% and 90% compared to a conventional house, as well as reducing the building's carbon footprint to a minimum. It is the perfect combination of an environment surrounded by nature and tranquility that invites a family atmosphere and It is the perfect combination of an environment surrounded by nature and tranquility that invites a family-friendly and welcoming atmosphere, and the convenience of having all kinds of services just a stone's throw from your new home, without losing any of the magnificence and beauty of the city of Valencia.





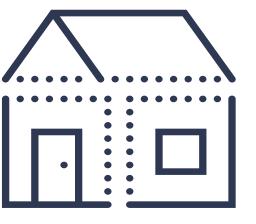
EDIFICATION

SISTEMA ESTRUCTURAL



vertical load-bearing structure made of hot-rolled steel combined with cold-rolled steel.

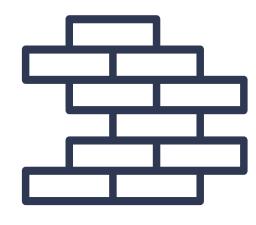
ENVELOPING SYSTEM



Exterior façade cladding using Thermochip Housing to prevent thermal bridges, reducing the energy demand of the home and thus improving the standards required by the CTE (Technical Building Code). On top of this, large-format porcelain tiles from the SANTORINI series by Porcelanosa will be installed, combined in some areas of the ground floor with metal slats to match the metalwork of the home. The insulation will be mineral wool with interior cladding.

The Thermochip Housing enclosure not only complies with current CTE regulations, but also meets the demanding standards required for sustainable certifications such as Passivhaus, Bream, Leed and Verde*, guaranteeing thermal and acoustic insulation well above that required by the CTE.

PARTITION WALLS



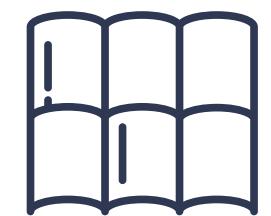
For the interior partition walls of the homes, a drywall system has been chosen, which improves the performance of these walls against expansion, preventing cracks and fissures, eliminating the need for grooves, which weakens the wall, and providing greater thermal and acoustic resistance to each of the rooms.

To achieve this and maximize these benefits, the partitions are constructed with double laminated plasterboard, placed on both sides of the galvanized steel profile structure, with rock wool thermal and acoustic insulation, and water-resistant in bathrooms, toilets and kitchens.

*Passivhaus, BREEAM, LEED and VERDE are sustainability certifications for buildings, each with specific approaches and criteria. Passivhaus focuses primarily on energy efficiency, while LEED, BREEAM and VERDE assess sustainability in a broader sense, including factors such as resource management, indoor environmental quality and social integration.

ROOFS

The homes have two types of roofing:

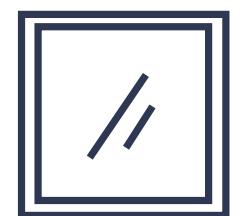


- Non-trafficable inverted flat roof, consisting of a geotextile separator sheet, with 10 cm thermal insulation, waterproofing sheet over slopes formed with Thermochip Housing.
- Walkable flat roof consisting of an anti-puncture layer, with 10 cm thick thermal insulation, waterproofing over slopes formed using Thermochip Housing.

METALIC CARPINTERY

WINDOWS

Large aluminium metalwork in living rooms and terrace accesses with concealed window systems that guarantee excellent thermal insulation values, as well as a slim design with no visible window frames, providing maximum light. .

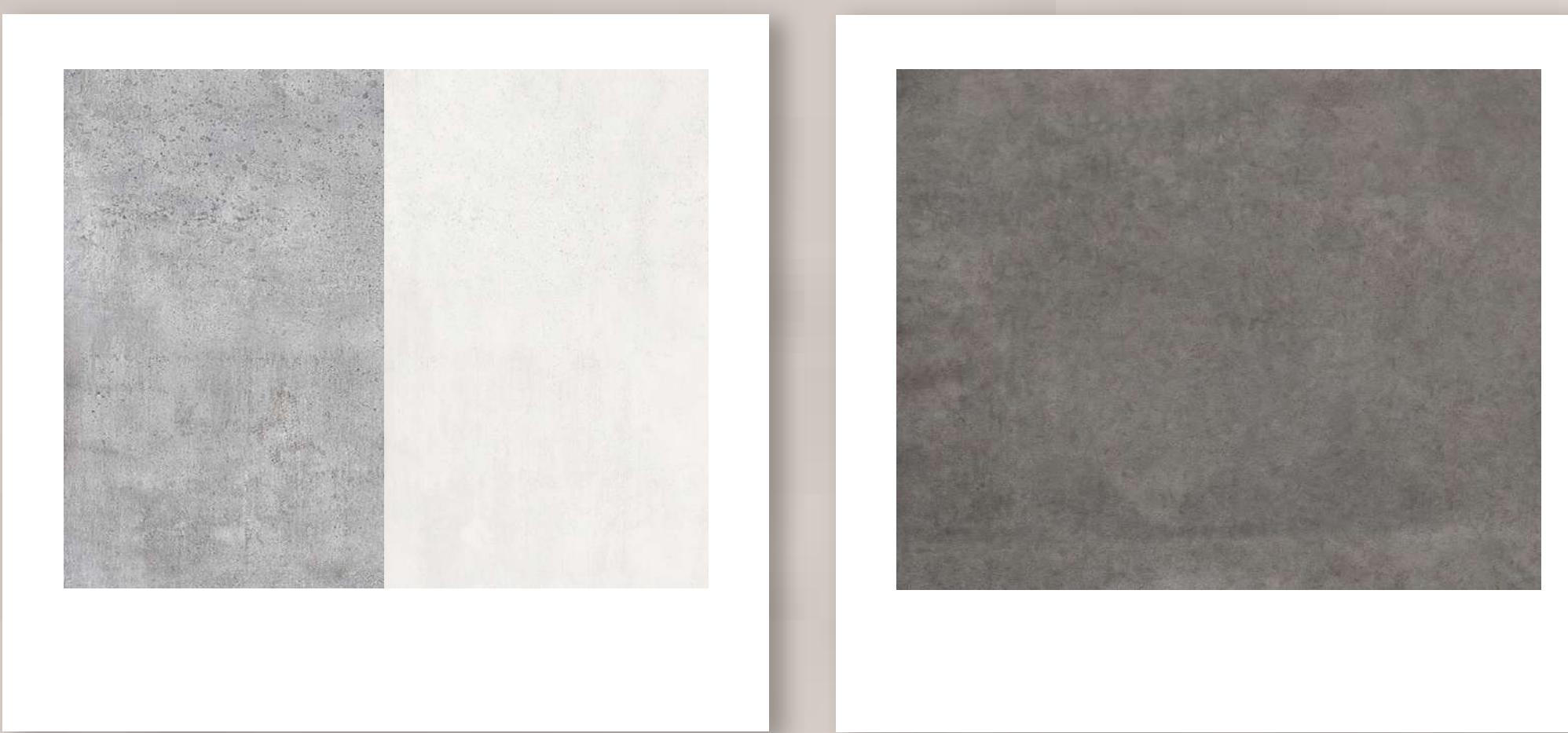


They will have a thermal break and double low-emissivity glazing with a chamber, in a Corten lacquered finish from SCHÜCO, and will be operable, fixed or sliding, depending on the room and in accordance with the project. This system is Cradle 2 Cradle* certified, guaranteeing both sustainability in the design and manufacture of products and safety for people and the environment. They are designed for a circular life cycle and reflect our commitment to sustainability and the environment.

WINDOW BLINDS

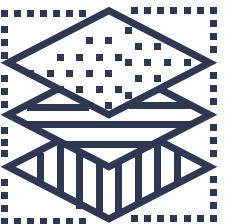


Bedrooms will be darkened using external aluminum roller blinds that match the metalwork, with a motorized system in all bedrooms and Neopor® technology, an innovative system that combines traditional expanded polystyrene with graphite particles that reflect and absorb infrared radiation, considerably reducing thermal conductivity compared to conventional products.



INTERIOR AND EQUIPMENT

CLADDING AND FALSE CEILINGS



The vertical wall coverings in the bathrooms will be top-quality rectified ceramic tiles from the PORCELANOSA group, with a choice of different finishes:

- En suite bathroom: Vela or Lamu series with decorative wall tiles from the same series, with a choice of colors.
- First floor bathroom: Vela series with a choice of colors.
- Guest toilet: Metropolitan series with several color options to choose from.

The walls in the rest of the property will be finished with smooth matt white plastic paint. A false ceiling will be installed throughout the property, with appropriate access panels in damp areas and/or corridors, as per the project, for the maintenance of the installations and their equipment. White plastic paint will be used on the ceilings.

FLOORING



The general flooring of the property will be porcelain stoneware from the Forest series by GRUPO PORCELANOSA, with several color options to choose from and an anti-slip finish in the kitchen and guest toilet. This series reduces environmental impact as it emits up to 40% less CO2 in its production compared to competing materials with similar characteristics manufactured using conventional methods.

The white lacquered aluminium skirting board, matching the wooden carpentry of the property, will be flush with the partition walls to achieve a minimalist aesthetic effect.

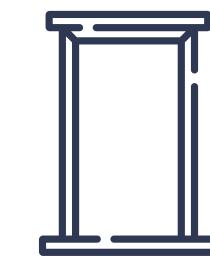
The outdoor terrace and pool area of the home will be a continuation of the façade, using the same large-format porcelain tiles from PORCELANOSA's Santorini series, which will enhance the feeling of continuity and harmony outside.

The paved area of the entrance and car park will be made of non-slip deactivated concrete, which guarantees high resistance and durability in the harshest conditions and minimizes joints, giving a clean and elegant appearance to the presentation of the house.

In the bathrooms, the flooring will be top-quality rectified porcelain stoneware from the Porcelanosa group, with a choice of several finishes:

- Suite bathroom: wall tiles from the Vela or Lamu series, as desired, in the chosen color, or the same general flooring from the Forest series in the chosen color, with wall tiles from the Lamu series, all in large format.
- Secondary bathroom: Large-format Vela series wall tiles in the chosen color.

INTERIOR CARPENTRY

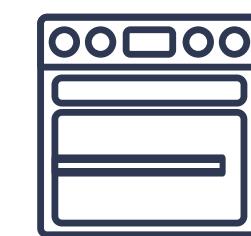


The entrance door to the homes will be reinforced with a security lock.

The interior doors will be hinged or sliding depending on the room, smooth honeycomb with a white lacquer finish, with concealed frames and adjustable concealed hinges with up to 180° opening and chrome magnetic locks in bathrooms and bedrooms, designed to create simple and elegant spaces.

The wardrobe fronts will be made of the same material, smooth with a matt white finish, lined inside with a shelf and hanging rail.

KITCHEN



Kitchen furniture will be provided, with a contemporary design by GAMADECOR, part of the PORCELANOSA GROUP.

The RESIDENCE series has base and wall units in a laminate finish, with a choice of several finishes, and a porcelain worktop from the XTONE series, model Bottega Caliza. Integrated stainless-steel sink with a large capacity bowl, removable tap model BRIDGE from the PORCELANOSA GROUP, with a choice of chrome or matt black lacquered finish.

Kitchen equipment with column oven, 3-burner induction hob and decorative extractor hood for island, from the BALAY brand or similar.

EQUIPMENT

TOILETS

Rimless wall-hung toilets from the ARQUITECT series by PORCELANOSA with concealed cistern in white and dual flush plate from the SMART LINE series by PORCELANOSA with different finish options to choose from.

TAPS

All the taps in the property are wall-mounted from the ROUND series by PORCELANOSA GROUP, with different metallic or lacquered finish options to choose from, except in the guest toilet, where high-spout taps will be installed on the countertop in a matt black finish from the RONDO series by PORCELANOSA GROUP.



The shower taps in the en-suite bathroom will be from the same series, with a built-in single lever mixer from the RONDO series, a shower head with arm and handle in the same finish as the rest of the taps. In the secondary bathroom, the shower taps will consist of a Smart N shower column, with a single lever in a matt black finish, from the PORCELANOSA GROUP.

SHOWER TRAY

The shower trays are installed in situ in all the full bathrooms in the property, made from the same porcelain selected for each bathroom in an anti-slip finish.

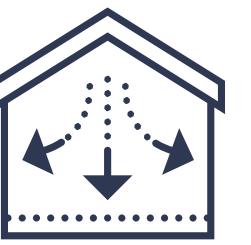
OTHERS

All bathrooms will be equipped with a washbasin and wall-mounted bathroom cabinet from PORCELANOSA. The en-suite bathroom will feature a 120 cm Marne N cabinet from PORCELANOSA with a built-in double washbasin and a choice of four finishes. In the secondary bathroom, the wall-hung bathroom cabinet will be the 80 cm MEGA model with a single built-in washbasin by PORCELANOSA and two finish options to choose from. In the guest toilet, there will be a small MARNE wall-hung bathroom cabinet with a built-in washbasin and



HOUSING FACILITIES

AIR CONDITIONING AND VENTILATION

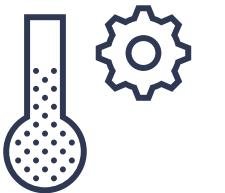


Vaillant brand aerothal air conditioning system with internal battery and external anti-corrosion treatment. This is a clean technology that uses energy from the air and significantly reduces electricity consumption compared to conventional systems.

The system consists of state-of-the-art heat pumps designed to provide cooling in summer, through ducted air conditioning, as well as heating, through underfloor heating, and DHW, thus improving the energy rating of the home and the degree of thermal comfort, compared to the traditional radiator system.

Homes are equipped with individual ventilation systems with Vaillant heat recovery units. These systems improve energy efficiency and indoor air quality, reducing the risk of respiratory problems.

DHW SUPPLY



For the supply of domestic hot water, there is an innovative domestic hot water production system that prevents the possibility of Legionella in stored water. It reduces your energy bill by up to 70% or even up to 100% by optimizing your aerothal system to the maximum.

SEWERAGE SYSTEM



The sewerage network includes the collection of water, both rainwater from the roof and from the terraces of the home.

Wastewater from bathrooms, as well as wastewater from the kitchen and laundry room, is collected and redirected to the sewerage system.

ELECTRICAL INSTALLATION, LIGHTING AND TELECOMMUNICATIONS

Electrical installation with sockets and mechanisms in accordance with the REBT and CTE regulations.



All electrical mechanisms will be ABB Niessen or similar in a matt white finish. Mechanical ventilation system with heat recovery unit.

Access control to the property via ABB Niessen video intercom.

TV installation adapted for DTT signal reception, with sockets in the living rooms, kitchens and bedrooms.

LED strip lighting in the kitchen and main bathroom according to project plans.

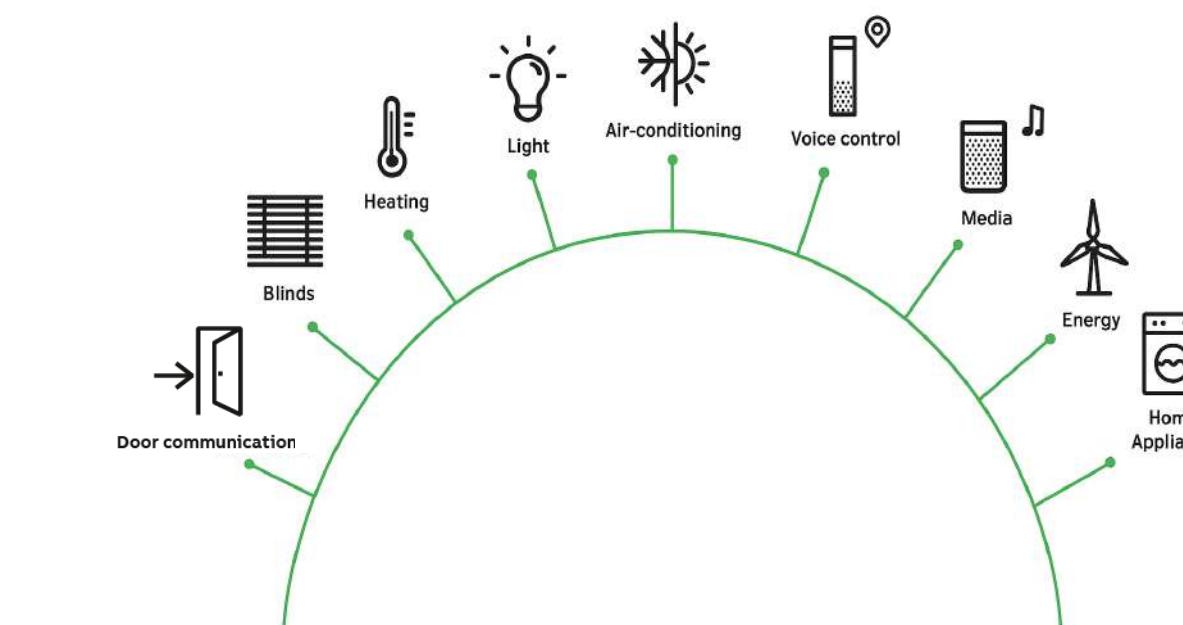
HOME AUTOMATION

ABB-free@home® smart home system that allows you to control your intercom, blinds, lighting, air conditioning, heating and security via voice control, wall switch or remotely via a tablet, smartphone or computer.



LIGHTING CONTROL:

- Switching lights on/off and adjusting brightness.
- Pre-set brightness levels.
- Easy-to-adjust lighting scenes.
- Control of lighting groups.
- Motion-based lighting control.
- Integration of Philips hue LEDs.



BLIND CONTROL:

- Control curtains, blinds and awnings.
- Window monitoring.
- Individual or group control.
- Integration into various scenes.
- Protection against storms, rain and wind thanks to the weather station.
- Optimized energy efficiency thanks to integration with climate control.
- Automation that follows a fixed schedule or sunrise and sunset.

HEATING AND AIR CONDITIONING:

- Heating that adapts to daily usage needs.
- For radiators or underfloor heating.
- Energy efficiency support.
- Eco mode.
- Full integration into scenes for greater comfort.
- Automatic deactivation when a window is open.

WELCOME COMMUNICATION SYSTEM:

- ABB SmartTouch® 10" is a high-end touch panel that provides building automation with ABB i-bus® KNX, or ABB-free@home® home control, and the fully integrated functions of Niessen's Welcome video door entry system in a single device.
- 10" screen for better identification of the person at the door.
- Simple system for opening the door, muting or turning on the outside light.
- Integrated photo memory.
- Configuration of 'welcome scenes' when a visitor rings the doorbell or opens the door.

SECURITY:

- Presence simulation.
- Remote access and easy viewing of home status.
- Notifications to mobile devices.
- Motion detector.
- Panic button.
- Video surveillance of doors and windows.



EXTERIOR

EXTERIORS

URBAN DEVELOPMENT

The plot is enclosed by an exterior fence with vertical galvanized steel profiles lacquered in Corten color on a painted masonry wall, framing the pedestrian access gates and the motorized gate for vehicle access, both made of solid steel sheet lacquered in Corten finish.



The plot enclosures with adjoining plots will be made of hot-dip galvanized steel electro-welded mesh panels with a plastic coating and an anti-corrosion protection system.

In the outdoor areas of the homes, paths will be made of deactivated concrete to connect the different areas of the plot.

The plot will be provided with its own land and two water supply points.

The pool will be rectangular in shape, with a lighting point and access ladder. The pool will be lined with porcelain tiles, as will the pool

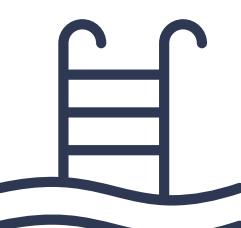
PARKING



It is located within the plot itself, above ground, with space for two vehicles. It will have pre-installation for electric vehicle charging and continuous deactivated concrete paving.

A lightweight metal roof will be installed to cover the parking areas, with insulated sandwich panel roofing mounted on lacquered or painted steel posts and beams, in accordance with the project specifications.

SWIMMING POOL



The pool is designed with a rectangular shape, lighting point and access ladder. The pool lining will be porcelain, as will the pool coping, continuing with the outdoor porcelain also used on the terraces.

The purification system will be chlorinated, although salt chlorination is also available (at an additional cost).



TELUS 360°

TELUS 360°

Moving into a new home is a personal, special and complicated process, which is why at Telus we have prepared a range of options to help you start your new life in a simple way, with the advice and experience of our sales team and with great discounts on the leading brands we usually work with, so that everything is easier for you.

Check out our TELUS 360° program for ATRIA, and we will explain all the available options, their prices and all the possibilities they offer.

ADD-ONS (ADDITIONAL COST)

- Water softener at the entrance to the home.
- Salt chlorination.
- Customization of bathroom furniture with Noken, from the Porcelanosa Group.
- Customization of kitchens with Gamadecor from the Porcelanosa Group.
- Customization of kitchen worktops with the Porcelanosa Group.
- Customization and extension of appliances with the Porcelanosa Group.
- Paneling for fridge and dishwasher.
- Replacement of decorative island hood with ceiling extraction hood.
- Appliance pack (dishwasher, microwave, refrigerator, washing machine, dryer or washer/dryer).
- Breakfast bar integrated into kitchen cabinetry.
- Glass railing integrated into metal rail.
- Custom-made, floor-to-ceiling screens with fixed or fixed + door design.
- Floor-mounted pedestal sink with RONDO built-in taps in black in guest bathroom.
- Extension of the first floor.
- Lighting project.
- Alarm system integrated with the home automation system.
- Extension of the basic home automation package to standard or premium.

This building specifications report is for guidance only. In the event of stock shortages or supply difficulties for any of the materials mentioned in this quality report, or any other technical or construction requirements that the project may require, these will be replaced by another series of equal or superior quality.

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CAPITAL



TELUS PROMOCIONES INMOBILIARIAS - Av/ Cortes Valencianas, 47 bajo izquierdo, 46015, Valencia.
+34 607493930 - nfo@teluspromociones.com - teluspromociones.com