

Module Spec CONTRACT

Selection Process:

Members will be able to go the show module to see the size of rooms and select the types of finishes they want from a number of standard options. Bathrooms and Kitchens will be a standard layout,

General Finishes:

- External Walls to be suitable render boards (or similar) textured render finish (coloured)
- Internal Walls and ceilings to be plaster board or plaster finish, painted finish
- Flooring tiled floors throughout (choice of tiles from selection and options to upgrade)
- Low EMF shielded cables throughout
- All rooms to have wired ethernet ports using shielded CAT 6 Cables. More can be installed as an option at design phase.
- Heating and cooling will be by air splitters in each bedroom and each living room
- Underfloor heating available as an option.
- Roof mounted solar panels on A frame connected to communal facilities
- Communal Heat pump (size depends on floor area) to provide communal HW and underfloor heating (as an option)
- Wall construction: U value of up to 0.12
- Al or timber Double glazed throughout
- To meet Spanish air pressure test
- Roof and Floor insulation up to 0.2 U value
- Composite / Al Hall door multi point locking.
- Internal doors: solid wood doors
- Flicker free LED lighting throughout with hidden light source, with extra cost option of tuneable white to match circadian rhythms.

Bedrooms:

- 2 double sockets
- 2 bedside wall lights along with flicker free LED lighting
- Small built in wardrobe with internal hanging and shelves.
- Ethernet ports

Bathroom:

- Note: Following included in price
 - Fitting of bathrooms
 - Half height tiling in bathrooms.

- Standard Bathroom suite and furniture
- Tiling from selection of options from Porcelanosa.
- Single sink with wall hung vanity.
- LED vanity cabinet with storage and shaver socket
- Floor mounted WC Close coupled toilet
- Walk in Shower with glass screen with rain shower and separate hand shower unit.
- 2 spots per bathroom and flicker free LED lighting
- Tower Rail heated tall.
- IP rated sockets

Kitchen:

- Standard kitchen plan will be provided with kitchen options from a selection (Supplier TBA) choice of worktops.
- Note in contract fitting of kitchen tiling, splashbacks and worktops is included in price. Kitchen selection and appliances standard units will be supplied, a selection of styles will be offered in price.
- Chimney extractor
- 4-unit ceramic hob
- 4 spots in kitchen along with Flicker free LED lighting
- Under cupboard LED Strips
- White good to include Fridge freezer, sink and drainer unit, hob oven, built in microwave as option. Point of use water filtration system
- Note: Communal washing area and ironing and drying area per building
- Note: Communal water 3 stage whole house purification system
- 2 double sockets
- Ethernet ports

Living Room:

- 2 double sockets
- Over dining room table pendant light fitting with statement light fitting as a cost option
- Flicker free LED lighting.
- Ethernet ports

Balcony / Veranda

- 2 double IP sockets

- 2 Wall lights
- External flicker free LED lighting as feature lighting

Sustainability Features:

- Separate Heat Pump or solar collector for heating Swimming pool where installed (option)
- High levels of sound insulation in walls and floors
- Underfloor heating in Living area and bathrooms
- Walls to contain sustainably sourced wood pulp insulation and non-plastic membranes for air tightness.
- Shielded cables throughout to adhere to German building regs SBM 2024
- Shielded CAT 6 Ethernet ports in all bedrooms, living room and kitchen (where a separate room) (reduce need for WIFI)
- Low radiation Wi-Fi routers (as an option)
- Superior electrical grounding to reduce dirty electricity (DE)
- DE (Dirty Electricity) filters fitted and selected low DE household products used where possible.
- Flicker free high efficiency LED lighting, tuneable to our circadian rhythms as an option.
- Electricity Demand switches to disconnect the electric supply in all bedrooms.
- Windows and patio doors to be AL or Timber to reduce VOCs.
- Solar PV panels on roof connected to inverter connected to virtual battery
- Solar Hot Water panels on roof connected to Heat pump to provide Hot Water (hot water storage tank 185-190 L.
- Kitchen multistage under cupboard filtration system to provide totally pure water for drinking.
- 3 stage whole house filtration to remove contaminants from water for bathing etc coupled to a home water softener.
- Prepared for Greywater recirculation. Additional system to irrigate gardens and communal areas, sensor to control amount of watering can be ordered as option.
- MVHR fitted throughout all Villas (extract from bathroom and kitchens, input to bedrooms and living spaces) with heat recovery and high-quality air filtration
- Flow sensor on water system to detect water leaks as early as possible.
- central vac system provided as an option
- Wired mains smoke and heat detectors on all floors (where required) situated in hallways (next to bedrooms) and Living rooms and Kitchen (Note only heat detector in Kitchen)
- Optional Home automation system (extra cost)

- Individual Composting facility (or communal system if practical)
- Clean and ozone friendly HVAC gases with quite fans in machinery
- Roof rainwater harvesting to irrigate communal gardens.

Roof Make Up

Will be prefabricated roof panels containing 200mm of rockwool insulation.

Roof will either be flat or potentially containing a 5-10% slope if possible, to allow the fixing of solar panels (still being investigated)

Where flat the roof structure will be fitted with a suitable flat roofing system using a 3-layer high performance membrane providing a 25 year flat roof warranty (fitted to manufacturers specifications)