

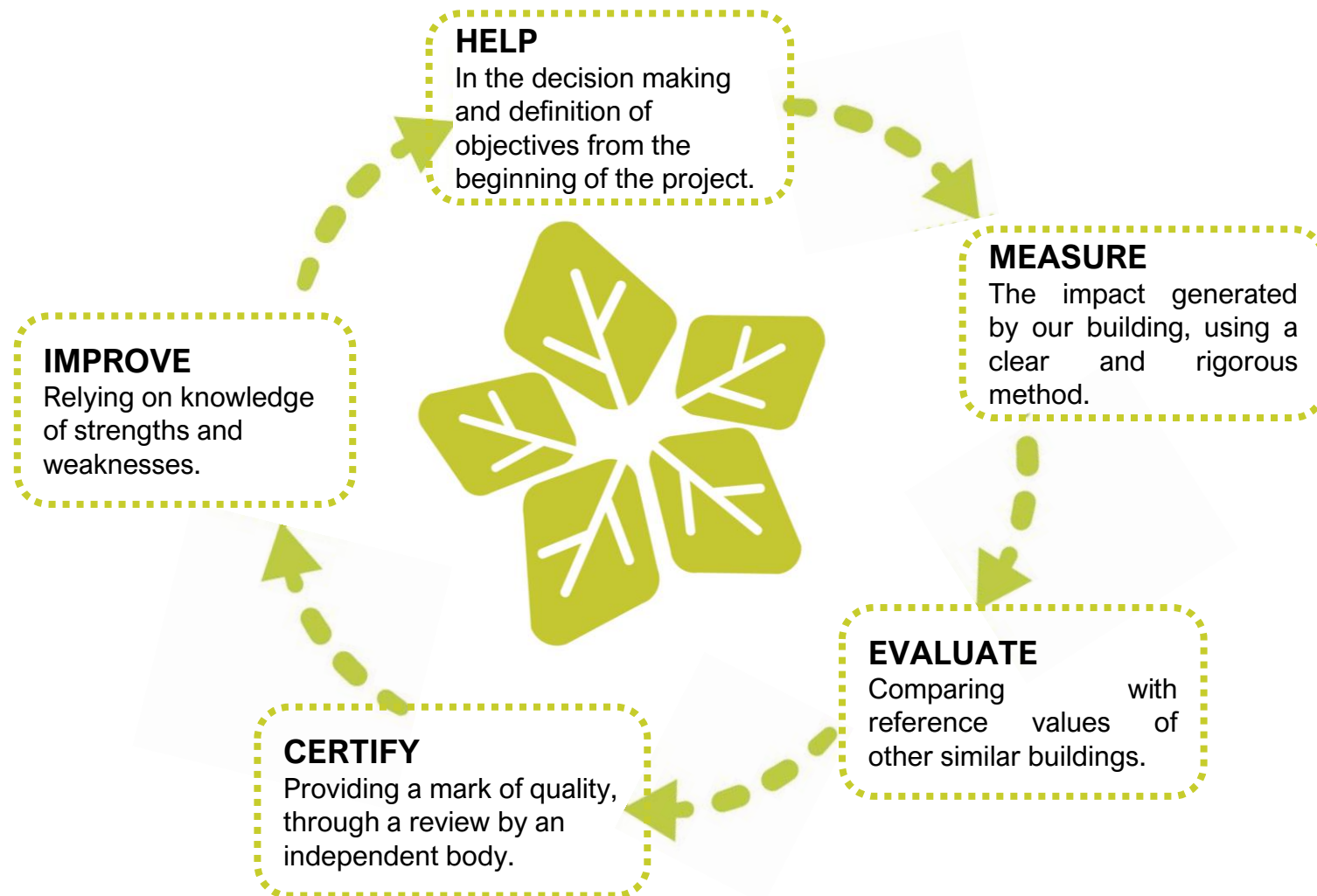


Oceana Gardens. At last!



metrovacesa. At last!

VERDE Certificate



Oceana Gardens. At last!



→ Our vision is for any sustainable building to comply with the five Ps: People, for quality of life and well-being; Prosperity, for local and fair economic development; Planet, for the protection of our environment; Peace, for accord and harmony and Pact, for involvement and commitment from everyone with everyone.

The 2030 Agenda for Sustainable Development is universal and requires the commitment of countries, governments, citizens and the private sector. GBCe is committed with this agenda in order to help comply with it; and within this framework, we have put all our efforts to associate each of the assessed criteria to the 17 SDGs.

In order to attain this purpose, GBCe launched the VERDE certificate in 2009 with the purpose of measuring the impact that our buildings generate, ensuring the correct results and helping to improve the sustainability of our buildings.

→ What is Verde in summary?

VERDE Edificios 2020 is a building sustainability assessment method that takes into account the entire lifecycle of the building and assesses environmental, social and economic aspects through a system of indicators that measure the impact in various aspects relating to sustainability.

In order to do so, the structure is based on the Lifecycle Analysis, which allows to use a quality assessment process for the entire lifespan of the project, both during construction and use, because a sustainable building must be sustainable from the moment the construction materials are produced until it is demolished and it takes a second life.

Sustainability commitment **metro**vacesa



A better home,
A better world.



Construction is one of the key elements in social, economic and cultural transformation. **Domun** was created within this framework of responsibility towards the fellow citizens.

Metrovacesa's commitment with sustainable development goes beyond compliance with the applicable legal obligations. We understand sustainability as a major strategic commitment with environmental friendliness, social development and economic prosperity. We include it in our entire value chain as a contemporary and innovative real estate developer.

This commitment is based on the conception and design of our properties with sustainability as the fundamental ground for development while also providing the building industry with the necessary tools to build new relations with people and the environment.



What is domum?

Domun is an assessment tool that analyses the quality of the design and the indoor atmosphere of buildings, as well as the protection of the natural resources such as the water and the carbon footprints, promoting the use of renewable energies, rewarding innovation and the use of new techniques.

This assessment of sustainable buildings helps users, as it means a lower global cost and reduces the use of natural resources and harmful emissions.

POWER BACKUP SYSTEM

Photovoltaic power

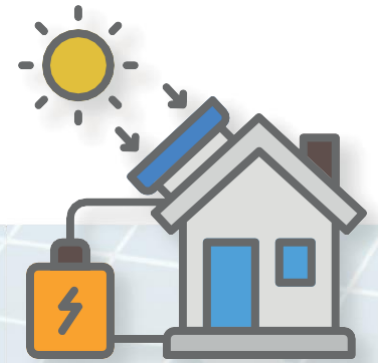
Benefits

It involves the use of solar energy on photovoltaic material that is capable of converting luminous particles into electricity.

The electric power obtained with these photovoltaic panels is supplied in order to reduce the consumption of the non-renewable primary power of the building.

Benefits

- Requires minimum maintenance.
- Saves on consumption.
- Clean and silent power.
- It allows for enhanced power autonomy.



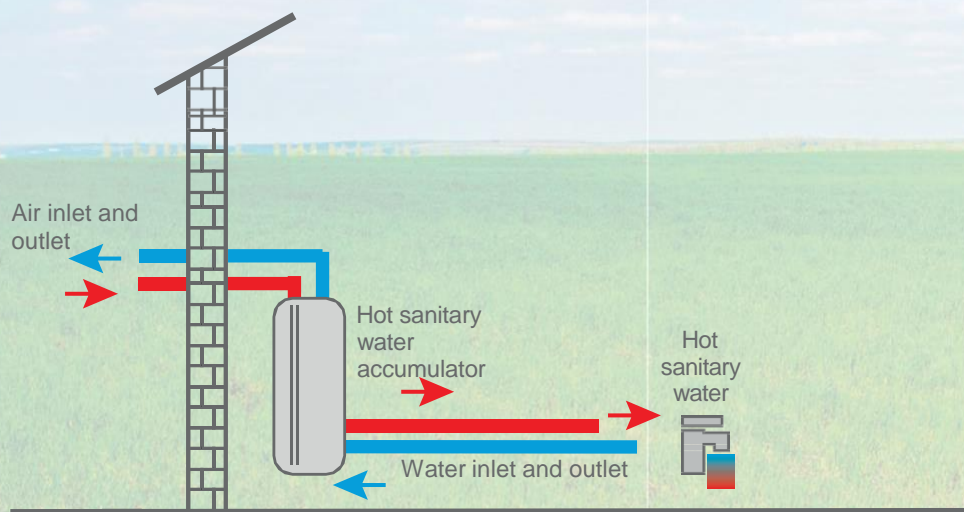
HEATING AND HOT SANITARY WATER SYSTEM

Aerothermal power – Hot Sanitary Water

What is this?

It is a **clean and renewable** energy that extracts the energy contained in the open air and runs it through thermodynamic processes in order to provide the perfect temperature to interior spaces.

In your property, this system will be used to produce hot sanitary water. This system **provides hot sanitary water for all the year round.**



Benefits

- Economic **savings** of up to **30%** compared to a gas boiler system and up to **70%** compared to an electric boiler system.
- **Reduction of CO₂ emissions by 50%** compared to a gas boiler system and up to **70%** compared to an electric boiler system.
- Very high equipment performance as it can **extract up to 75% of the energy from the air with just an electrical consumption of 25%.**
- **Cost reduction** in maintenance and supply as no gas provision is necessary.



CONTROLLED MECHANICAL VENTILATION

Single flow

What is this?

Single-flow ventilation consists mainly of the individual extraction of stale air to adequately renovate it and dispense it into the homes.

Benefits

Controlled mechanical ventilation of the property.

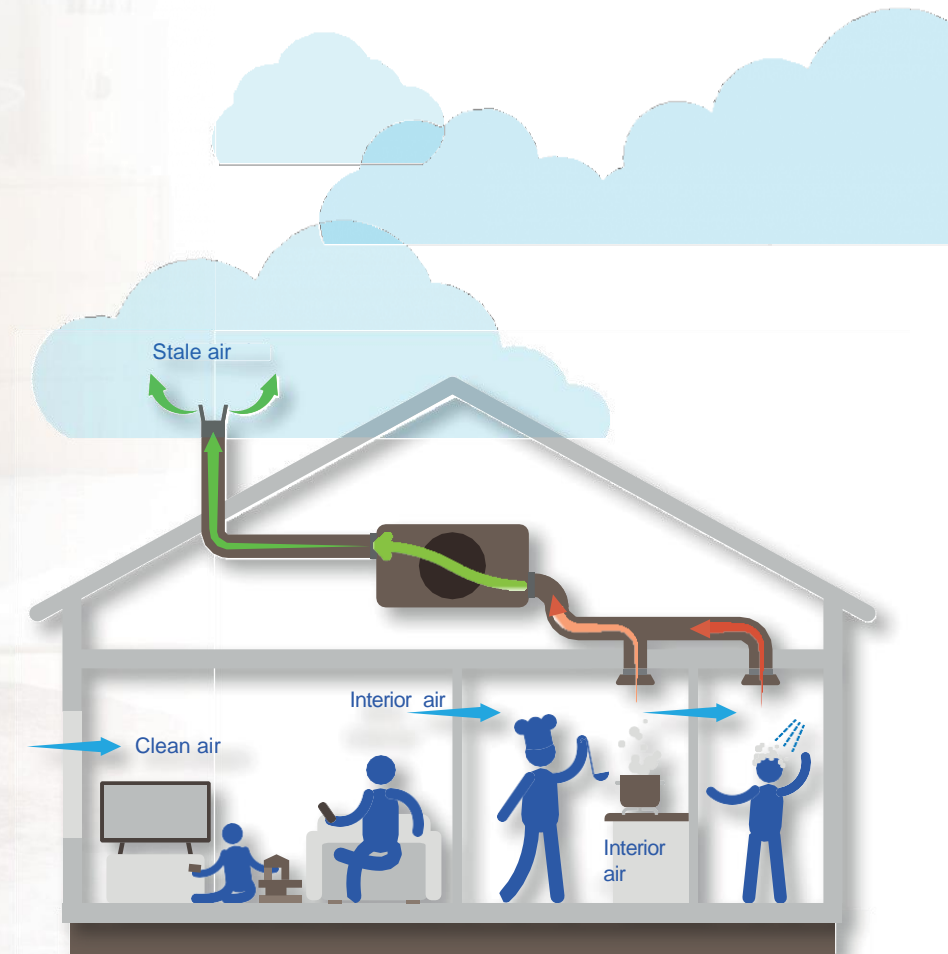
Permanent ventilation of the property is achieved through air entering bedrooms and living-room and air being extracted from bathrooms and kitchen through ducts onto the outside.

Windows and doors in the living-room and bedrooms include a **micro-ventilation** position to ensure the entrance of ventilation air.

It improves thermal insulation and reduces power consumption in the property in comparison to the minimum levels required by the regulations.

Reduction of outdoor noise.

Reduction of external contaminants, improving health and well-being as opening windows is not necessary to obtain adequate ventilation.



NATURAL VENTILATION

Cross ventilation

What is this?

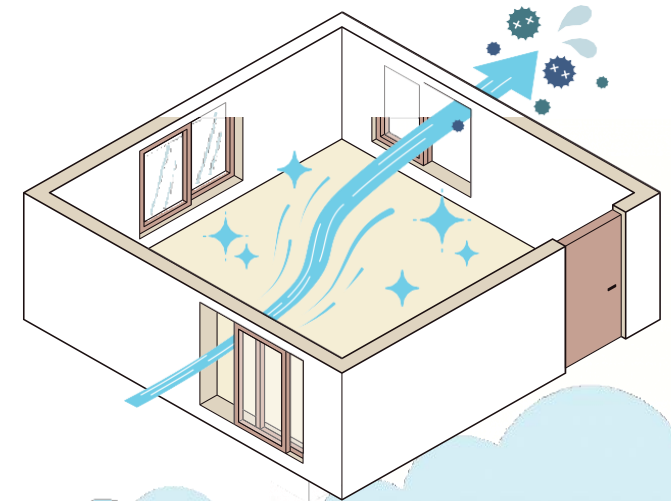
Properties with double orientation are provided with **natural cross ventilation**, which means an improvement to **health** as ventilation is more efficient.

Benefits

Reduction of the use of energy since it helps dissipate accumulated heat in the summer months.

Improves the quality of air inside the property.

Improves thermal comfort in warm climates. The ventilation effect makes people staying in the same room feel a much more comfortable temperature. When the wind is constantly blowing, this will definitely provide a better thermal feel. At the same time, as the warmed up air in the interior changes, the temperature will drop.



WINDOWS AND DOORS

Security doors

What is this?

This is a door with a wooden panel and frame structure. The panel contains a reinforcement system to make it more robust.

The wooden structure contains the lock and bolts and the hinges are screwed into it.

Benefits

Easy installed protection systems.

More durable and stronger build.

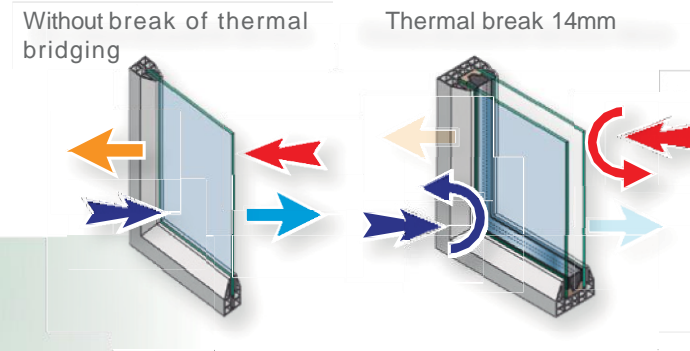
Interior reinforcement.

Security investment for the user, which means an improvement to well-being.



WINDOWS AND DOORS

Thermal break (TB)



What is this?

A thermal bridge is an area where the heat is more easily transferred due to the characteristics or thickness of the material.

Thermal break is used to prevent heat transfer. **This consists of preventing the interior and exterior sides from being connected** by inserting a bad conductor in between, thus reducing any losses to a great extent.

Benefits

Energy saving.

National and European laws are more and more concerned with the care of the environment and the reduction of the carbon dioxide emissions into the atmosphere. Thermal break plays a very important role in this sense, as it helps improve energy saving in the homes.

Less frame condensation.

Condensation is common in cold climate areas where exterior temperatures can get very low. The contrast between the temperature outside and inside the properties, where humidity is slightly high, causes condensation.

This is caused because the interior material of the window is below dew point and causes for the typical droplets to run down the windows. Thermal break rises the superficial temperature of the internal side of the window, thus reducing the possibilities of condensation or what is commonly known as "sweating".

Compliance with the laws of the new Technical Building Code in Spain.

There is a law applicable to the majority of the Spanish territories that requires for aluminium enclosures to include a thermal break system.

WINDOWS AND DOORS

Double-glazing



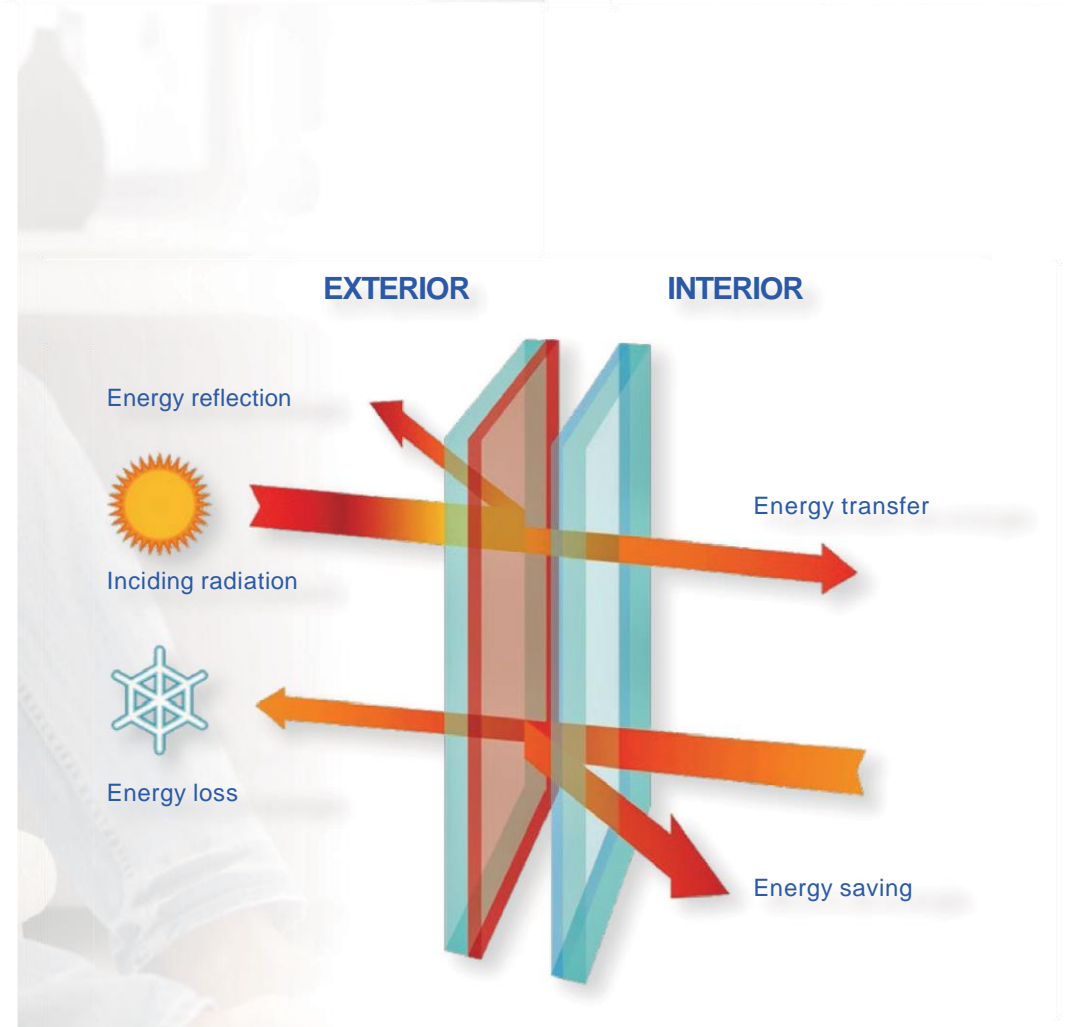
What is this?

Double-glazing is the system consisting of two or more parallel glass panes put together with a perimetral spacer that contains a dehydrated air or heavy gas chamber inside.

Double-glazing offers great thermal insulation and sound attenuation.

Benefits

- It improves thermal insulation, - saving on energy use.
- It improves sound insulation, providing more comfortable homes.





WINDOWS AND DOORS

Aluminium windows and doors



What is this?

When referring to aluminium windows and doors, we mean windows and doors, etc. made of aluminium, just like the ones in your property development.

Benefits

THEY ARE VERY EASY TO MAINTAIN AND NEVER WEAR

Due to their lacquered finish, aluminium windows and doors do not build dust and dirt like wood ones do, for example. You only need a wet cloth to clean them.

On the other hand, aluminium windows **remain intact for years**.

THEY ALLOW FOR EXCELLENT THERMAL AND SOUND INSULATION

This is because they are suitable for glass of any thickness, which makes **warm homes that are free from exterior noise**.

THEY CAN ADAPT TO ANY KIND OF BUILDING

Aluminium is a very versatile material that adapts to all kinds of construction work and building, both from the functional and the cosmetic point of view.

They come in a **wide variety of colours** and the framing is very thin, which makes the appearance more appealing.

THEY ARE VERY SAFE

Aluminium is a **non-flammable material**, and you can rest assured to have your home or premises protected against potential fire.

IT IS A VERY LIGHT MATERIAL

It is perfect for the operation of springs and hinges on large windows and doors.

IT IS ENVIRONMENTALLY-FRIENDLY

Little energy is required to make this material; besides, aluminium **is non-toxic and can be recycled**. This is a very good option for all of us concerned about the environment.





MATERIALS

Ceramic flooring (I)

Benefits

Water-resistant

Porcelain stoneware has a **practically null water absorption capacity**. In practice, this means that ceramic floors can be used without problems in any room with high water presence such as kitchens, bathrooms, as well as shower bases and even on terraces and gardens.

It will not be a problem either in the event of accidental spillage of water (if we forget to close a window in the middle of a storm, or the washing-machine breaks, or if a small dweller decides to make his contribution to science...).

High resistance to wear and tear and scratching

Porcelain stoneware is one of the **most resistant materials to wear and tear as well as scratches** amongst all the materials that are normally used to pave floors.

It does not leave stains

Porcelain stoneware is a very low-porosity vitrified material and therefore, it is **resistant to practically any chemicals**.

Heat resistant

The surface of the material is at no risk of becoming **darkened due to contact with hot objects** (cigarette butts, fireplace stones, etc....). Likewise, ceramic wooden tiles do not emit toxic gases or substances from exposure to flames.

Resistant to icing and harsh weather conditions such as UV radiation

It is totally **resistant to icing and harsh weather conditions**, and therefore it can be used safely outdoors. Although in the event of selecting this type of flooring for outdoor areas, it will always be recommendable to select the most adequate product for the purported use in terms of thickness and surface finish. Additionally, extended exposure to sunshine will not have negative effects because ceramic materials are resistant to sun radiation.

Durability

Porcelain stoneware is an **extremely resistant inert material** that does not suffer alterations nor deterioration with the passage of time (provided that the adequate porcelain stoneware is employed for each type of use and room).



MATERIALS

Ceramic flooring (II)



It is practically unalterable

It will not become lighter nor darker, and it will not lose colour or definition.

It does not require treatment

Ceramic flooring does not require protective varnish or polish, waxes nor oils. Therefore, it cannot be sanded nor polished.

Environmentally-friendly

By using ceramic tiles for the floor of our home or work space, we are contributing to preserve the environment and to sustainable development.

Easy to clean

A cloth and warm water are enough to daily clean this material.

It can be cleaned with aggressive products

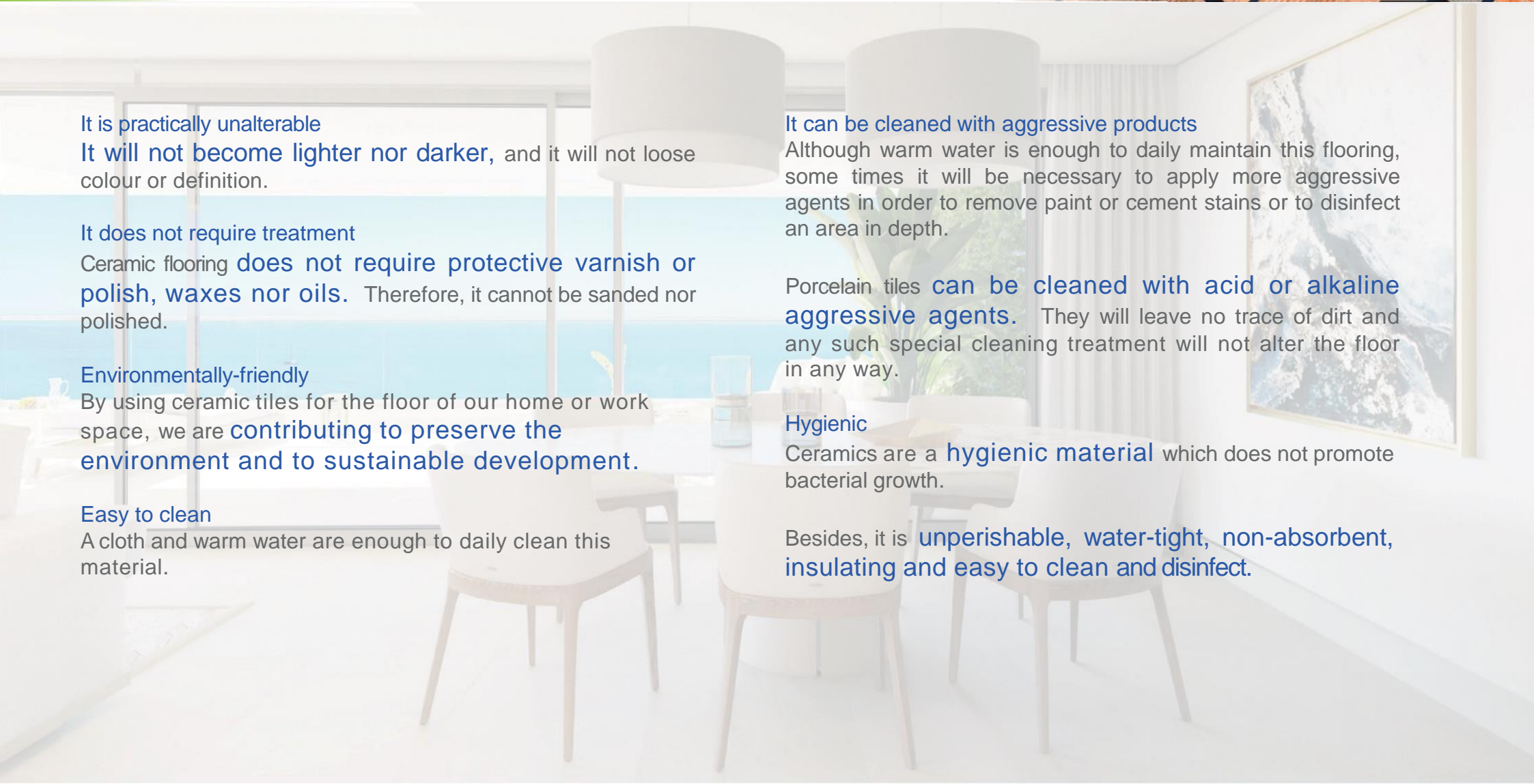
Although warm water is enough to daily maintain this flooring, some times it will be necessary to apply more aggressive agents in order to remove paint or cement stains or to disinfect an area in depth.

Porcelain tiles can be cleaned with acid or alkaline aggressive agents. They will leave no trace of dirt and any such special cleaning treatment will not alter the floor in any way.

Hygienic

Ceramics are a hygienic material which does not promote bacterial growth.

Besides, it is unperishable, water-tight, non-absorbent, insulating and easy to clean and disinfect.



TAPS AND BATHROOM UNITS

Thermostatic taps



What is this?

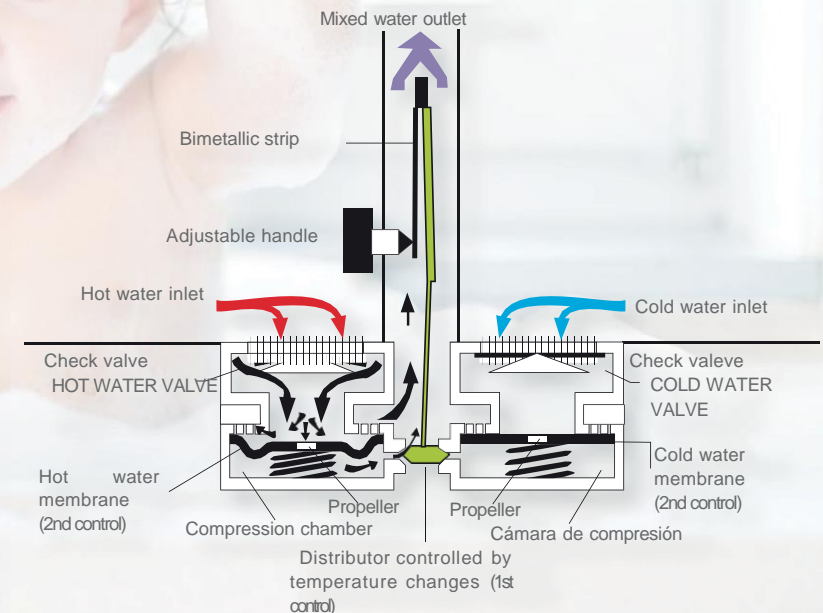
A thermostatic tap is a mixer tap that allows to select the water temperature on delivery, keeping the same temperature constant, even if you open other taps in other parts of the same house. Using them is very simple, as you only need to turn the handles in order to mix the cold and the hot water thermostatic cartridges together automatically. The process is fast (only a few seconds) and easy.

Benefits

These taps are the most efficient and easy to use. By installing this type of system in your property, apart from having control of the temperature, you also control de volume of water and this results in minimal water waste and time.

The greatest of benefits is its capacity to provide efficiency and comfort.

There is one more benefit, i.e. usability improvement, as it will prevent you from leaving the taps open for fear of having to return the water to the desired temperature.



TAPS AND BATHROOM UNITS

Taps aerators



What is this?

Aerators are small pieces that are easily fitted on taps. They mix water with air but without losing comfort nor the feeling that the same volume of water is being dispensed allowing to save on water consumption.

Benefits

It does not affect comfort

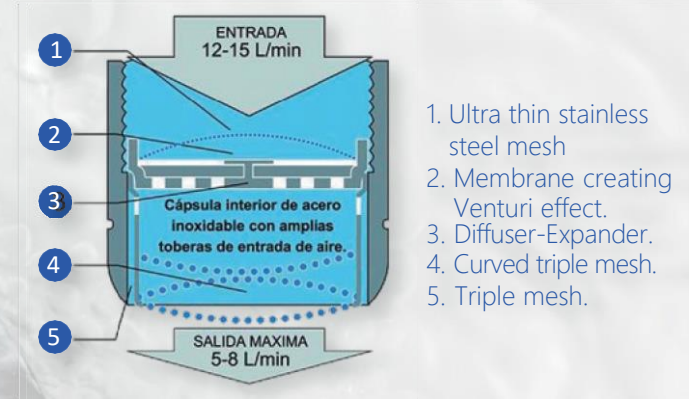
- The greatest benefit of tap aerators is that the water reduction is not noticed while using them. This is, **having them fitted does not affect the comfort of using them daily.**

Saving on your water bill

- The amount of reduced water is several litres per minute both when we wash our hands or teeth in a wash basin and when we take a shower. This way, you will find a **considerable saving on your water bill.**

Waste particle accumulation

- But the benefits of fitting tap aerators go beyond the above. This small piece is also **capable of retaining small waste particles carried in the water.** Nevertheless, should they become obstructed with time due to the accumulated particles, they can be easily cleaned. And lastly, tap aerators help prevent water splashes on the wash basin.

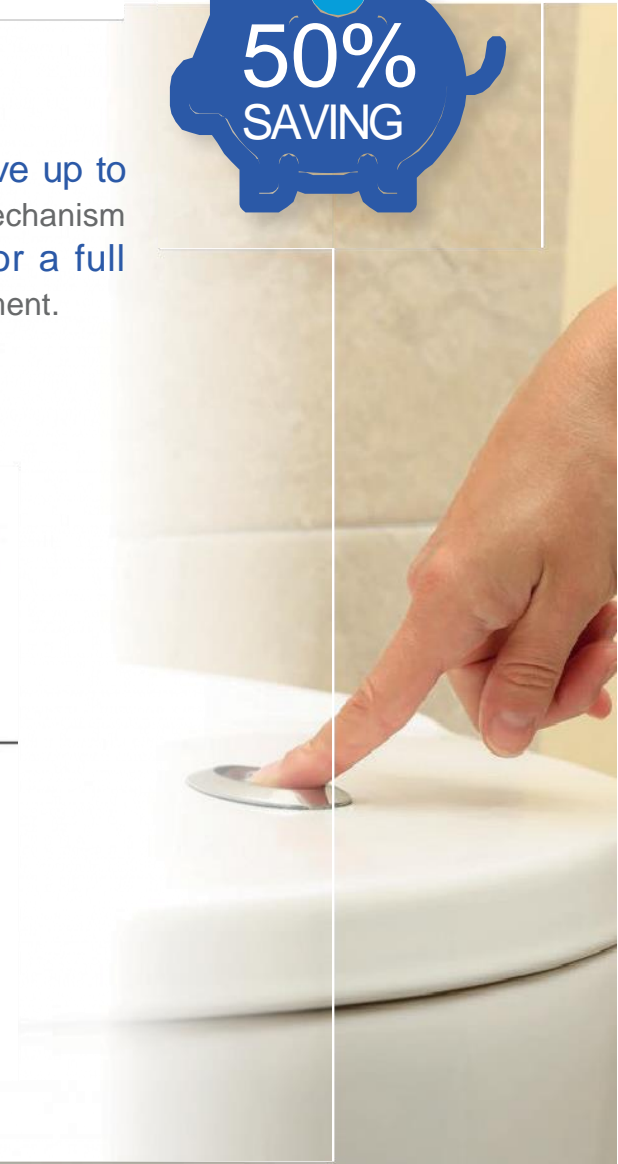
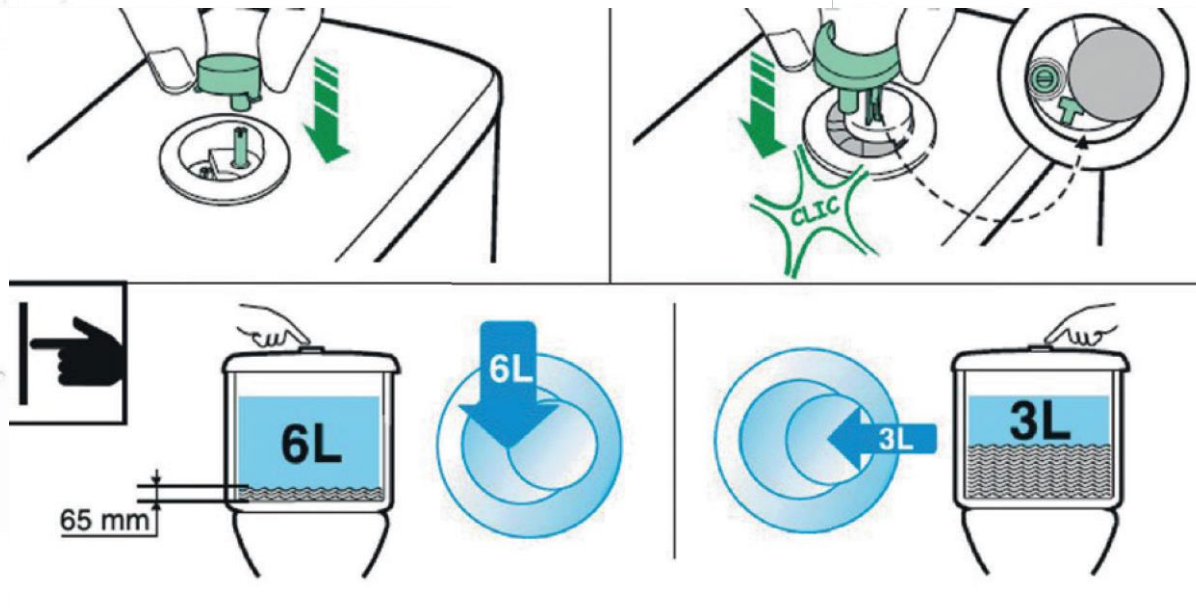


TAPS AND BATHROOM UNITS

Dual flush system

What is this?

This is the system that helps save the most water. With a dual load flush you can save up to **50% of the water you use every time**. As the name indicates, the dual flush mechanism has a double push button which gives you **the option of a 3-litre partial flush or a full flush**, using just the necessary water amount, saving water and protecting the environment.



GARDENING

Autochthonous species



Why reforest or replant autochthonous or native species?

Before seeing its benefits, let us provide a definition for autochthonous or native plant species. By this name, we refer to the plants that are indigenous of the natural region where they live. Each native species (plant or animal) within an ecosystem has evolved throughout thousands of years in order to play a specific role in the natural system and this is why they are important. Therefore, the **party that most benefits from replanting autochthonous species is the environment** since replanting ensures the stability of the ecosystems.

Other benefits of native plant species is that they require **low maintenance**, as they are at a lesser risk of enduring diseases. Gardens or parks with autochthonous plants create habitats that promote wildlife and the presence of native insects and microorganisms that benefit plants, as they help them remain healthy **without the use of chemical fertilisers and pesticides**.

Besides, these species **adapt better to the soil and the climate**. The better adaptation of this vegetation means its water consumption adapts to the level of rainfall in the area, requiring minimal amounts of added irrigation.

It is also true that plants, both autochthonous and exogenous, **improve the urban and rural landscapes**, although autochthonous plants blend better into the landscape, specially in rural environments.

One of the least perceived benefits of the native species is their **cultural identity**. Many of these species are strongly linked to society.

The benefits of replanting with **autochthonous species** are both environmental and economic, but also cultural.

ELECTRIC MOBILITY

Preinstalled electrical charging point for electrical vehicles, bicycles, scooters...

What is this?

The **electrical charging point** is the instrument that allows us to charge the vehicle when we park our car in the garage.

Preinstallation: Your property development has a preinstalled charging point to charge your electrical vehicle.



Benefits

Saving on CO2 emissions.

A preinstalled charging point is the first step to install the charging station with connection to the property itself without having to commission a new full installation.

Charging points for electrical vehicles scattered around the garage.

INNOVATION

Systems in the community areas

Presence detectors and timers

The community areas are provided with presence detector lighting with timers. These systems can provide up to 30% energy saving.

Lifts

The lifts have an energy-saving system so that in the event of inactivity, the cabin lighting is turned off, thus saving up to 95 % of the energy dedicated to this lighting system.

Telecommunications

The properties, apart from being provided with radio and TV signal reception infrastructures, they also offer the option to create an internal telecommunications network (home office) as all the areas are provided with telephone and data connections.



*The features above mentioned will be subject to each project.



MATERIALS

Community areas

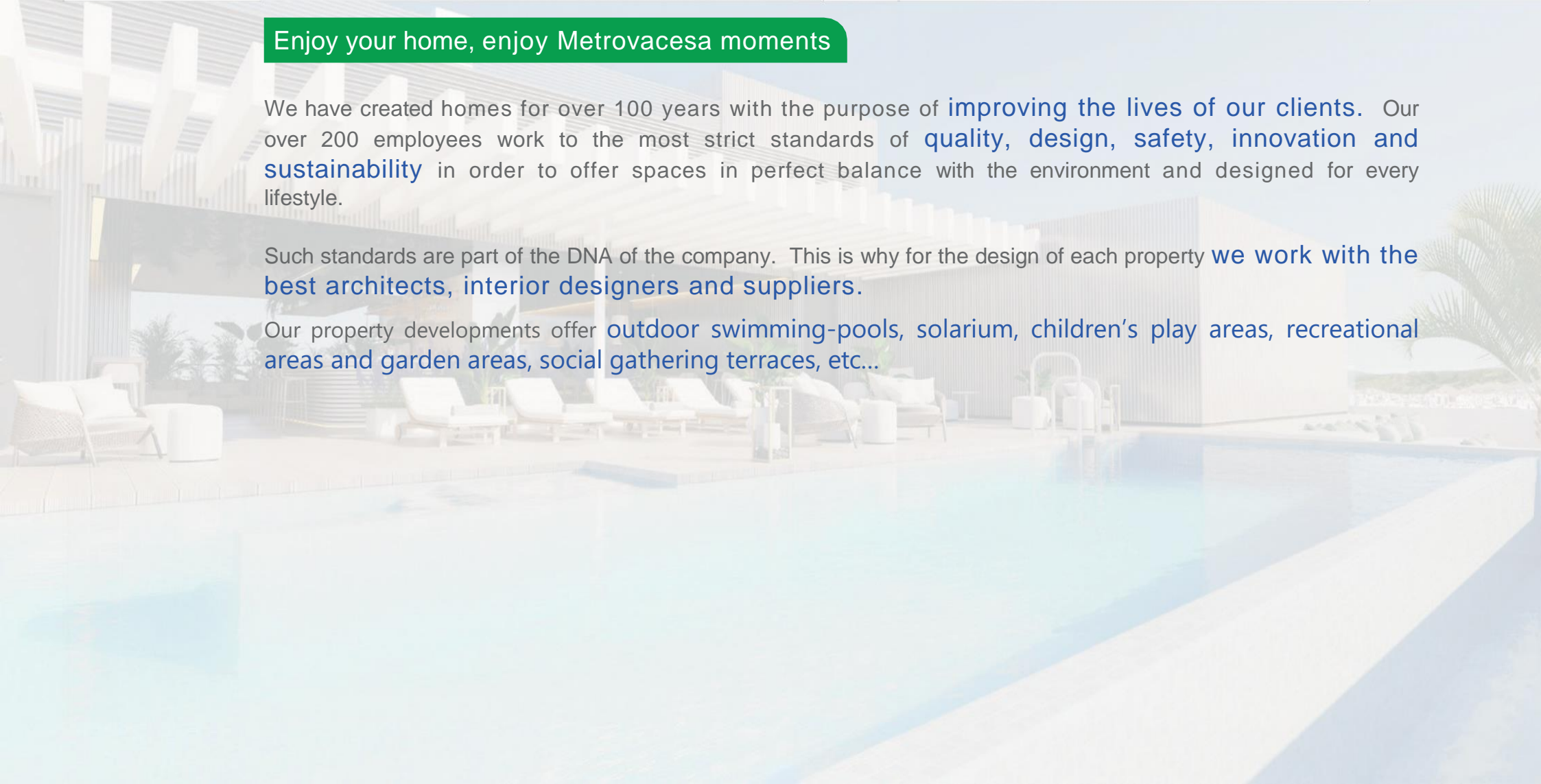


Enjoy your home, enjoy Metrovacesa moments

We have created homes for over 100 years with the purpose of **improving the lives of our clients**. Our over 200 employees work to the most strict standards of **quality, design, safety, innovation and sustainability** in order to offer spaces in perfect balance with the environment and designed for every lifestyle.

Such standards are part of the DNA of the company. This is why for the design of each property **we work with the best architects, interior designers and suppliers**.

Our property developments offer **outdoor swimming-pools, solarium, children's play areas, recreational areas and garden areas, social gathering terraces, etc...**



An energy- saving property...



...is a better home



SUSTAINABLE DEVELOPMENT GOALS

Metrovacesa's commitment with sustainable development goes beyond compliance with the applicable legal requirements. We understand sustainability as the strategic support of environmental friendliness, social development and promotion of the economy throughout our entire value chain as a contemporary and innovative real estate developer.

In this sense, our sustainability management framework is articulated through the Sustainability Policy and the Sustainability Plan of the company, which focus on various lines of action orientated to create economic, environmental and social value in the short, medium and long terms, in such a way that the company may be able to contribute to the improvement of the well-being of society and its stakeholders, all of which have been aligned with the Sustainable Development Goals (SDG).



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