SUSTAINABILITY DOSSIER

RESIDENCIAL ANCOR III-IV

ABADES · ARICO · TENERIFE

metrovacesa

metrovacesa

Committed to **sustainability**

At Metrovacesa, we strive to ensure that our property developments take sustainability into account from the outset, understood not only in environmental terms, but also as a means of improving people's well-being and quality of life.

Each project incorporates measures designed to make more efficient use of resources, energy and water. We aim to select materials more responsibly, reduce waste during construction and create spaces that are more comfortable, healthier and better suited to today's needs.

This approach enables us to move towards more efficient homes that are better equipped for the future, whilst caring for both the environment in which they are situated and the people who live in them.

Below, we outline the key sustainability measures incorporated into the development, so that you can find out how these solutions contribute to your well-being and that of the planet.

Our main areas of focus are:



Biodiversity



Water resources



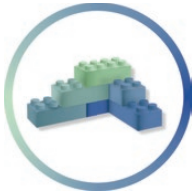
Descarbonisation



Energy efficiency



Circular Economy



Industrialisation

Sustainable homes.

We view sustainability as a strategic commitment to environmental protection and social development.

We incorporate this throughout our entire value chain as a contemporary and innovative property developer.

This commitment is based on the conception and design of our homes, with sustainability as the fundamental pillar for their development; furthermore, it provides the construction sector with the tools needed to forge new relationships with people and the environment.



Sustainable Domum seal.

The construction sector is one of the key drivers of social, economic and cultural change. Within this framework of accountability to the public, at Metrovacesa we have developed our own sustainability standard, the Domum Seal, with the aim of going beyond mere compliance with current regulatory requirements.

What is this?

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

This assessment of sustainable buildings benefits users by reducing the consumption of natural resources and harmful emissions.



Life Cycle Analysis.

A building's Life Cycle Assessment (LCA) is a tool used to measure and analyse a building's environmental impact throughout all stages of its service life, from the extraction of materials for its construction, through its use and maintenance, to its eventual demolition and waste disposal.

The LCA provides a comprehensive and holistic view of a building's sustainability, with a focus on environmental aspects. The importance of the LCA lies in its ability to identify areas for improvement and encourage the adoption of more sustainable construction practices.



ACV
análisis de ciclo de vida

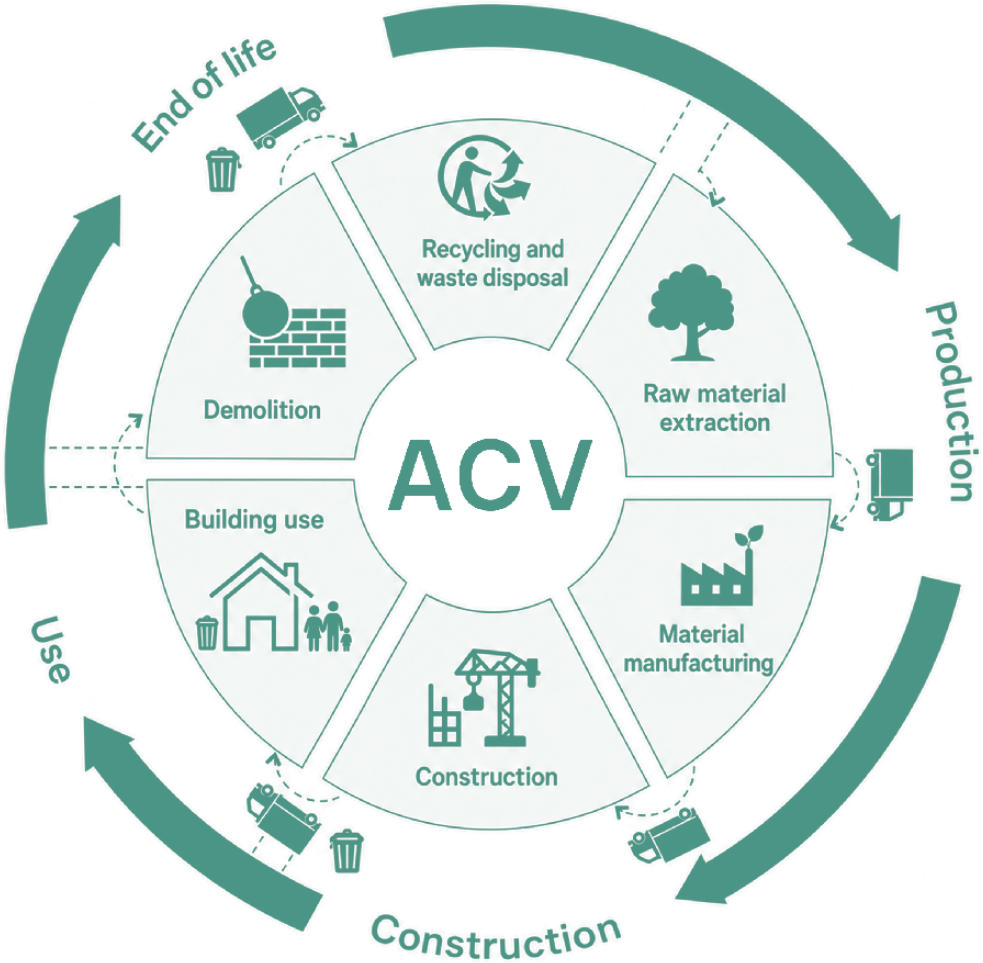
Some of the key benefits include:

Environmental sustainability: It helps to reduce the consumption of natural resources, minimise waste generation and mitigate greenhouse gas emissions.

Energy efficiency: It helps to optimise energy consumption throughout the building's service life, which in turn reduces its carbon footprint.

Strategic decision-making: It facilitates the selection of more sustainable and cost-effective materials and technologies.

Regulatory compliance: It helps organisations comply with increasingly stringent environmental regulations and standards.



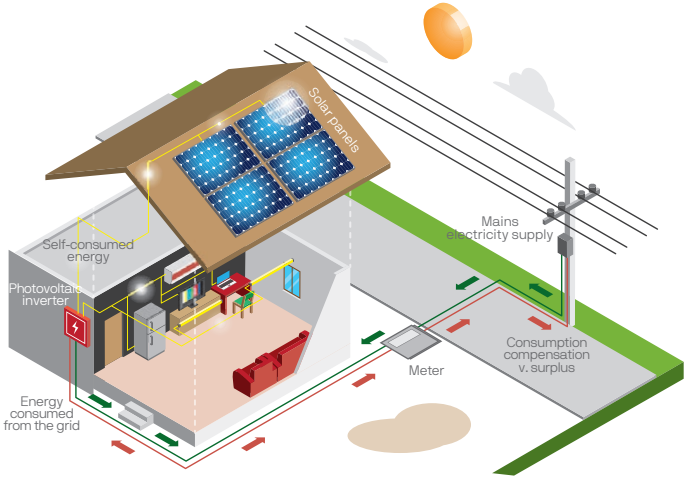


Air conditioning and DHW system

Photovoltaic

What is this?

A system that converts solar radiation directly into electricity via panels installed on the roof, which are integrated into the building's centralised system or into communal areas, depending on the type of building.



High efficiency and lower consumption

The energy generated is used directly to meet heating, cooling and hot water needs, reducing overall electricity consumption and optimising the energy use of the property in the case of detached houses.

In the case of multi-family dwellings, the energy generated is used to meet the demand in the communal areas, thereby improving the building's energy efficiency.

Sustainable model and resource utilisation

It is a renewable energy source that produces no emissions during use, contributing to a cleaner and more efficient energy model.

Greater autonomy and low maintenance

It helps to reduce dependence on external energy sources, with a reliable system that requires minimal maintenance thanks to the durability of the equipment.



Air conditioning and DHW system

Individual air-source heat pump

What is this?

It is a clean, renewable technology which, using very little electricity, harnesses energy from the outside air to regulate the temperature. Using a thermodynamic system, it efficiently meets the home's heating and domestic hot water requirements.

High efficiency and energy savings

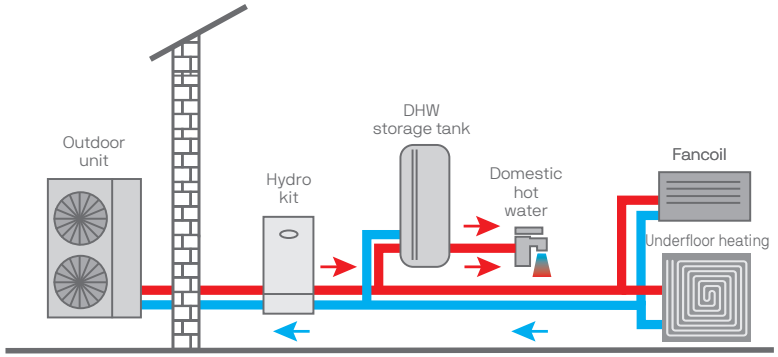
It reduces electricity consumption thanks to its high efficiency, enabling it to meet a large proportion of demand whilst using fewer resources. This efficiency translates into a reduction in the costs associated with air conditioning and hot water.

Lower environmental impact

By significantly reducing electricity consumption, we help to cut CO_2 emissions, promoting a more environmentally friendly way of living and creating more sustainable homes.

Versatility and reduced maintenance

It combines heating and hot water production into a single system, simplifying the set-up and reducing costs and maintenance requirements as it does not require fossil fuels.



Air-conditioning systems to specification.



Controlled mechanical ventilation

Single-flow

What is this?

A mechanical ventilation system that ensures continuous air renewal in the home by extracting stale air from damp areas (kitchens and bathrooms) and bringing in fresh air from outside via the main rooms, thereby maintaining good indoor air quality.

Continuous ventilation and air quality

It ensures a constant supply of fresh air in the home, improving indoor conditions and maintaining a healthier environment.

Improved energy efficiency and insulation

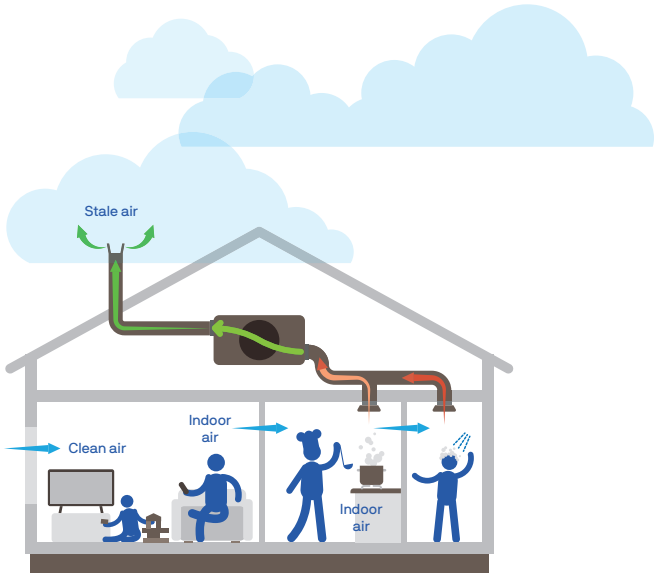
It enables ventilation with lower energy losses, helping to maintain indoor conditions and thereby contributing to optimising the home's energy consumption.

Noise reduction and greater comfort

It reduces the amount of external noise entering the building, creating a quieter and more comfortable indoor environment.

A healthier indoor environment

It reduces the build-up of damp, pollutants and odours, helping to improve health and well-being in the home.





Exterior joinery

Double Glazing

What is this?

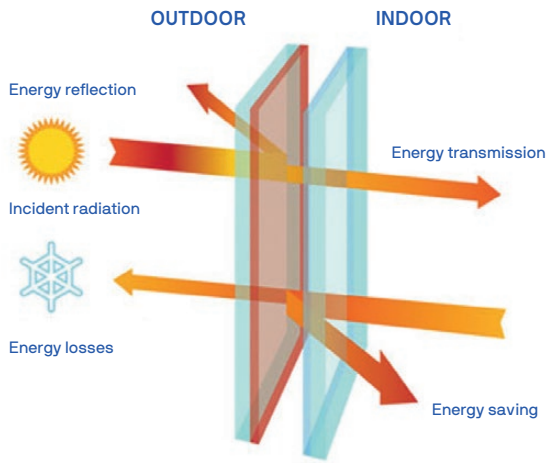
A glazing system comprising two panes of glass separated by an intermediate air or gas chamber, which acts as an insulating barrier and improves the window's thermal and acoustic performance.

Improved thermal insulation

It reduces heat loss in winter and limits heat gain in summer, helping to maintain a more stable indoor temperature and optimise the home's energy consumption.

Acoustic insulation

It reduces the transmission of external noise, helping to create quieter and more comfortable indoor spaces.





Exterior joinery

Solar-control glazing

What is this?

Technical glass designed to control the amount of solar radiation entering a building, allowing natural light to pass through whilst reducing the amount of heat transmitted into the building. Its specialised treatment improves the thermal performance of the glass without compromising on light or views.

Reducing energy consumption for air conditioning

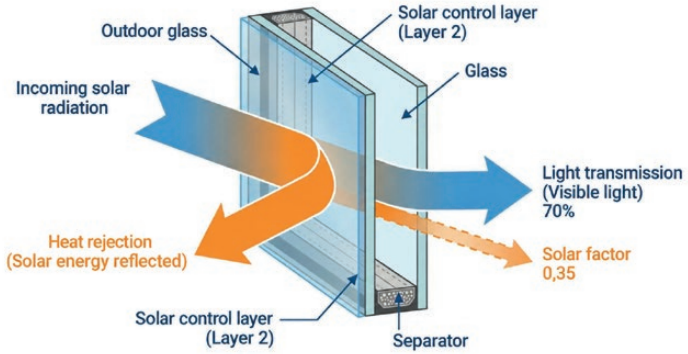
It helps to reduce the build-up of heat in the home during the warmer months, maintaining a more stable indoor temperature and improving thermal comfort. This reduction in heat gain means there is less need for cooling systems, thereby optimising energy consumption in summer.

Protection against solar radiation

It filters out a significant proportion of solar radiation, helping to protect the interior features of the home from deterioration caused by prolonged exposure to the sun.

High brightness and visual comfort

It allows natural light to pass through whilst maintaining good transparency, creating brighter interior spaces without the need to darken rooms with features such as blinds.





Exterior joinery

Aluminium

What is this?

These are windows and doors made from aluminium, a lightweight yet strong material that provides durable and functional solutions, performing well in all weather conditions.

High durability and low maintenance

It is highly resistant to the effects of ageing and external factors, retaining its performance with minimal maintenance and without the need for additional treatments.

Good thermal and acoustic insulation

It enables the incorporation of solutions that improve a home's insulation, helping to maintain a more stable temperature and reduce the amount of external noise entering the home, as well as lowering the energy demand for heating and cooling.

Versatility and adaptability

It adapts to different design styles and building requirements, offering a wide range of finishes, formats and configurations that integrate easily into any type of home.

Safety and sustainability

It is a durable, non-flammable material that ensures safety; it is also recyclable, thereby contributing to a more environmentally friendly approach to construction.





Flooring

Porcelain tiles

What is this?

Porcelain floor tiles are a high-performance material that combines aesthetics and durability, making them an ideal solution for all rooms in the home, in both dry and wet areas. This material is waterproof, non-absorbent, hard-wearing and durable; it also offers insulating properties and is easy to clean and maintain.

High technical performance

Thanks to its extremely low water absorption, it is ideal for bathrooms, kitchens and outdoor areas. It withstands damp conditions with ease, whilst retaining its properties and appearance. Furthermore, it is a material that is particularly resistant to wear and tear, scratches and the effects of ageing, ensuring a long service life.

Ideal with underfloor heating

It is one of the most suitable materials for underfloor heating systems, as its high thermal conductivity allows for efficient heat transfer, improving performance and comfort compared to other materials.

Easy maintenance

It does not require any special treatments such as varnishes, waxes or polishing. It is a low-maintenance finish; daily cleaning is straightforward, requiring only water and a cloth to keep it in perfect condition. Nevertheless, it can withstand the use of stronger cleaning products to remove stubborn stains or carry out thorough disinfection without damaging the material.

Hygienic and healthy

It does not encourage the growth of bacteria, helping to create a cleaner and safer environment in the home. Furthermore, as it is an inert material, it does not release volatile organic compounds (VOCs), thereby contributing to better indoor air quality.



Flooring

SPC

What is this?

SPC (Stone Plastic Composite) flooring is a rigid vinyl floor covering composed mainly of mineral powder and polymers. This is an innovative solution that combines technology, durability and design, offering excellent performance in all types of rooms.

High resistance and durability

Thanks to its mineral composition, it offers excellent resistance to impact, wear and tear, and temperature changes, retaining its shape and performance over time, making it a highly durable material.

Easy installation

Installation is quick and dry, usually using a click-fit system, which reduces the use of adhesives, water and construction waste. Its thin profile and light weight make it easy to transport and install on site, minimising the environmental impact associated with its fitting.

Easy maintenance

It is completely waterproof, making it an ideal choice for bathrooms, kitchens and damp areas without any risk of warping. It does not expand or contract easily, ensuring optimal performance even in conditions of varying humidity or temperature. It is quick and easy to clean, with no need for special treatments, making it simple to look after on a day-to-day basis with minimal maintenance.

Versatile design and comfort

Available in a wide range of finishes that realistically mimic materials such as wood or stone, making it suitable for any style of home. It also reduces the sound of footsteps and feels pleasant underfoot, enhancing comfort in the home.



Taps and sanitary ware

Aerators in taps and mixers

What is this?

These are devices which, when fitted to taps, mix water with air to reduce water consumption whilst always maintaining the sensation of a plentiful and comfortable flow.

Water saving and consumption optimisation

They help to reduce the amount of water used each time without compromising the user experience, which results in lower drinking water consumption and financial savings.

Comfort in use

They maintain a constant, pleasant flow, ensuring comfort in everyday use without the need to increase the water flow.

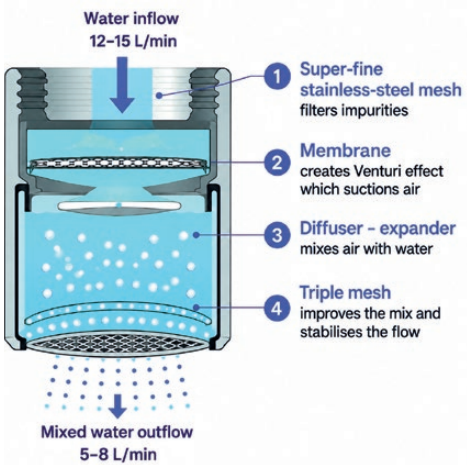
Improving water quality and purity

They incorporate systems that help trap particles and sediment, helping to keep the water cleaner and ensuring the tap works more effectively.

More efficient and practical use

They reduce splashing and make maintenance easier, making them more convenient and efficient for everyday use.







Taps and sanitary ware

Dual-flush mechanism

What is this?

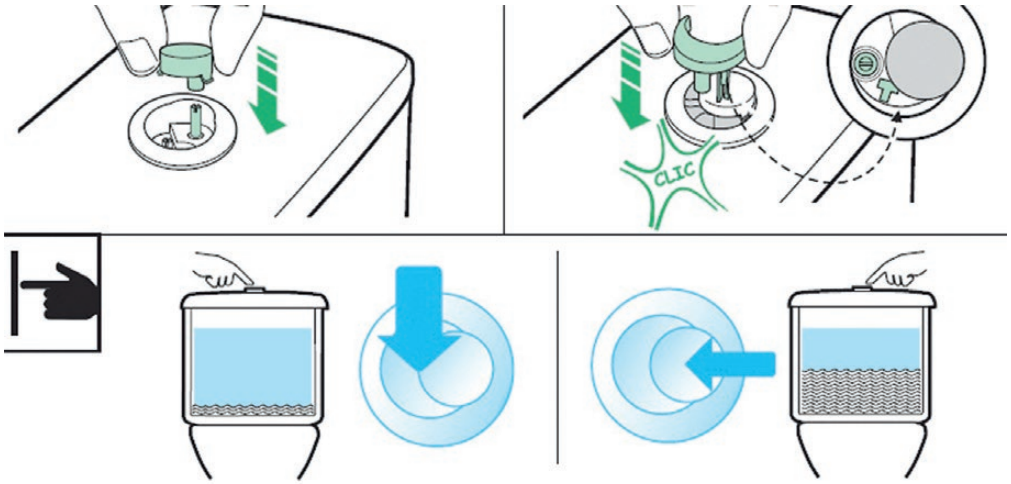
A cistern system featuring a dual-flush button, allowing users to choose between a partial or full flush depending on their needs, thereby optimising water consumption with every use.

Water saving and efficient consumption

It ensures that only the necessary amount of water is used with each flush, significantly reducing water consumption, which promotes a more responsible use of resources.

Contribution to sustainability

It helps to reduce drinking water consumption, contributing to a more efficient and environmentally friendly model of housing.





Communal areas

Native or adapted species

What is this?

A selection of plant species native to the natural environment in which the development is situated, specifically adapted to the local climate, soil and ecosystem conditions.

Less maintenance and efficient use of resources

These species require less care and are naturally more resilient, which reduces the need for watering, fertilisers and additional treatments, thereby promoting a more sustainable use of resources.

Promoting biodiversity

They encourage the presence of local wildlife and microorganisms, helping to maintain the balance of the ecosystem and creating more natural and sustainable outdoor environments.

Landscape integration and environmental value

They blend naturally into their surroundings, enhancing the landscape of the development and strengthening the connection with the natural environment.





Communal areas

Facilities in communal areas

What is this?

A set of facilities and technical solutions incorporated into the building's communal areas, designed to optimise energy consumption, improve the efficiency of shared services and make the building more comfortable and functional to use.

Energy savings in lighting and general use

The installation of presence detectors and timer-controlled systems makes it possible to adjust the timing of the lighting to reflect the actual occupancy of the spaces, thereby reducing energy consumption and avoiding unnecessary costs.

Optimising lift operation

The lifts are fitted with energy-saving systems that reduce energy consumption, particularly during periods of inactivity, thereby improving the efficiency of the entire installation.

Advanced telecommunications infrastructure

The building is equipped with a network designed for communication and data services, facilitating connectivity within the home and meeting today's digital needs.





Communal areas

Installation for an electric vehicle charging point

What is this?

It is the device that allows you to charge an electric car parked in the garage. It is also suitable for electric scooters, electric bikes and similar vehicles.

Sustainable transport and emissions reduction

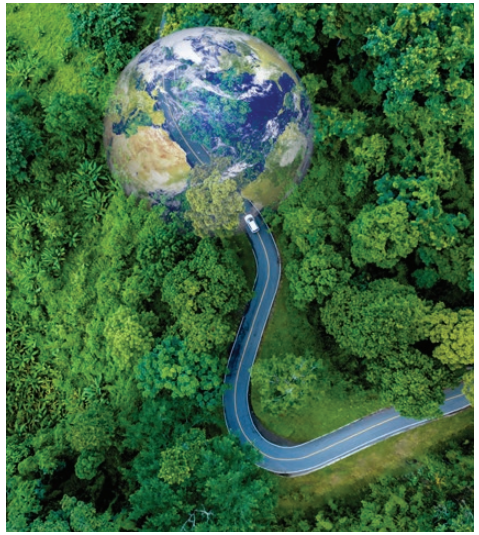
It encourages the use of electric transport, helping to reduce CO_2 emissions and promoting a more environmentally friendly approach to transport.

Optimisation of consumption and economic conditions

It enables you to take advantage of specific electricity tariffs and manage the energy consumption associated with charging more efficiently.

Ease of use and access

It offers an integrated solution that is available right from the start, simplifying day-to-day recharging without the need for any additional steps.





Communal areas

Community spaces

What is this?

A range of communal areas within the building, designed for residents' use and enjoyment, which complement the homes and promote a more fulfilling and balanced lifestyle.

Spaces for well-being and quality of life

They feature areas dedicated to leisure, sport and relaxation, such as a swimming pool, a gym, landscaped gardens and children's play areas, promoting well-being in everyday life.

Promoting community life

These spaces are designed to encourage socialising and interaction amongst neighbours, fostering a more dynamic and sociable environment.

A thoughtful and functional design

They are designed with quality, design and functionality in mind, adapting to different uses and lifestyles, and adding value to the residential complex.

Surroundings that complement the home

They make it possible to extend the range of uses beyond private spaces, providing additional areas that enhance the experience of living in the building.







metrovacesa

Turn your new house into a more efficient, sustainable and future-proof home.

At Metrovacesa, we build homes designed to improve your quality of life and help you live more sustainably.
Your well-being, that of your family, and care for the environment drive us to continue building homes that are more efficient, comfortable and committed to the future.

metrovacesa

Live as you dream.

Bring a more sustainable dream to life at **metrovacesa.com** | 900 55 25 25 | infopromociones@metrovacesa.com

Non-binding information leaflet drawn up on the basis of the Basic Reference Project submitted for the processing of the planning permission application. This information is subject to any necessary modifications required for technical, legal or commercial reasons during the course of the works or once they have been completed, provided that this does not entail any significant alteration to the purpose of the project and does not compromise the quality of the materials. Exterior and interior renderings are for illustrative purposes only and are subject to change; furniture is not included; finishes, specifications, colours, fittings, sanitary ware and kitchen units are approximate. All information and the submission of documentation shall be carried out in accordance with the provisions of Royal Decree 515/1989 and any other regulations that may supplement it, whether at national or regional level. The exterior and interior infographics are for illustrative purposes only and are subject to change; they are not contractually binding. These have been drawn up on the basis of the Basic Reference Project submitted for the processing of the planning permission application, and METROVACESA, S.A. reserves the right to make any modifications necessary for technical, legal or commercial reasons to ensure the proper completion of the building, or as required by the relevant public authorities, without this implying any significant alteration to the purpose of the project and without compromising the quality of the materials. The fittings and fixtures in the properties will be as specified in the relevant specifications document; kitchen furniture is not included.