

# Luxury Eco Homes Save 70-90% of Energy



Casa Azahar is a design concept for an eco home on the Costa Tropical of Granada. It is 440 m<sup>2</sup>, has four bedrooms, three bathrooms, study/library, playroom, kitchen/dining, laundry, living room/dining, two large terraces, two car garage and garden.

## COMFORT AND ENERGY EFFICIENCY

We believe the real beauty of energy efficiency is that your home is incredibly comfortable.

A high performance building is the product of careful planning, well thought out design, high quality materials, and efficient execution.

We use passive and holistic design principles to almost completely eliminate heat losses and gains.

The reduced heating and cooling needs are then supplied by an under-floor heating and cooling system, mostly likely powered by an air source heat pump. Adding a small solar pv installation means you remain net carbon zero.

This is why we can reduce your energy use by 70% - 90% and maximise your comfort.

Even better, your home will comply with the upcoming 2019 EEC directive on energy efficiency - protecting the long term value of your home.

## SPEED

We are about twice as fast conventional construction methods partly because we use off-site techniques, and partly because we are well organized. You can move in and start your new life surprisingly quickly.

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## STYLISH ARCHITECTURE

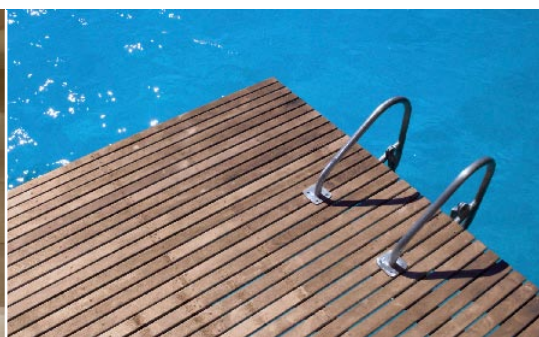
World class homes look and feel fantastic inside and out. In addition to luxurious fittings and high quality floors, the best house designs make the most of the views, sun, shade, fresh air, and lighting.

To make living and eating outdoors easy all year, we create micro-climates for different moments. Some terraces are always in full sun, others in dappled shade, and there are secluded corners with cooling water and lush plants.

Whether new build or renovation the architecture is a reflection of your lifestyle and the setting you have chosen.

## ONE STOP SHOP

We make building easy and low risk for you. We are one team of award winning architects, chartered surveyors, builders and craftsmen. We handle everything start to finish, in a single fixed price contract.





## CASA AZAHAR

Casa Azahar fits into the landscape and is orientated for lifestyle and energy efficiency.

The internal layout has been carefully designed to allow for the air to flow through the building and also provides a robust thermal envelope to keep you cool in summer and warm in winter.

The inside spaces integrate visually and functionally with the outside spaces for maximum enjoyment of the Mediterranean weather.

The living space opens up towards the sea. Glass walls form an airtight seal to keep you warm in winter and cool in summer. Inside living spaces provide well lit double height fluid spaces for a sense of luxury.

Terraces connect conveniently with the inside layout making it convenient to serve a meal outside. The terrace spaces integrate with the landscape offering outside living spaces and a platform for vegetation. They also protect the home from the heat of the sun.

Landscaping includes the use of native plants for flowers and aroma.



## CASA LIMONERO

Casa Limonero is a Mediterranean retreat for real comfort.

Inspired by traditional Andalucian designs, the south facing living room connects to the rest of the house by a covered open space, blurring the conventional barriers between inside and outside.

The house is oriented to the best sea views, yet also takes account of the angle of the sun in winter and summer.

Window placement and shading has been carefully planned to protect the interior from the sun at its strongest.

Climbing plants on the large pergola provide beautiful shade when it's most needed in summer.

To maximise quality and efficiency, construction is almost completely off-site, in optimum conditions.

Waste and transport are minimised, as are delays due to bad weather and local suppliers.



## PRICES OVERVIEW

### High Quality Information

Our objective is to give you high quality information about what your home may realistically cost including detailed information about the specification and various options you may find attractive.

Note that your home is designed and priced specially for you. It could be bigger or smaller than Casa Limonero or Casa Azahar. It could cost less or it could cost more.

What you see here are detailed examples of what we can do. There is a vast range of choice of finishes and other options.

### Professional Fees Included

Our prices include the following professional fees: Architects, quantity surveyors, engineers, project management fees and quality control and insurance, health and safety, 10 year insurance, and consultancy to achieve building consent in a single fixed price contract.

We believe that giving realistic prices up front and offering an all inclusive fixed price contract makes us unique.

### Finish Grades

In our prices we present three grades of finish: Comfort, Zero Energy, and Lux.

Comfort is a home designed for comfort, speed and style. It already fulfills the energy efficiency standards in the EU directive requiring that all new buildings be net carbon zero by 2019.

Zero Energy takes energy efficiency a step further with a more efficient, and carbon neutral, heating and cooling system.

Lux has some additional features, higher grade systems, and superior materials and brands in the finishes and fittings.

#### Casa Azahar

##### 440m<sup>2</sup> villa

- Four Bedrooms
- Three Bath
- Kitchen, Living & Dining Room
- Playroom
- Laundry Room
- Library
- Hall
- Two Large Terraces
- Carport
- Utilities

Finish Grades	Comfort	Zero Energy	Lux
Build Cost	726,000 €	836,000 €	963,000 €
Professional Fees *	112,500 €	128,100 €	147,500 €
<b>Total **</b>	<b>838,500 €</b>	<b>964,100 €</b>	<b>1,110,500 €</b>



#### Casa Limonero

##### 105m<sup>2</sup> villa

- Two Bedrooms
- One Bath
- Kitchen, Living & Dining Room
- Utilities

Finish Grades	Comfort	Zero Energy	Lux
Build Cost	147,000 €	178,500 €	210,000 €
Professional Fees*	30,500 €	35,000 €	39,000 €
<b>Total **</b>	<b>177,500 €</b>	<b>213,500 €</b>	<b>249,000 €</b>



\* Includes estimate for topographical survey, geotechnical report, lawyer and notary.

\*\* VAT is applicable to these figure as are building licence fees which vary between municipalities.

## ECO VIDA PRICE SHEET JAN 2011

### Specification for Casa Azahar (440 m2)

	Comfort	Zero Energy	Lux
Build Costs	726,000 €	836,000 €	963,000 €
Euros per m <sup>2</sup>	1,650 €	1,900 €	2,189 €

#### Main Items

Site preparation, concrete foundations incorporating thermal insulation	✓	✓	✓
Precision engineered timber or steel framed structure	✓	✓	✓
Energy efficient - low maintenance zinc roofing system (BOA)*	✓	✓	✓
Cladding in VIROC™ <sup>1</sup> with ventilated cavity (OA)	✓	✓	Natural Wood
Multi layered super insulated airtight walls using hemp (BOA)	✓	Enhanced Spec	Enhanced Spec
Connection to mains: water, sewerage, electricity, telecommunications	✓	✓	✓
Complete Installation of telephone, TV, entrance phone	✓	✓	✓
Sewerage installation using low maintenance polypropylene	✓	✓	✓
Complete plumbing installation (using reticulated polyethylene)	✓	✓	✓
Low flow taps and water saving devices	✓	✓	Includes Roca M2
Complete electrical installation and wiring	✓	✓	✓
Low energy lighting and fittings throughout	✓	Partial LED	Partial LED

<sup>1</sup> VIROC™ is a heavy duty cement bonded particle board (CBPB )

#### Finishes

Laminate flooring system (choice of finishes available)	✓	✓	Natural Wood
Plaster board painted walls / natural wood ceilings	✓	✓	Natural Wood
Solid wood high grade external / internal doors	✓	✓	High Security
High spec windows and glass walls aluminium & wood	✓	Enhanced Spec	Enhanced Spec
Precision finish bathroom and kitchen tiling (BOA)	✓	✓	✓
Bathroom and sanitary fittings Roca brand (OA)	✓	✓	Villeroy & Boch
Fitted kitchen and energy efficient domestic appliances (OA)	✓	✓	✓

#### Heating and Cooling

Solar hot water for kitchen / bathroom	✓	✓	✓
Biomass boiler and underfloor radiant heating	✓	✓	✓
Altherma high efficiency air heat pump for heating and cooling	✓	x	x
Altherma air source heat pump for heating / cooling / humidity control	x	✓	✓

#### Outside and Garden

Two car garage	✓	✓	✓
Laminated wood pergolas for shade and inside / outside living	22,775 €	22,775 €	✓
Natural stone exterior paving (decking options available)	13,440 €	13,440 €	Wooden Deck
Landscape gardening	On Request	On Request	On Request
Swimming pool 18 m <sup>2</sup> (6x3) (BOA)	22,650 €	22,650 €	22,650 €

#### More Luxury and Comfort

Sauna and hot tubs	On Request		
Wiring for music / internet / satellite TV	2,486 €	2,486 €	On Request
Security system and remote management	2,741 €	2,741 €	On Request
Specialist interior design and decoration	On Request		
Interior carpentry and fitted wardrobes throughout	21,100 €	21,100 €	21,100 €
Polished plaster and / or mural painting	On Request		
Green eco roofing for superior insulation with vegetation	On Request		
Aluminium shutters for shade and security	On Request		

#### Water Management

Rainwater harvesting for garden irrigation and grey water recycling	7,311 €	7,311 €	7,311 €
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#### More Eco and Remote Locations

Triple glazed argon filled windows available for certain conditions	On Request		
Small PV system for heat pump and carbon neutrality	23,900 €	23,900 €	23,900 €
Geothermal heating and cooling (site specific)	62,170 €	62,170 €	62,170 €
Wind turbines / Solar photo voltaic / Hydro electricity generation	On Request		
Generator back up and battery storage for off-grid	On Request		
PV for electric car	On Request		
Natural swimming pool	On Request		
Septic tank and sewerage filtration - full range of options available	On Request		

\*BOA = Budget Options Available / OA = Options Available

## ECO VIDA PRICE SHEET JAN 2011

### Specification for Casa Limonero (105 m2)

	Comfort	Zero Energy	Lux
Build Costs	147,000 €	178,500 €	210,000 €
Euros per m <sup>2</sup>	1,400 €	1,700 €	2,000 €

#### Main Items

Site preparation, concrete foundations incorporating thermal insulation	✓	✓	✓
Precision engineered timber or steel framed structure	✓	✓	✓
Energy efficient - low maintenance solarium roof	✓	Green roof/ Solarium	Green roof/ Solarium
Cladding in VIROCTM <sup>1</sup> with ventilated cavity (OA)	✓	✓	Natural Wood
Multi layered super insulated airtight walls using hemp (BOA)	✓	Enhanced Spec	Enhanced Spec
Connection to mains: water, sewerage, electricity, telecommunications	✓	✓	✓
Complete Installation of telephone, TV, entrance phone	✓	✓	✓
Sewerage installation using low maintenance polypropylene	✓	✓	✓
Complete plumbing installation (using reticulated polyethylene)	✓	✓	✓
Low flow taps and water saving devices	✓	✓	Includes Roca M2
Complete electrical installation and wiring	✓	✓	✓
Low energy lighting and fittings throughout	✓	Partial LED	Partial LED
<sup>1</sup> VIROCTM is a heavy duty cement bonded particle board (CBPB)			

#### Finishes

Laminate flooring system (choice of finishes available)	✓	✓	Natural Wood
Plaster board painted walls / natural wood ceilings	✓	✓	Natural Wood
Solid wood high grade external / internal doors	✓	✓	High Security
High spec windows and glass walls aluminium & wood	✓	Enhanced Spec	Enhanced Spec
Precision finish bathroom and kitchen tiling (BOA)	✓	✓	✓
Bathroom and sanitary fittings Roca brand (OA)	✓	✓	Villeroy & Boch
Aluminium shutters for shade and security (OA)	✓	✓	✓
Fitted kitchen and energy efficient domestic appliances (OA)	✓	✓	✓

#### Heating and Cooling

Solar hot water for kitchen / bathroom	✓	✓	✓
Biomass boiler and underfloor radiant heating	✓	x	x
Altherma air source heat pump for heating / cooling / humidity control	x	✓	✓

#### Outside and Garden

Stone paving for the terrace and surrounding the house	✓	✓	✓
Laminated wood pergolas for shade and inside / outside living	On Request	On Request	On Request
Landscape gardening	On Request	On Request	On Request
Two car garage	21,940 €	21,940 €	21,940 €
Swimming pool 18 m <sup>2</sup> (6x3) (BOA)	22,650 €	22,650 €	22,650 €

#### More Luxury and Comfort

Sauna and hot tubs	On Request		
Wiring for music / internet / satellite TV	1,790 €	1,790 €	1,790 €
Security system and remote management	1,530 €	1,530 €	1,530 €
Specialist interior design and decoration	On Request		
Interior carpentry and fitted wardrobes throughout	5,000 €	5,000 €	5,000 €
Polished plaster and / or mural painting	On Request		
Green eco roofing for superior insulation with vegetation	21,335 €	21,335 €	21,335 €

#### Water Management

Rainwater harvesting for garden irrigation and grey water recycling	4,630 €	4,630 €	4,630 €
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#### More Eco and Remote Locations

Triple glazed argon filled windows available for certain conditions	On Request		
Small PV system for heat pump and carbon neutrality	17,100 €	17,100 €	17,100 €
Geothermal heating and cooling (site specific)	31,465 €	31,465 €	31,465 €
Wind turbines / Solar photo voltaic / Hydro electricity generation	On Request		
Generator back up and battery storage for off-grid	On Request		
PV for electric car	On Request		
Natural swimming pool	On Request		
Septic tank and sewerage filtration - full range of options available	On Request		

\*BOA = Budget Options Available / OA = Options Available