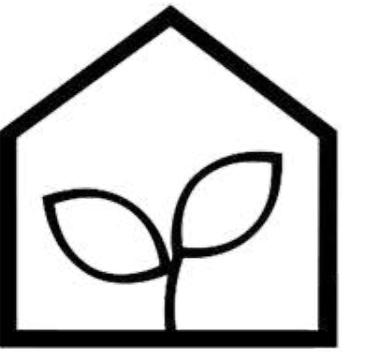


LES ENTITATS 1

NEXT GENERATION COMFORT
AND ENERGY EFFICIENCY
TECHNOLOGIES



NOVASPACE
PROMO

Carrer de Les Entitats, 1, 08395 Sant Pol de Mar, Barcelona



«Entitats 1 is a home where advanced building technology, quietness and natural light come together to create a standard of living that feels refined and unmistakably personal. This is a place where comfort is not displayed. It is experienced in every moment and recognised in every detail of daily life.»

ARCHITECTURE OF THE FUTURE

The Passivhaus Standard is a globally recognised approach to building design that unites efficiency and environmental responsibility within one coherent methodology. It enables the creation of homes that use exceptionally little energy while delivering outstanding comfort for their occupants and contributing positively to the wellbeing of the planet.

In a Passivhaus home every element is engineered to support comfort. A stable, healthy and naturally balanced indoor climate is maintained throughout the year with exceptionally low energy demand.

Every stage of design and construction is subject to rigorous quality control, and compliance with the required performance level is verified through independent assessment and Passivhaus certification. The Passivhaus approach brings thermal comfort, energy efficiency and long term operational economy together within one coherent architectural solution.

Passivhaus homes make a meaningful contribution to environmental stewardship, enhance the long term value of the property and provide access to green finance and preferential mortgage products available for high performance buildings.



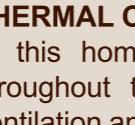
A HOME OF EXCEPTIONAL ENERGY EFFICIENCY

Entatis 1 sets a new benchmark for next generation living. It is a home conceived to deliver absolute comfort with exceptionally low energy demand and is developed in line with the most advanced international standards of sustainability and building performance.

With a renewable primary energy demand below **60 kWh per square metre per year**, the home aligns with the leading international benchmarks for passive and ultra efficient building design.

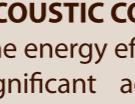
Its next generation photovoltaic system delivers around **110 kWh of energy per square metre each year**, generating enough electricity to meet the entire energy demand of the home and move decisively towards genuine energy self sufficiency.

Beyond meeting its own needs, the home generates a surplus of clean energy that supports intelligent self consumption and the charging of electric vehicles, contributing to sustainable mobility and the emerging clean energy economy.



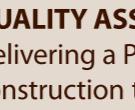
Thermal comfort

In this home the indoor environment remains naturally comfortable throughout the year, supported by a precise balance of insulation, ventilation and thermal control. The system manages interior temperatures with minimal energy demand and operates without any action required from the occupants, ensuring a consistent sense of wellbeing at all times.



Acoustic comfort

The energy efficient principles that define the Passivhaus Standard also deliver significant acoustic benefits. Enhanced insulation and high levels of airtightness create an effective barrier against external noise and contribute to an atmosphere of quietness and serenity that supports overall wellbeing and quality of life.



Quality assurance

Delivering a Passivhaus home requires close coordination between design and construction teams and a high level of interdisciplinary collaboration from the earliest project stages. Independent quality control throughout the process ensures an exceptional outcome for the homeowner with a building delivered to the highest standards of precision, reliability and transparency.



HEATING DEMAND

<15 kWh per square metre per year



COOLING DEMAND

<15 kWh per square metre per year



RENEWABLE PRIMARY ENERGY DEMAND

<60 kWh per square metre per year



AIRTIGHTNESS

<0.6 air changes per hour (measured at 50 Pascals pressure differential)



ENERGY GENERATION

≈ 10 kWh per square metre per year (based on the projected building footprint)

"We spend between 80 and 90 percent of our lives inside buildings"

We all know the importance of breathing clean air, yet the air inside our homes is often overlooked. In Entitats 1 this challenge is resolved through a mechanical ventilation system with heat recovery, the true lungs of the home, providing continuous extraction of stale air and a constant supply of fresh, filtered air.

Located just 150 metres from the sea, Entitats 1 allows its residents to enjoy the purity of Mediterranean air without the challenges of excessive humidity. This is achieved through an advanced ventilation system with an enthalpy heat recovery unit that recovers thermal energy and moderates the humidity of incoming air, preventing condensation and the formation of mould.

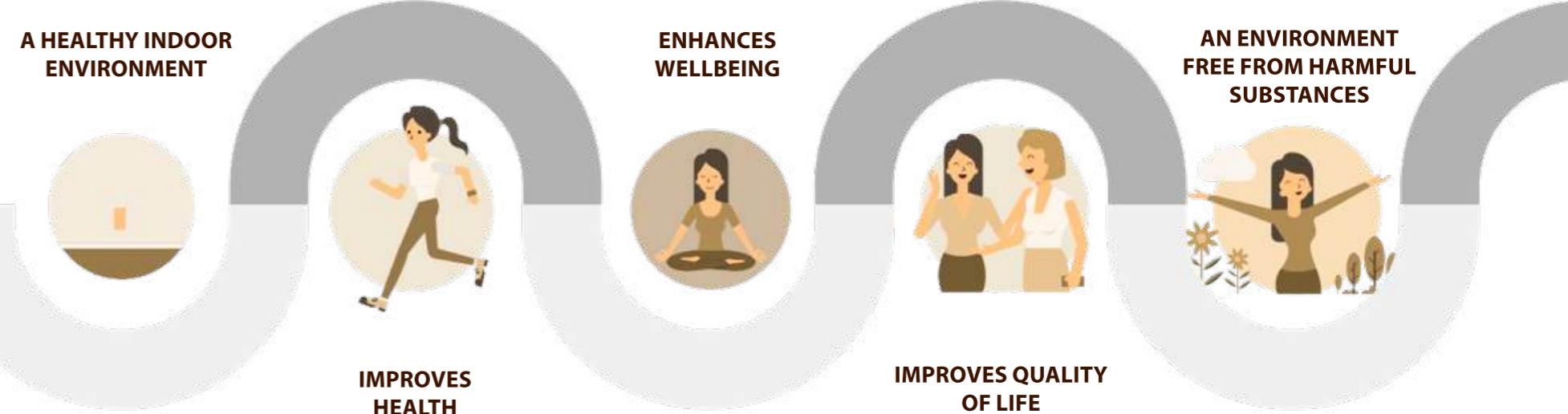
Additional dehumidification is provided through the heating and cooling system, which naturally removes excess moisture during operation and supports a pleasant and stable indoor climate throughout the year. Indoor air quality is intelligently managed by the Loxone Smart Home system, which automatically increases fresh air supply when CO₂ maintains fresh, balanced and optimal conditions for everyday wellbeing.

15%
SUPPORTS
CREATIVITY



Double flow ventilation

BENEFITS OF A HEALTHY INDOOR ENVIRONMENT



What is a double flow ventilation system with heat recovery

It is a system designed to deliver clean air, comfort and energy efficiency. Fresh, filtered air is continuously supplied to the main living spaces such as the living room, dining room and bedrooms while stale air is extracted from humidity prone areas including the kitchen and bathrooms. Through its heat recovery core the system can return up to 95 percent of the thermal energy contained in the extracted air, reducing overall energy consumption and maintaining a stable indoor climate throughout the year.



"A smart home that thinks for you and acts on your behalf"

The home automation system turns the house into an environment that understands the needs of its occupants and adapts to them, responding to seasonal changes, weather conditions, presence and individual routines. It removes the burden of countless daily tasks and gives you the time to focus on what truly matters.

SMART HOME FUNCTIONS

LIGHTING

Control of lighting throughout the home, either manually or automatically, based on daily routines and natural light levels.

ACCESS CONTROL

Secure real time monitoring of the entrance door and gates, allowing you to see who is outside and communicate with visitors from anywhere in the world.

SOLAR SHADING

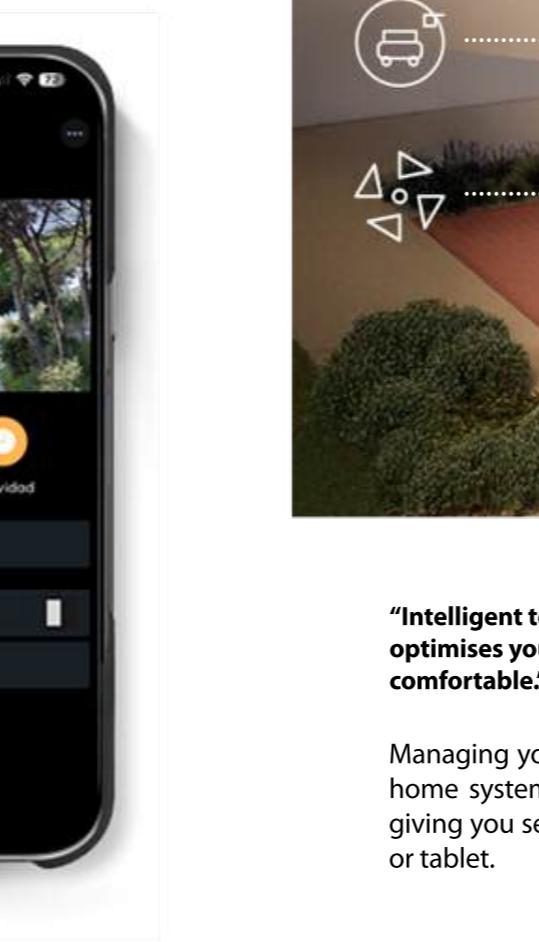
Automatic shading adjusts the blinds when exterior temperatures rise or sunlight intensifies, providing passive cooling and helping maintain a constant indoor temperature with greater energy efficiency.

VENTILATION

Automatic regulation of ventilation based on CO₂ levels in the living spaces, ensuring fresh and balanced indoor air at all times.

HEATING AND COOLING

Intelligent control of individual heating and cooling circuits to ensure maximum efficiency and comfort throughout the home.



"Intelligent technology that saves time on everyday tasks and optimises your home's energy use, making life simpler and more comfortable."

Managing your home has never been easier. The integrated smart home system optimises energy use and operates autonomously, giving you seamless control of all functions from your smartphone or tablet.

- Control of heating and climate
- Control of lighting
- Control of mechanical ventilation with heat recovery
- Control of solar shading with automatic adjustment based on sunlight levels
- Control of access, including video intercom and security system

- Control of the photovoltaic energy system
- Control of photovoltaic energy surplus distribution
- Control of the electric vehicle charger
- Control of operating modes including Away, Holiday and Home



"A place you will want to call home"

For as long as we have built homes, we have sought comfort within them. In Entitats 1 architecture and engineering work seamlessly together to create an ideal indoor climate that remains equally comfortable in winter and summer, day and night. The temperature stays naturally within a stable range of 21 to 25 degrees, providing a lasting sense of comfort and balance throughout the entire year.



High performance building envelope



INSULATION

To achieve outstanding thermal and acoustic comfort, the home incorporates a high performance multilayer insulation system in the floors, walls and roof, with thicknesses of up to 20 centimetres. Installation is carried out with precompressed sealing tapes to ensure perfect airtightness and a flawless fit of every frame.



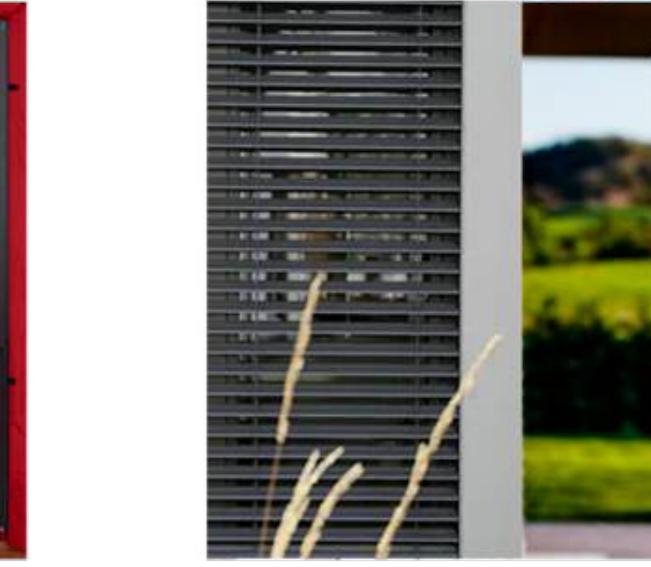
EXTERNAL WINDOWS AND DOORS

A key component of the high performance building envelope is the use of thermo acoustic window systems with triple glazing and argon filled cavities. Airtightness is verified during construction through a Blower Door test, ensuring full compliance with the stringent requirements of Passivhaus certification.



AIRTIGHTNESS

The building is sealed with exceptional precision to prevent any unintended air infiltration. Airtightness is verified during construction through a Blower Door test, ensuring full compliance with the stringent requirements of Passivhaus certification.



SOLAR PROTECTION

To prevent overheating during the warm season, the home features an automatic solar management system that regulates the amount of sunlight entering the interior. Motorised Venetian blinds adjust the angle in response to solar intensity, maintaining a comfortable indoor temperature without the need for active cooling.





Next generation engineering systems



CLIMATE

A uniform indoor climate with no drafts or temperature fluctuations is achieved through a system powered by a high efficiency air source heat pump. Conditioned air is delivered through five integrated fan coil units that provide efficient heating and cooling. The system also maintains optimal humidity levels, creating a stable indoor environment that is particularly important in the naturally humid conditions of the coastal area.

CONTROLLED VENTILATION

The home is equipped with a doubleflow ventilation system with heat recovery. It supplies fresh air that is filtered to remove dust, pollen and airborne pollutants while simultaneously recovering energy from the extracted indoor air to pre-heat or pre-cool the incoming supply. This approach reduces energy consumption and maintains natural freshness and comfort throughout the entire year.

AIR SOURCE HEAT PUMP

Hot water production, heating and cooling are powered by a high efficiency air source heat pump that draws energy from the outside air. It delivers ideal temperatures even in extreme weather conditions while significantly reducing electricity consumption. The system operates on a unified electrical supply, making the home more flexible for the integration of renewable energy sources.



ENERGY SAVINGS

“Make the most of the energy your home produces”

The home is designed to minimise energy demand through high performance insulation, airtight high specification windows and doors, the elimination of thermal bridges and a balanced mechanical ventilation system. Together these elements enable the home to meet the most rigorous international standards of energy efficiency and comfort recognised by the Passivhaus certification.

By consolidating all systems under a single electrical energy source, operating costs are significantly reduced. With every engineering system powered in the same way, energy management becomes simpler, more efficient

The home is equipped with a photovoltaic renewable energy system designed to support a future of energy autonomy and sustainable electric mobility. The electricity generated covers the household's needs and any surplus can be used to charge electric vehicles, contributing to a cleaner and more efficient way of living.

In this Passivhaus category the home generates more energy than it consumes. Surplus electricity can be fed back into the grid, providing financial compensation to the homeowner. This transforms the resident into a true prosumer who both produces and consumes energy, increasing the long term value of the property, reducing CO₂ emissions and supporting the transition to a more sustainable energy future.



ELECTRIC VEHICLE

• HOME CHARGING

“Modern solutions for electric vehicle charging”

Surplus solar energy can be used to charge an electric vehicle. The home includes an integrated charging point connected to the overall energy system, enabling efficient and environmentally responsible electric mobility.

- 100 km of driving: Electric vehicle ≈ €2
- 100 km of driving: Petrol or diesel car ≈ €5–8
- Lower CO₂ emissions — a cleaner and more sustainable way to drive



A HOME,
designed with respect
for the environment



ANNUAL CO₂ REDUCTION

5.0 tonnes of CO₂

EQUIVALENT TO
200 trees



with 100% GREEN ENERGY



PRIME LOCATION



SANT POL DE MAR, BARCELONA

Les Entitats 1

Between the endless blue of the Mediterranean and the gentle hills of the Maresme lies Sant Pol de Mar, a place where tranquillity and inspiration become a way of life. On Entitats 1 stands a home that radiates serenity, just 35 minutes from Barcelona and 45 minutes from Girona, offering the convenience of both cities while preserving the true privilege of coastal living in a magnificent natural setting.

The location is truly exceptional. Just 180 metres away lies El Moller beach, one of the most beautiful corners of the Catalan coastline, where the sea becomes a natural extension of everyday life. Only a few minutes' walk from the home, the EUHT StPOL University School of Hospitality and Tourism ranked number one in Spain and among the top fifteen worldwide adds international prestige and a cosmopolitan atmosphere to the immediate surroundings.

On a 743 square metre plot the architecture unfolds in pure lines and elegant volumes that interact beautifully with the light and the sea breeze. Sant Pol with its maritime heritage, refined gastronomy and authentic Mediterranean character turns every day into an invitation to experience timeless beauty, comfort and a sense of inner balance.





FLOOR AREAS AND LAYOUT

- **Plot area:** 743 m²
- **Built area:** 286,61 m²
- **Interior usable area:** 208,51 m²
- **Bedrooms:** 4
- **Bathrooms:** 4
- **Garage:** 2 parking spaces

NET INTERNAL AREA

Ground floor

01 Entrance hall	10,31 m ²
02 Kitchen + Utility room	18,25 m ²
03 Living / Dining room + Staircase	39,84 m ²
04 Bathroom 01	2,58 m ²
05 Bedroom 01	15,44 m ²
06 Bathroom 02	5,02 m ²
07 Garage	29,91 m ²
08 Porch	2,62 m ²

First floor

Master suite with terrace:	41,25 m ²	<div style="border-left: 1px solid black; padding-left: 10px; margin-right: 10px;"> 09 Landing 10 Bathroom 03 11 Bedroom 02 12 Walk-in wardrobe 13 Terrace 14 Bedroom 03 15 Bedroom 04 16 Bathroom 04 17 Plant room </div>	13,11 m ²
			9,69 m ²
			15,12 m ²
			5,15 m ²
			11,29 m ²
			12,31 m ²
			12,00 m ²
			5,38 m ²
			14,40 m ²





AN EXCEPTIONAL HOME IN A WONDERFUL SETTING

Les Entitats 1

A unique home designed to Passivhaus standards, where energy efficiency, refined aesthetics and everyday comfort come together. Each space is crafted to engage with Mediterranean light and sea air, while the quiet, restful atmosphere is achieved through thoughtful engineering and materials of exceptional quality.

This home not only meets the most demanding standards of sustainable design, but is also ready for the future. Its architectural concept allows it to evolve to Passivhaus Plus or even Premium, achieving a level of energy independence and international recognition that very few residential properties attain.

Entitats 1 is a home designed to remain contemporary and comfortable for decades, set in one of the most desirable corners of the Mediterranean. It offers its residents the confidence of living in a space that is thoughtfully crafted for the needs of tomorrow.

The value is in the details:

- Four bedrooms and four bathrooms, including a principal suite of over 30 m² with an integrated bedroom, bathroom and walk-in wardrobe.
- No bedroom is smaller than 12 m², ensuring comfort and a generous sense of space in all private areas.
- A 14.40 m² plant room designed to house high efficiency equipment.
- Private parking with capacity for two vehicles.
- Terraces and a porch that extend everyday living into the outdoors.





SPECIFICATION

A landmark home in
Sant Pol de Mar

ENTITATS 1 · PASSIVHAUS



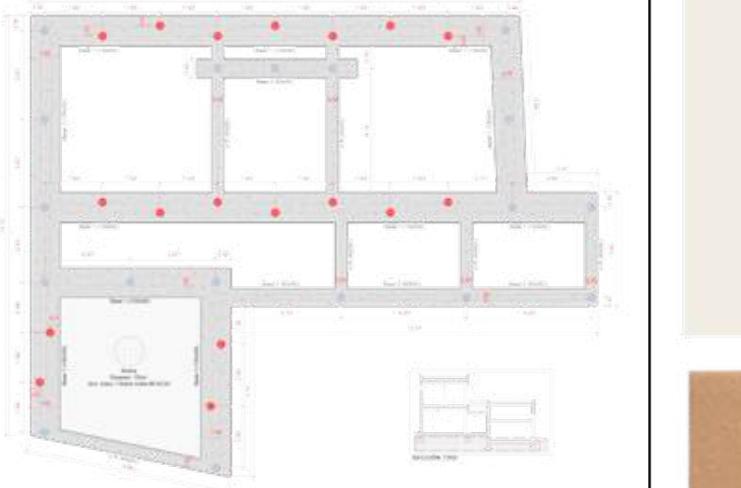
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01. Foundation and structural system

The foundation consists of reinforced concrete strip footings supported by 220 mm diameter, 12-metre-deep drilled and grouted micropiles. These micropiles are reinforced with steel casing and filled with high-strength grout. All elements are interconnected by tie beams that ensure uniform load transfer and provide maximum stability against potential differential ground movement.

The load-bearing structure of the home is formed by precast reinforced concrete panels with integrated thermal insulation. This system delivers strength and long-term durability while creating a continuous, energy-efficient envelope free of thermal bridges, ensuring exceptional indoor comfort throughout the year.



02. Façade

The façade is conceived as a contemporary interpretation of the Mediterranean style, where materials and textures are brought together in a harmonious architectural composition. The thermal envelope, built with the Weber ETICS system in tone W003 with texture L, creates a pure, continuous surface that reflects the Mediterranean light with elegance and restraint.

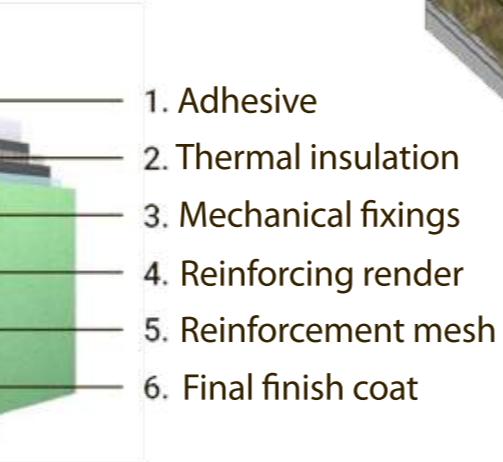


03. Roof

Ferrés ceramic details in colour Narrón 95 are used on parapet tops, sills and thresholds as warm, authentic accents that evoke the region's artisan tradition. At the base of the building, the plinth clad in Cerámicas Calaf Montserrat Beig creates a natural dialogue with the landscape, adding solidity and a balanced visual contrast.



The result is a façade that goes beyond the sum of its parts, bringing together construction innovation and cultural heritage to create a timeless expression deeply rooted in the Mediterranean landscape.



Non-accessible roof areas are finished with gravel, improving thermal performance and providing protection against solar radiation. The accessible areas are built with paving laid over a mortar bedding layer, creating durable surfaces that are easy to maintain.

The result is a roof that appears visually light yet offers robust technical performance. It completes the building's continuous, energy-efficient envelope and makes a decisive contribution to the home's overall energy efficiency and indoor comfort.



04. High-performance exterior windows

The home's glazed envelope is designed to meet the **highest standards of energy efficiency, comfort and visual refinement**.



The project features **WERU IMPREO next-generation** windows, known for their outstanding thermal and acoustic performance, exceptional precision of manufacture and refined finishes. Each unit is seamlessly integrated into the architecture of the home, ensuring airtightness, superior insulation and long-term durability while preserving the building's Mediterranean character.

The window profiles incorporate triple glazing with inert gas-filled chambers and high-airtightness hardware, maintaining a stable indoor temperature throughout the year, drastically reducing heat loss and eliminating thermal bridging.



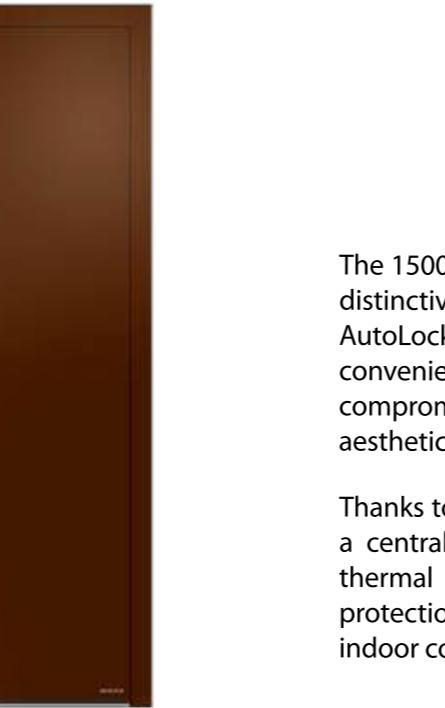
The window finish, both internally and externally, is presented in the refined warm tone **Nussbaum V A7**, a contemporary colour that harmonises with the ceramic materials of the façade and reinforces the visual continuity between indoors and outdoors.

These window systems not only enhance the building's energy performance but also add architectural distinction to the façade through their quality and precision of execution.

05. Security entrance door

The main entrance door is more than a point of access; it forms part of the home's architectural identity. In Entitats 1, this role is fulfilled with distinction by the WERU ATRIS model, a high-security door that combines aesthetics, comfort and advanced engineering.

With its generous dimensions of 1119 x 2200 mm, the door's refined design and flush finish enhance the visual clarity of the façade. The elegant exterior tone R8077MS harmonises with the natural material palette of the building, while the interior finish in Traffic White R9016MS adds brightness and a sense of spatial continuity.



The 1500 mm vertical stainless-steel handle adds a distinctive architectural accent, while the S-AL AutoLock automatic locking system provides convenience and a high level of security without compromising the door's clean, minimalist aesthetic.

Thanks to **high-performance thermal insulation**, a central sealing gasket and a threshold with a thermal break, the door not only offers reliable protection from the exterior but also ensures stable indoor comfort throughout the year.

06. Motorised adjustable louvres

In a setting where the Mediterranean sun generously illuminates every corner, precise control of natural light and effective protection against overheating become essential components of everyday comfort.

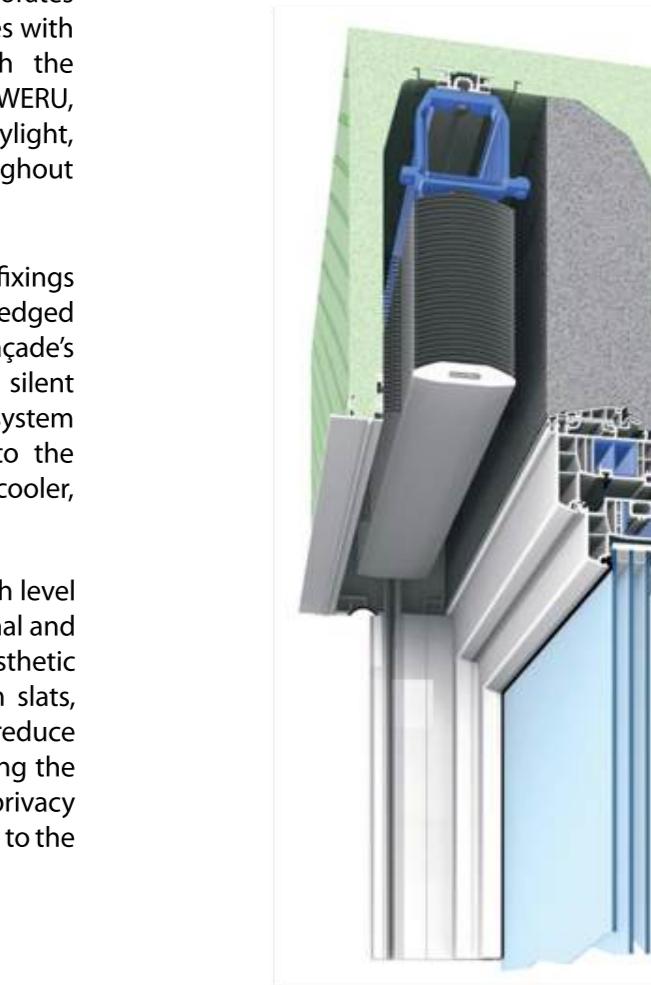
To achieve this, Entitats 1 incorporates high-performance motorised external louvres with adjustable slats, perfectly integrated with the exterior window systems. Custom-made by WERU, they allow highly precise control of daylight, creating optimal lighting conditions throughout the day.

The clean, minimalist design with no visible fixings turns the slat system into a fully-fledged architectural element that enhances the façade's aesthetic and proportions. Thanks to its silent motorisation and concealed guides, the system moves smoothly, automatically adapting to the position of the sun and helping maintain cooler, more comfortable interiors.

The FE 10-RS technical casing provides a high level of airtightness together with excellent thermal and acoustic insulation, ensuring a seamless aesthetic integration into the façade. The aluminium slats, available in a range of profiles and colours, reduce direct solar radiation by up to 75%, improving the home's energy performance and providing privacy without compromising the visual connection to the exterior.



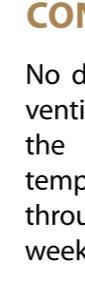
Beyond their climatic function, these louvres act as a distinctive architectural feature—a dynamic second skin that responds to light and climate, elevating comfort to a new aesthetic and functional level.



07. Ventilation system and indoor air quality

INDOOR AIR QUALITY GUARANTEED ALL YEAR ROUND

In a passive house like **Entitatis 1**, breathing clean, balanced air is part of everyday comfort. The installed ventilation system provides continuous fresh-air renewal, enhancing the occupants' health and improving the home's overall energy performance.



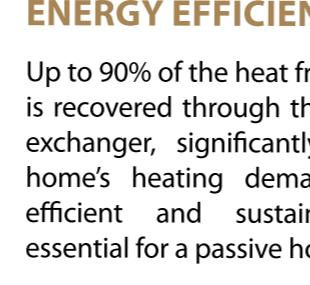
FRESH-AIR RENEWAL

The **Zehnder ComfoAir Q350 ST ERV** dual-flow unit extracts stale air from kitchens and bathrooms while supplying filtered fresh air to the living spaces, providing continuous ventilation 24 hours a day without the need to open windows. Its enthalpy heat exchanger additionally regulates indoor humidity levels.



HEALTHY INDOOR ENVIRONMENT

The system prevents condensation, mould and the build-up of airborne pollutants. The heat-recovery ventilation provides a continuous, silent airflow that maintains a healthy indoor environment free from bacteria, allergens and dust.



ENERGY EFFICIENCY

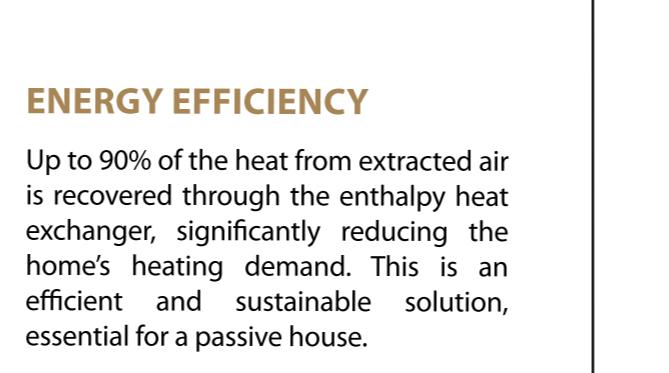
Up to 90% of the heat from extracted air is recovered through the enthalpy heat exchanger, significantly reducing the home's heating demand. This is an efficient and sustainable solution, essential for a passive house.

High-efficiency heat-recovery ventilation

- Dual-flow heat-recovery ventilation system
- Enthalpy heat exchanger: recovers heat and regulates humidity
- Nominal airflow rate: 350 m³/h
- Low noise level and reduced energy consumption
- High-efficiency filters
- Compatible with smart-home control systems

CONSISTENT COMFORT

No draughts, no noise, no odours. The ventilation system operates quietly in the background, maintaining stable temperature and balanced humidity throughout every room, seven days a week, all year round.

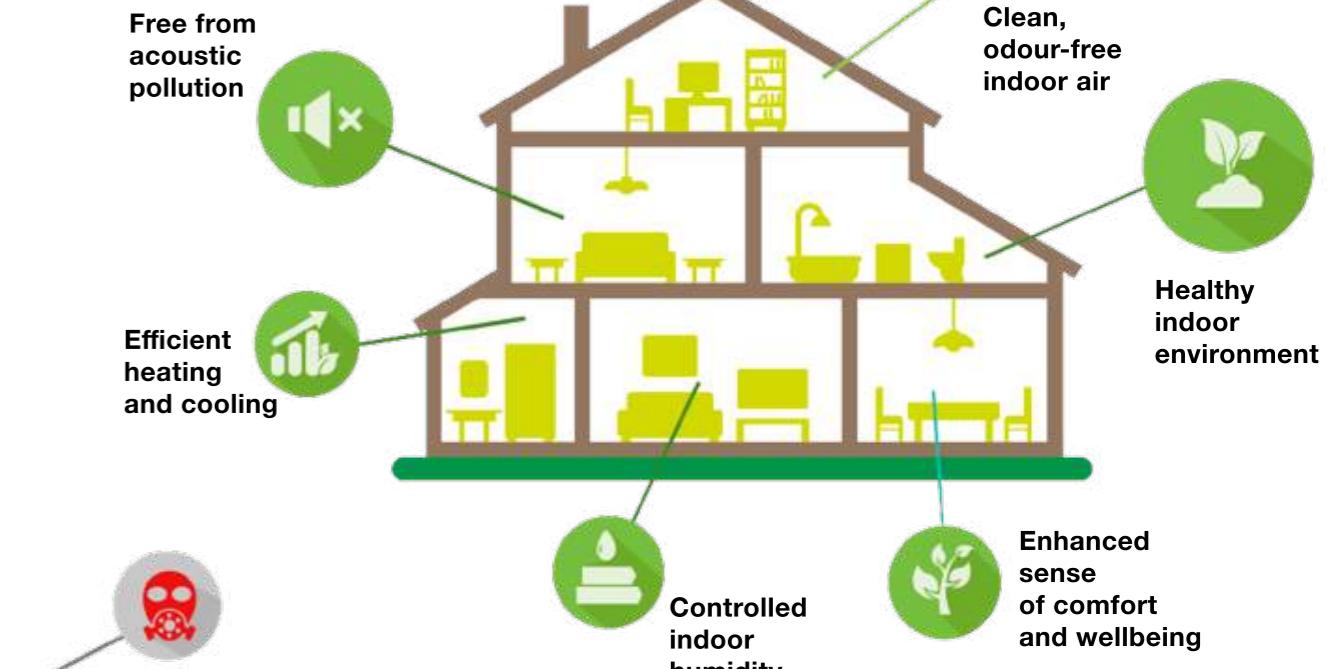


NEARLY ZERO-ENERGY BUILDING (nZEB)

What is an nZEB?

The European Union has set guidelines to promote **nZEB standards (Nearly Zero-Energy Buildings)**. Only a building with high levels of airtightness and comprehensive thermal insulation can retain energy effectively and prevent its loss through the building envelope.

The nZEB home (Nearly Zero-Energy Building)



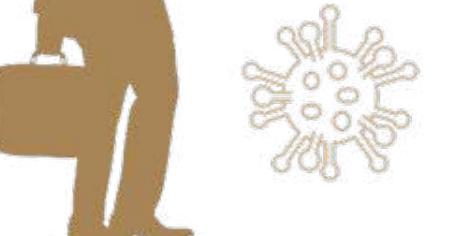
zehnder

07. Ventilation system and indoor air quality

HOW DOES INDOOR AIR QUALITY AFFECT OUR HEALTH?

POOR INDOOR AIR QUALITY

Dryness
Irritation of the mucous membranes
Respiratory discomfort



Mental fatigue
Physical tiredness



WHERE DOES INDOOR AIR POLLUTION COME FROM?

Inefficient ventilation

52% of cases



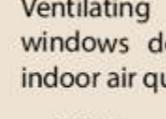
Emissions from household chemicals

19% of cases



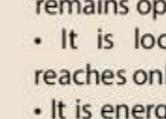
Outdoor particles and dust entering the home

11% of cases



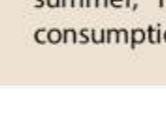
Pollution generated by human activity

52% of cases



Insufficient maintenance of building systems

5% of cases



Use of synthetic construction materials

4% of cases



WHAT IF I SIMPLY OPEN THE WINDOWS?

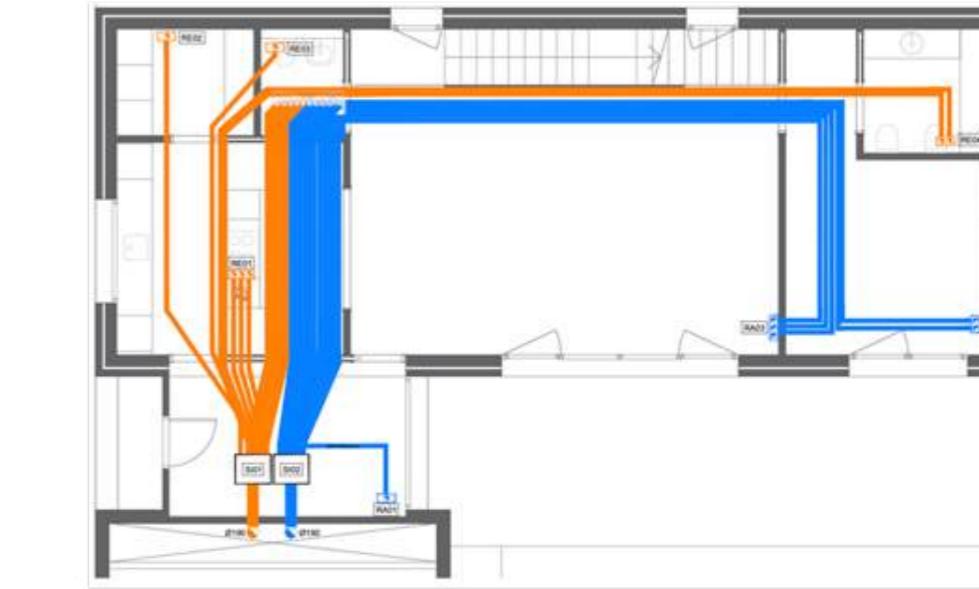
Ventilating by simply opening the windows does not provide effective indoor air quality:

- It is temporary, because ventilation happens only while the window remains open.
- It is localised, since air renewal reaches only the rooms being aired.
- It is energy-inefficient, because heat is lost in winter and cool air escapes in summer, increasing overall energy consumption.

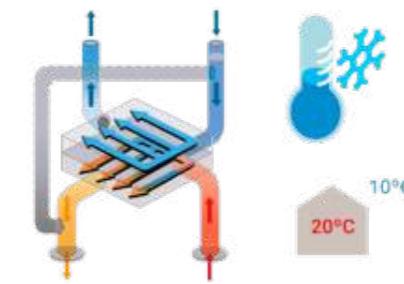
DUAL-FLOW VENTILATION SYSTEM

What is a dual-flow ventilation system?

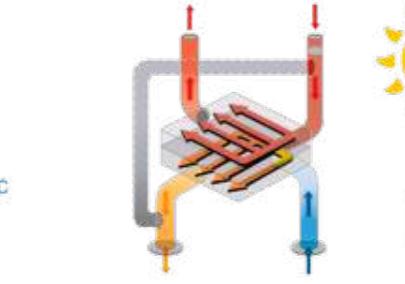
This ventilation system ensures clean indoor air, comfort and energy efficiency. It extracts stale air from wet rooms such as kitchens, bathrooms and utility areas, while simultaneously supplying fresh, filtered air to the living spaces, including the sitting room and bedrooms. Thanks to the heat-recovery unit, up to 90% of the energy contained in the extracted air is recovered.



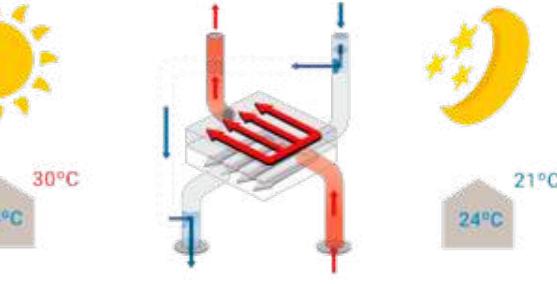
WINTER



SUMMER



SUMMER NIGHTS



HOW DOES THE SYSTEM WORK?

The heat from the extracted indoor air is transferred to the incoming outdoor air through the heat exchanger. The two air streams never mix; the warm exhaust air simply warms the cold fresh air as it passes through the exchanger, ensuring highly efficient heat recovery with no loss of air quality.

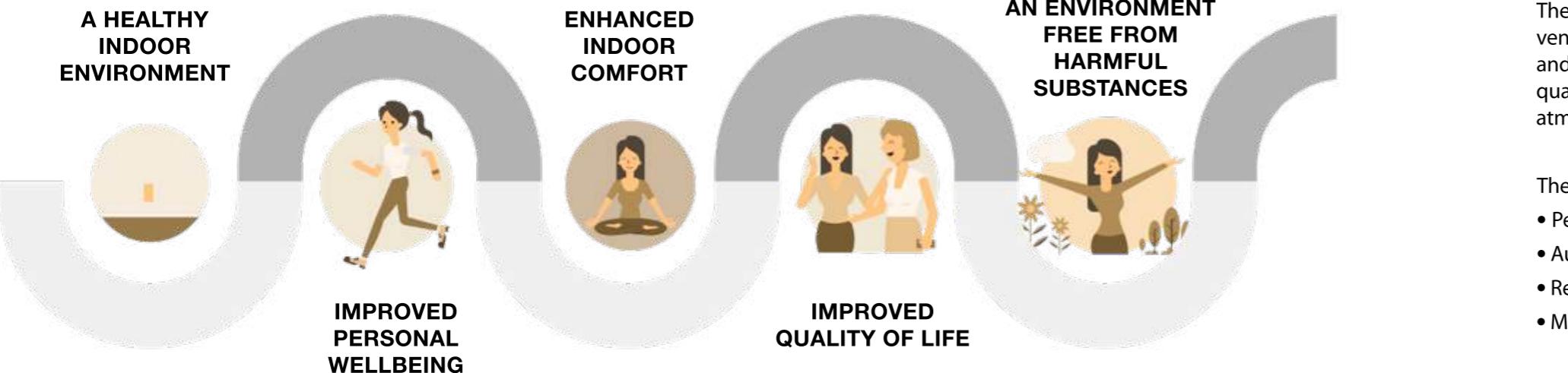
WHAT HAPPENS IN SUMMER?

In summer the process works in reverse. Warm outdoor air is cooled as it passes through the heat exchanger. The two air streams never mix; the warm exhaust air simply warms the cold fresh air as it passes through the exchanger, allowing fresh air to enter the living spaces gently tempered without the need for air conditioning.

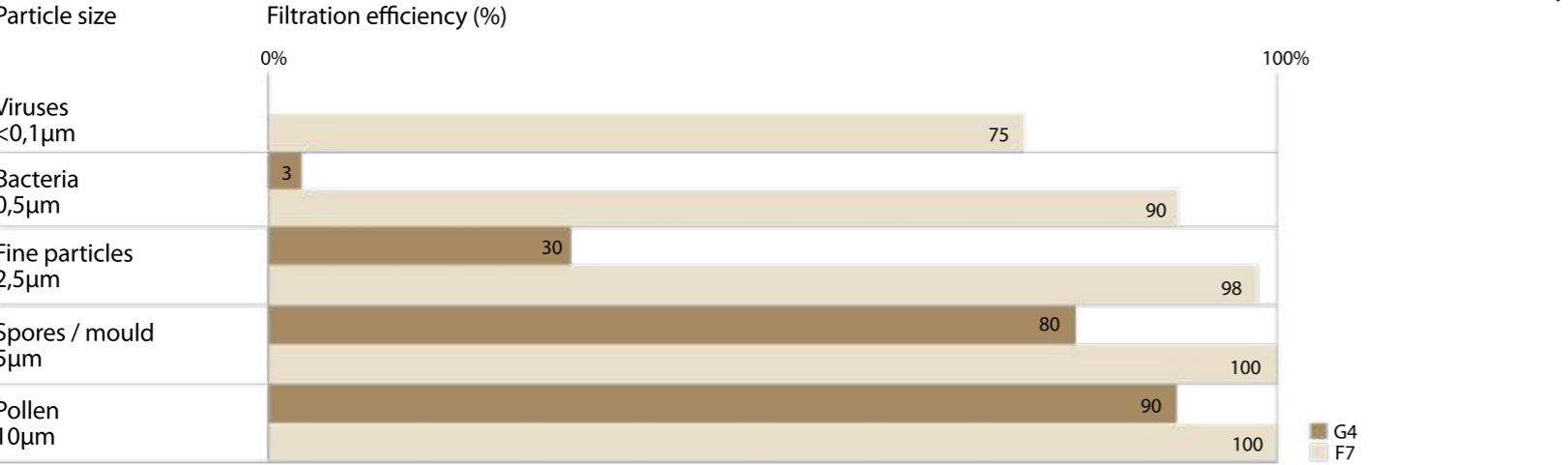


07. Ventilation system and indoor air quality

BENEFITS OF A HEALTHY INDOOR



AIR QUALITY WITH ZEHNDER COMFOAIR Q FILTERS



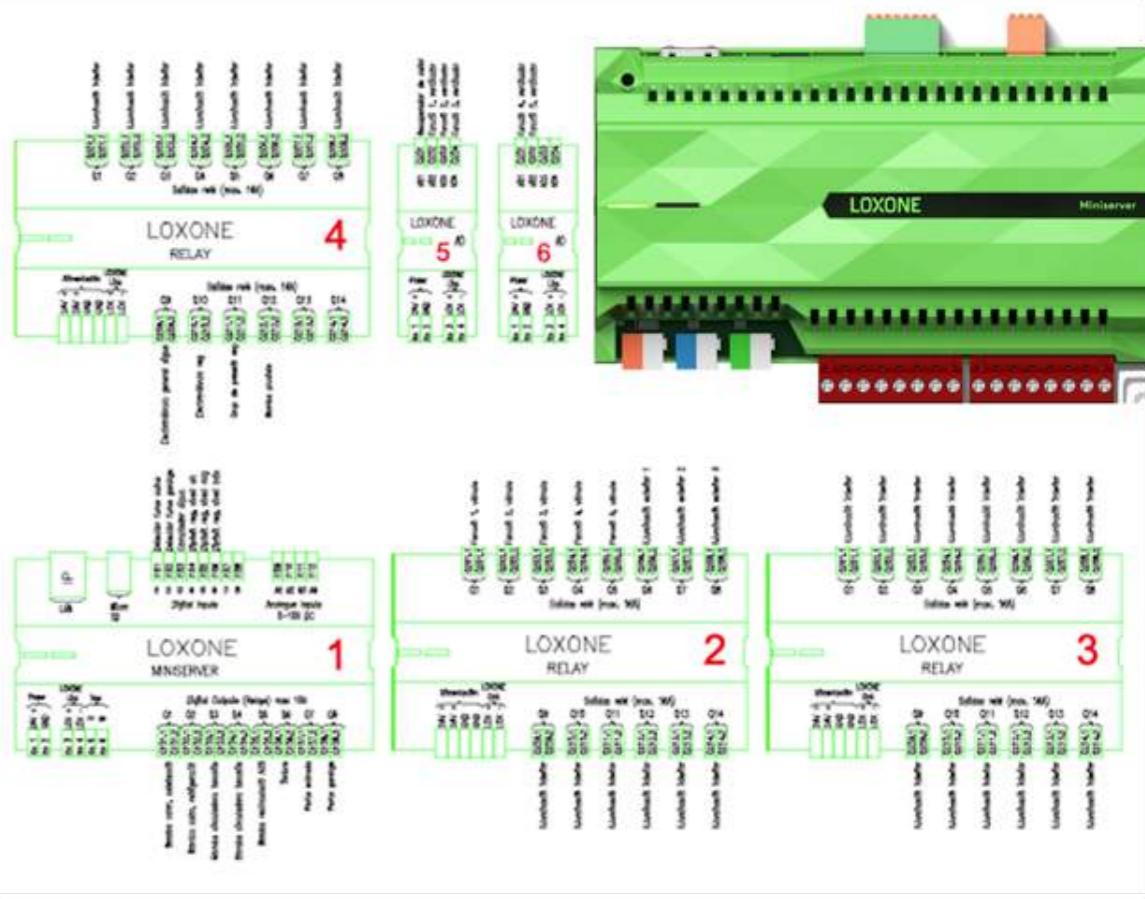
SMART VENTILATION

The Loxone smart-home system transforms the Zehnder ComfoAir Q ventilation unit into an intelligent, responsive mechanism that senses and adapts to the rhythm of the home. CO₂ sensors monitor indoor air quality in real time and adjust the ventilation automatically, ensuring an atmosphere that is consistently fresh, clean and perfectly balanced.

The resident benefits from intuitive control of the system:

- Personalised scheduling of ventilation times and modes.
- Automatic adjustment of airflow based on occupancy and CO₂ levels.
- Real-time indication of indoor air quality.
- Manual selection of ventilation settings via the Loxone app.

In this way the technology becomes an invisible ally, quietly safeguarding indoor air quality and ensuring year-round comfort and wellbeing, twenty-four hours a day and three hundred and sixty-five days a year.



LOXONE +



08. Air source heat pump: heating, cooling and domestic hot water

RENEWABLE ENERGY AND REAL SAVINGS

The **Mitsubishi Electric Ecodan** air-source heat pump captures up to eighty per cent of the thermal energy contained in the outdoor air and converts it into comfort for the home. By harnessing this clean and renewable source of energy, the system significantly reduces electricity consumption and places the property at the forefront of energy efficiency.

ALL-IN-ONE COMPACT UNIT

A single system delivers three essential functions: heating in winter, cooling in summer and domestic hot water throughout the entire year. The 200-litre ATW-ACS-DV200 storage tank ensures a reliable supply of hot water even during peak demand, providing residents with complete peace of mind and outstanding comfort.

MAXIMUM EFFICIENCY AND RELIABILITY

The 8.5-kilowatt air-source heat pump using R32 refrigerant achieves an A+++ energy rating for both space heating and domestic hot water. Its low noise level, high thermal performance and inverter-driven operation ensure stable and reliable performance throughout the entire year.

A+++



EMISSION-FREE COMFORT

Because the system operates without gas or oil, there is no combustion, no odour and no smoke. The home remains completely independent of fossil fuels and produces no local emissions. The unit runs quietly and safely, delivering a clean and future-ready approach to year-round comfort.

Lower efficiency

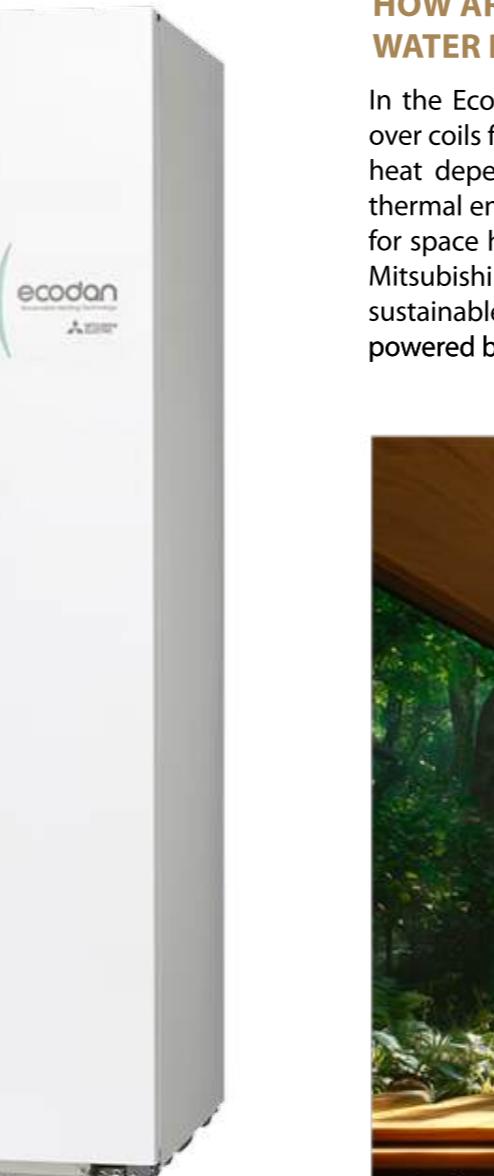
Conventional boiler systems involve the risks associated with the use of fossil fuels, and an additional unit is required to provide air conditioning, which further reduces overall efficiency.

Maximum efficiency

The air-to-water heat pump is a sustainable alternative to conventional heating systems powered by oil, gas or direct electric resistance. The Ecodan system extracts thermal energy from the outdoor air and uses it to heat or cool the home, while also providing domestic hot water.

ECODAN

The best all-in-one solution on the market for homes that prioritise minimal energy consumption. Heating, cooling and domestic hot water are delivered by a single compact unit.



HOW ARE HEATING AND DOMESTIC HOT WATER PRODUCED FROM THE AIR?

In the Ecodan air-source heat pump, outdoor air passes over coils filled with refrigerant, which absorbs or releases heat depending on the operating mode. The captured thermal energy is transferred to water, which is then used for space heating and for producing domestic hot water. Mitsubishi Electric's advanced technology provides a sustainable alternative to traditional heating systems powered by electricity, oil or gas.



09. Indoor climate system

INVISIBLE DESIGN, TANGIBLE RESULTS

EVENT TEMPERATURE DISTRIBUTION THROUGHOUT THE HOME

The i-LIFE3 units distribute air evenly, maintaining a uniform temperature without draughts. This controlled air flow ensures consistent climate comfort in every room, with precise adjustments to the needs of each space.

COMFORT IN THE MEDITERRANEAN HUMIDITY

The system regulates not only heating and cooling but also relative humidity, which is essential in the Mediterranean climate. This prevents heavy, stagnant air and ensures a continuous feeling of freshness throughout the year.

QUIET OPERATION AND ENERGY EFFICIENCY

The i-LIFE3 fan-coil units incorporate EC inverter fans that reduce electrical consumption and maintain a sound level as low as thirty-three decibels. With a height of only two hundred and fifteen millimetres, they integrate seamlessly into suspended ceilings. Each unit includes E22 filters and an auxiliary condensate tray, ensuring cleaner air and straightforward maintenance. The result is quiet, efficient climate control that remains discrete and virtually invisible in everyday living.

10. Smart home

A truly smart home thinks and acts on your behalf

Loxone brings to life the vision of a truly intelligent home, where every function — from lighting and climate control to access management, solar shading and security — is seamlessly integrated into a single ecosystem. At the heart of the system is the Miniserver, which coordinates all devices and enables continuous communication between them, creating a balanced, efficient and intelligently managed living environment.



ACCESS

A smart home allows you to see who is at the front door at any time and from anywhere. The integrated video intercom sends an immediate notification when the doorbell is pressed and establishes instant voice and video communication. Through Loxone, the user can create personalised behaviours such as custom doorbell sounds or automatic lighting cues at the entrance.



LOXONE



LIGHTING

The home adjusts its lighting throughout the day and in response to daily routines through the Loxone system. With a single touch, you can create the atmosphere you want, activate a scene for work or relaxation or switch off all lights when leaving the house. The Away mode simulates occupancy, enhancing security while you are out.



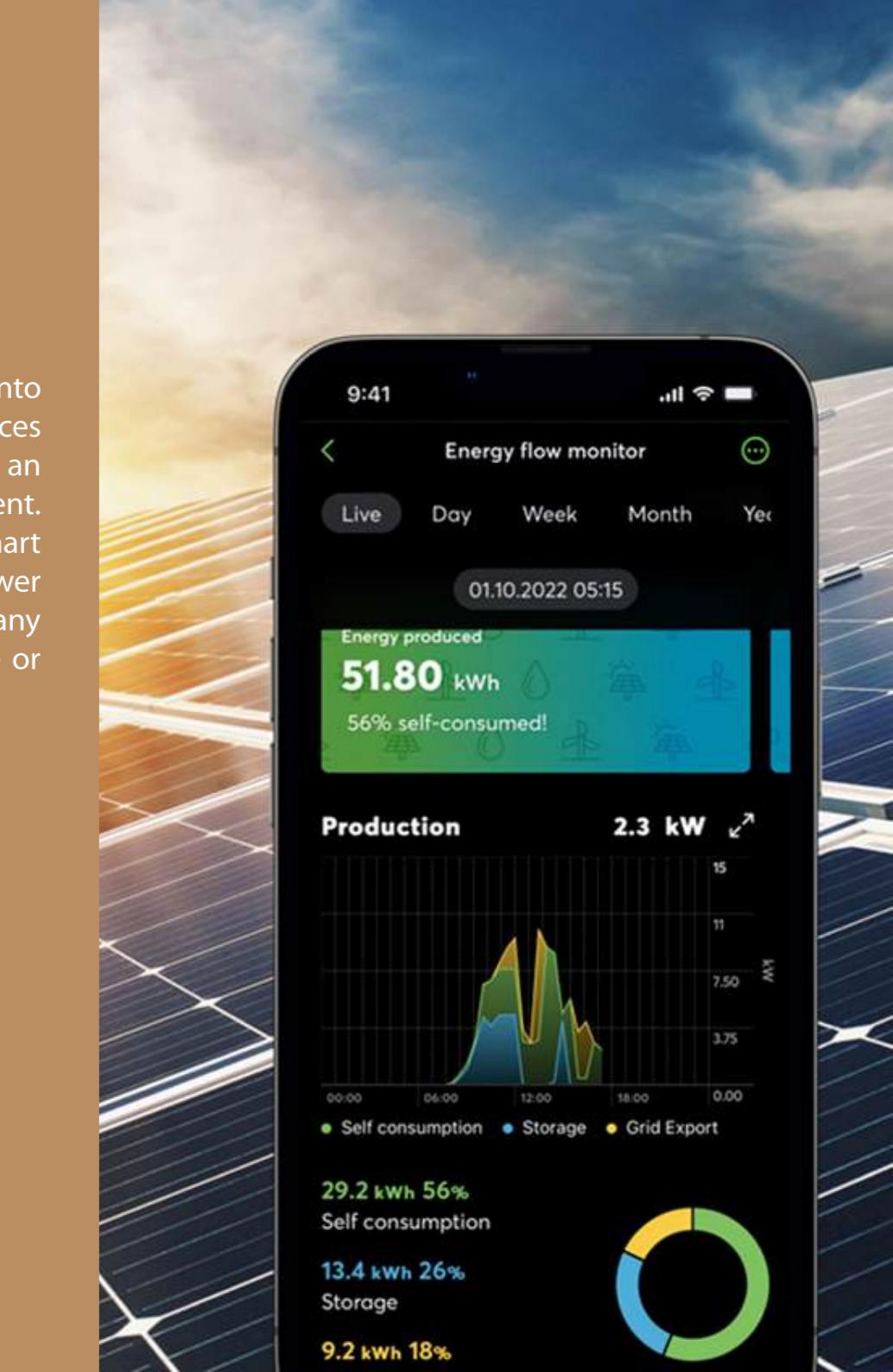
CLIMATE CONTROL

The Loxone system manages heating and cooling automatically, adapting the indoor temperature to outdoor conditions and to the routines of the household. This ensures that only the energy truly required is used while maintaining optimal comfort at all times. All heating and cooling zones can be monitored and adjusted through the mobile app.



PHOTOVOLTAIC PANELS

Solar panels convert sunlight into electricity and, with energy prices continuing to rise, they have become an increasingly attractive investment. When integrated with Loxone, the smart home can allocate the generated power exactly where it is needed and use any surplus to charge an electric vehicle or supply other devices in the home.



10. Smart home



SHADING

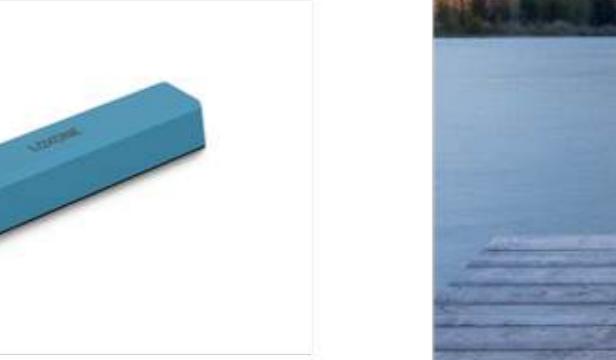
The Loxone smart home system can manage all types of shading, including motorised venetian blinds, awnings and roller shades from any manufacturer. Its flexible configuration makes it possible to tailor the setup to the home and to the individual preferences of its occupants.

Automated shading provides passive cooling by preventing direct sunlight from entering when outdoor temperatures rise, helping to maintain a stable indoor climate throughout the day. The system tracks the position of the sun and adjusts the slat angle accordingly, reducing heat gain and lowering energy consumption.



SECURITY

Leak detection. The water leak sensor functions as a key part of the technical alarm system. When moisture is detected on the floor in a critical area, the smart home immediately sends an alert, shuts off the water supply and notifies the homeowner, helping to prevent damage and allowing a rapid response.



Smoke detection. When smoke is detected, the smart home triggers audible and visual alerts and sends a notification to the homeowner. This enables a rapid response and ensures safety even when no one is at home.



VENTILATION

In Entitäts 1, indoor air quality is managed by the Loxone system, which continuously measures CO₂ levels and adjusts the ventilation rate according to occupancy and the function of each room.

Intelligent control of the dual-flow system with heat recovery ensures precise, quiet and energy-efficient ventilation. All processes run automatically, without user involvement, maintaining a consistently healthy and stable indoor climate.

KEY SMART HOME OPERATING MODES

Away mode

The last person to leave the house activates Away mode. It can also be enabled remotely through the app or triggered automatically based on motion sensor data.

Action:

Activating the mode through the Loxone app on a smartphone or tablet.

System response:

- Automatic positioning of the shading system;
- General switch-off of all lighting;
- Occupancy simulation;
- Temperature settings;
- External doors and gates;
- Standby mode;
- Reduced ventilation in Away mode.

Action:

Activating Holiday mode through the Loxone Smart Home app.

System response:

When Holiday mode is active, the Smart Home automatically adjusts room temperatures and enables frost protection.

Holiday mode

If the home will be unoccupied for a week or longer, Holiday mode should be activated. As this is not a frequent situation, it is usually enabled manually through the Loxone Smart Home app. If the dates of the trip are known in advance, the activation can be scheduled in the calendar and the system will switch to Holiday mode automatically.

Action:

Activating the mode through the Loxone app on a smartphone or tablet.

System response:

- Occupancy simulation is deactivated;
- Away mode is switched off.

Action:

When Home mode is activated, the system returns to its normal operation and enables additional comfort functions.



LOXONE

Home mode

When you arrive home, the Smart Home automatically carries out a series of actions.

Action:

Opening the garage door with the Loxone Remote or unlocking the entrance door via the app.

System response:

- Occupancy simulation is deactivated;
- Away mode is switched off.

When Home mode is activated, the system returns to its normal operation and enables additional comfort functions.



11. Photovoltaic panels

ENERGY INDEPENDENCE AND GENUINE SUSTAINABILITY FOR YOUR HOME

Entitats 1 is equipped with a photovoltaic system designed to maximise the use of solar energy and minimise dependence on external sources. In its standard configuration, the installation includes twenty-four solar panels rated at 430 Wp each, providing a total capacity of 10.32 kWp.

Designed in accordance with Passivhaus principles, the system not only covers the home's annual energy demand but also generates a surplus well above typical consumption levels. This establishes a foundation for an energy-independent home ready for full integration with electric mobility.

Under current regulations, surplus electricity can be exported to the grid with direct financial compensation. This transforms the homeowner into a true prosumer, actively and profitably managing their own energy production while reducing reliance on external supply.

This local-generation strategy not only reduces CO₂ emissions, but also enhances the property's long-term value, underscoring NOVASPACE PROMO's commitment to responsible, energy-efficient and future-ready architecture.



12. Electric vehicle charging

GARAGE WITH ELECTRIC VEHICLE CHARGING POINT

A covered garage with capacity for two vehicles, featuring a pre-installed electric vehicle charging point infrastructure.

CHARGING INFRASTRUCTURE READY FOR TODAY AND TOMORROW

The home is equipped with the infrastructure required for the installation of a smart charging station compatible with leading manufacturers. Advanced features can be added, including communication and control capabilities, load balancing and full compatibility with the latest standards in energy efficiency and electric mobility.

The charging station can be fully integrated with the photovoltaic system and the home's smart-control platform, enabling intelligent energy management, consumption monitoring and optimised charging schedules. It also supports dynamic load balancing and personalised billing options where required.



Thanks to this technical preparation, the home is fully equipped to meet both current and future electric-mobility requirements, ensuring a smooth transition toward a more sustainable way of living.

13. Electrical, TV and data installations

The home's electrical system has been engineered to deliver a high level of functionality, ensuring safe and balanced energy distribution throughout all living spaces. The lighting layout is designed around strategically positioned light points that enhance comfort and create a warm, inviting atmosphere.

Entitats 1 is equipped for high-speed internet connectivity via the Starlink satellite network. This next-generation solution makes the home fully independent of terrestrial telecommunications infrastructure, ensuring a stable and high-performance connection regardless of local network availability.





14. Kitchen

DICA: DESIGN, CRAFTSMANSHIP AND SUSTAINABILITY

The kitchen at Entitats 1 is conceived as a space where aesthetic refinement and practical functionality come together effortlessly. Filled with natural light and designed with meticulous attention to detail, it is created to bring the household together in an atmosphere of warmth and contemporary comfort.

Dica furniture is crafted entirely in Spain using carefully selected, high-density materials that ensure dimensional stability and long-lasting structural durability.

Dica is renowned for its environmentally responsible approach, using certified low-formaldehyde boards and eco-conscious finishes that minimise environmental impact.

The fronts are available in a range of finishes, including silky matt lacquers, natural veneers and technical laminates. Precision opening systems and soft-motion hardware ensure smooth, silent operation, while full-extension anodised aluminium drawers offer exceptional strength and a clean, refined aesthetic.



BLANCO TAPWARE AND SINK: GERMAN ENGINEERING IN EVERY DETAIL

The kitchen is completed with tapware and a sink by Blanco, a European benchmark renowned for its technical precision and ergonomic design.

The single-lever mixer tap with pull-out spout offers exceptional ease of use and makes cleaning larger items effortless. The Blanco sink, crafted from high-grade stainless steel or the brand's patented Silgranit material, provides outstanding scratch resistance and integrates seamlessly into the worktop, reinforcing the clean lines and contemporary character of the kitchen.



BLANCO





14. Kitchen

FUNCTIONALITY CONCEALED WITHIN ELEGANT DETAILS

Each kitchen module is meticulously designed, combining optimised storage organisation with intuitive, ergonomic functionality. Integrated solutions ensure a space that remains orderly, efficient and exceptionally comfortable to use.

Integrated LED lighting provides gentle visual comfort and highlights the texture of the materials. The worktop, a defining feature of the kitchen, is crafted from next-generation mineral surfaces available in two finishes to suit the chosen interior style:



VERSAILLES IVORY



BRONZE RIVERS



SNOWY IBIZA

Silestone® is a highly durable, low-maintenance surface with built-in antibacterial protection. It is resistant to moisture and offered in a wide palette of contemporary colours.



GLACIAL BLUE



TAJ MAHAL

Sensa® by Cosentino is a natural granite treated with a patented anti-stain protection that preserves the stone's inherent beauty without the need for regular sealing or maintenance.



A SPACE INSPIRED BY THE MEDITERRANEAN

Clean lines, natural textures and soft neutral tones express the home's design philosophy: a space filled with light, warmth and a sense of calm.

The Dica kitchen, crafted from noble materials with exceptional precision, embodies the balance between craftsmanship and contemporary comfort that defines every NOVASPACE PROMO project.

15. Appliances

MIELE: PRECISION, RELIABILITY AND THE HALLMARK OF GERMAN ENGINEERING

The kitchen at Entitats 1 is equipped exclusively with Miele appliances, a brand renowned for durability, timeless design and exceptional energy efficiency. Each appliance has been selected to deliver professional-grade performance while maintaining low energy consumption within a refined domestic environment.

Induction hob with integrated extractor

Miele's innovative induction hob with integrated extractor redefines the idea of an open-plan kitchen. Its Silence system delivers exceptionally quiet operation, allowing you to cook without intrusive noise while preserving a calm and clean atmosphere throughout the home's main living space.



Multifunction oven

The Miele oven combines understated design with advanced technology and intuitive operation. It delivers professional-grade cooking performance with an A+ energy rating and features Miele's PerfectClean interior, which prevents residue from adhering and makes cleaning remarkably effortless.

The combination of black glass and brushed stainless steel integrates seamlessly with the Dica kitchen, bringing an elegant, contemporary and subtly technological presence to the heart of the home.





16. Premium flooring and wall finishes

CENIA STONE: NATURAL ELEGANCE SHAPED BY TIME

For the Entitats 1 project, the chosen flooring is natural Cenia stone, a noble material quarried in the province of Tarragona. It embodies the raw strength of nature together with the calm, warm tones of the Mediterranean.

Its cream and sand tones, enriched by gentle tonal variations and subtle natural inclusions, create a living surface that shifts with the changing daylight and brings a sense of harmony and timeless comfort to the space.

Each slab is unique. The polished surface of Cenia gently reflects the light, enhancing the sense of space and lending the interior a natural, understated elegance. The material creates a seamless connection between indoors and outdoors and retains its relevance regardless of changing trends.

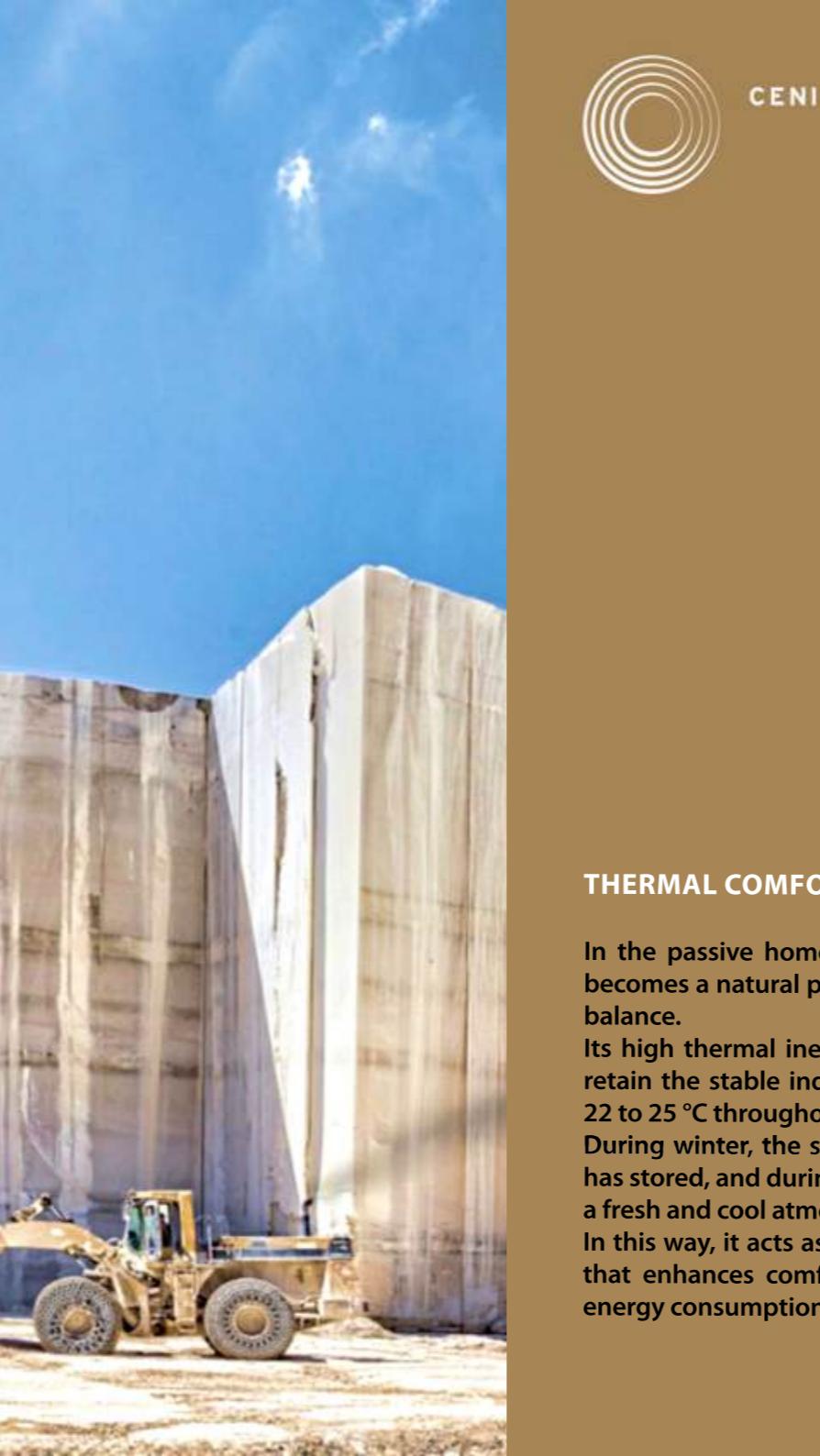
ENDURING DURABILITY WITHOUT COMPROMISE

Cenia marble is a material that stands outside the passage of time.

Unlike ceramic or industrial surfaces that lose relevance as trends shift, natural marble retains its beauty and continues to evolve gracefully.

Its inherent strength and resistance to wear allow it to age with dignity, gaining character while remaining elegant and refined.

The material can be restored and re-polished with ease, which makes it an exceptional choice for both flooring and vertical cladding.



CENIA STONE

AUTHENTICITY AND ENVIRONMENTAL RESPONSIBILITY

Cenia stone is sourced locally through environmentally conscious extraction methods. This reduces transport-related impact and ensures a fully natural and fully recyclable life cycle for the material. Its Mediterranean origin and exceptional durability make it a true expression of the long-term sustainability and environmental awareness that define the work of NOVASPACE PROMO.

INTERIOR FINISH MATERIALS

The interior finishes are crafted from noble materials with soft, continuous textures that complement the stone surface of the marble. The composition creates a sense of balance and calm that is characteristic of homes designed to endure beyond time and trends.



17. Bathrooms and sanitaryware

SPACES CRAFTED TO REMAIN TIMELESS

The Spanish manufacturer Roca, a globally recognised leader in sanitaryware, brings together a century of expertise with contemporary design. Its products are defined by exceptional durability and a long-lasting glossy finish that preserves their pristine appearance over time.

The selected pieces align perfectly with the project's design philosophy, where the purity of form and the quality of materials enhance the sense of comfort and visual balance throughout the space.



ROCA SANITARYWARE. RELIABILITY REFINED OVER TIME

The design and engineering behind Roca create a sense of comfort that is felt in every detail. The surfaces feature gentle lines and well balanced proportions, and the geometry of each piece is refined with meticulous precision. The technical solutions ensure ease of use and long lasting durability while preserving their original aesthetic through years of everyday living. The Mediterranean restraint that defines the project brings together functional clarity and a soft visual presence that complements the interior architecture of Entitats 1.

Wall hung toilets with concealed cisterns open up the visual space and introduce a sense of lightness and contemporary refinement to each bathroom.



MINERAL RESIN SHOWER TRAYS. COMFORT AND LASTING DURABILITY

The project incorporates next generation mineral resin shower trays.

This material has a naturally warm touch and provides a secure non slip surface that enhances everyday comfort and can be restored with ease if any surface damage occurs. The trays can be produced in a wide range of sizes and shapes to match the exact dimensions of each bathroom.

Their satin finish and generous choice of colours allow them to harmonise with the surrounding finishes and support a coherent, unified interior aesthetic.

ICÓNICO TAPS. THE REFINEMENT OF FORM AND ENGINEERING

The Icónico collection brings together precise engineering and a timeless approach to design. Each piece is crafted from high purity materials and incorporates state of the art mechanisms that ensure smooth and silent operation. Water consumption is optimised while maintaining an uncompromised level of comfort.

The latest generation aerator regulates the water flow while maintaining a consistent pressure, and the ceramic control system allows for precise temperature adjustment. The ergonomics of each piece are considered with exceptional care, which makes daily use natural and instinctive.

The pure geometry of its cylindrical forms creates an impression of lightness and refinement. The collection's aesthetic becomes an integral part of the bathroom's architectural composition and reinforces the distinctive character of the entire Entitats 1 project.

MATERIALS AND ATMOSPHERE

The bathrooms of Entitats 1 are conceived as spaces of visual calm and balance. Smooth surfaces and soft neutral tones highlight the texture of the materials and create a sense of clarity and gentle light throughout the room.

The lighting is designed to reveal the texture and depth of the finishes with gentle softness that brings a sense of warmth and natural ease. The use of long lasting natural materials reinforces an atmosphere of harmony and sustainability where technology remains discreet and supports everyday comfort without drawing attention to itself.



ICÓNICO



18. Interior doors

COMFORTABLE AIRFLOW AND ACOUSTIC

The client may choose between two interior door options:

- Doors finished in silk white lacquer, which enhance the sense of light and bring a contemporary, refined aesthetic to the interior;
- Doors finished in natural wood veneer, which introduce warmth and the unmistakable texture of a noble material.

All internal doors incorporate integrated air transfer systems that support the natural movement of air between rooms and enhance both thermal and acoustic comfort throughout the home.

These discreet elements help balance air pressure, improve background ventilation and reduce noise transfer, reinforcing everyday comfort and overall performance.



19. Suspended ceilings

TECHNICAL PRECISION AND VISUAL COHERENCE

The suspended ceilings are constructed using plasterboard panels that create a smooth, seamless surface.

This approach allows recessed lighting, ventilation grilles and technical access points to be integrated discreetly while preserving the architectural coherence of the space.

The design is tailored to the requirements of each room and provides a balanced combination of functionality, acoustic comfort and visual lightness.

20. Interior finishes and paintwork

VISUAL PURITY AND A HEALTHY INDOOR ENVIRONMENT

The walls and ceilings are finished with a premium matt paint that is odour free and certified low in volatile organic compounds, creating a healthier indoor environment and enhancing everyday wellbeing.

The multi-coat application achieves a smooth and silky finish that is highly durable, light stable and easy to maintain. It creates a luminous and serene atmosphere that feels timeless and elevates the sense of comfort throughout the home.

21. Internal partitions and insulation

SILENCE, COMFORT AND REFINED PERFORMANCE

The internal partitions are constructed using a high performance multi layer dry lining system with dense core materials that deliver exceptional acoustic and thermal insulation.

On the ground floor, the main bedroom suite is separated from the living area by a high mass insulated concrete sandwich wall that provides complete acoustic independence between the two spaces. The remaining internal partitions are designed to optimise acoustic comfort, reducing noise transmission and ensuring a calm and peaceful atmosphere throughout the home.

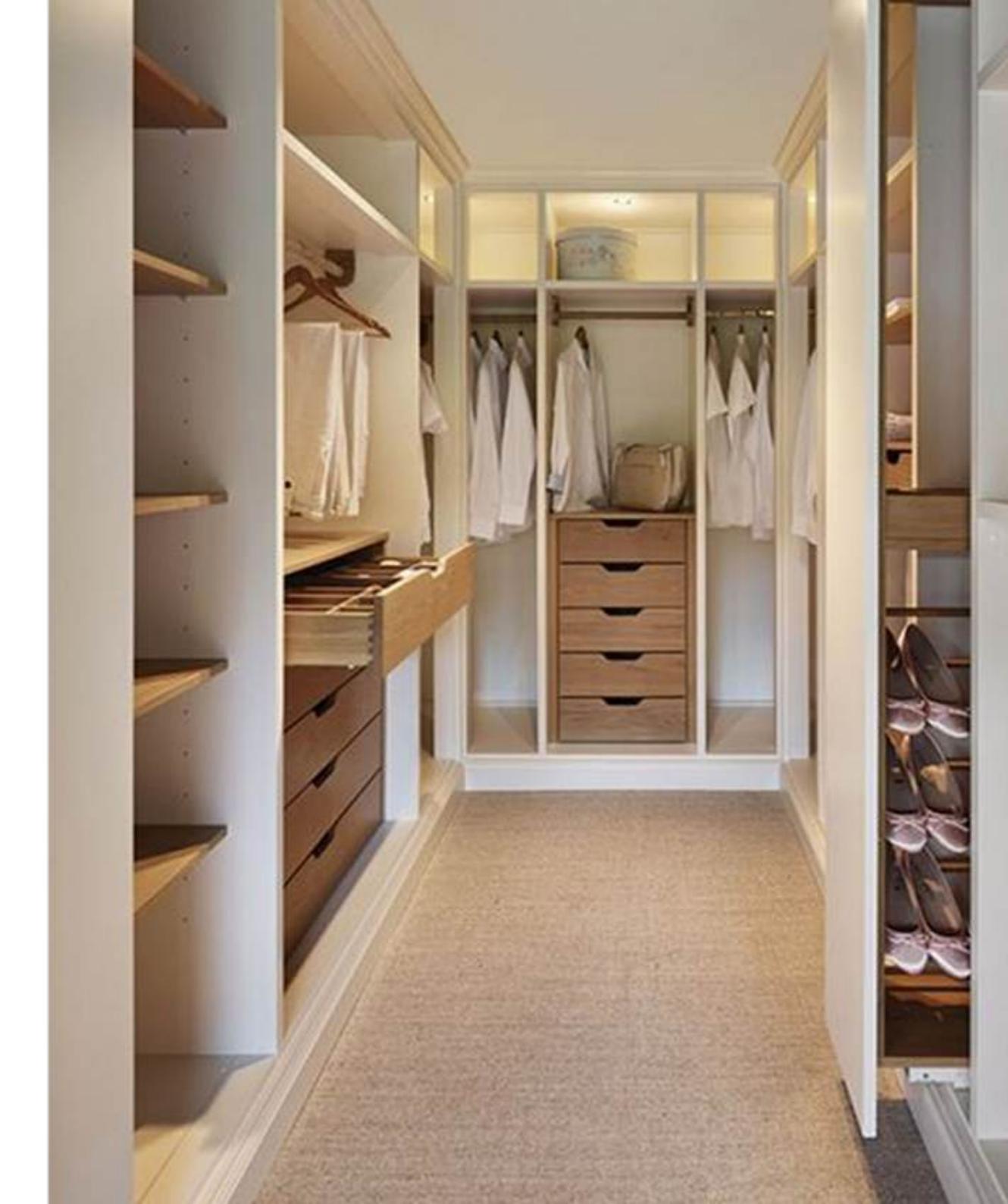
The external façades are constructed from high performance multi layer panels that provide outstanding thermal and acoustic protection, a defining feature of the passive design of Entitatis 1.

22. Built-in wardrobes

EVERYDAY ORDER AND EFFORTLESS LIVING

All bedrooms feature generous built in wardrobes designed to maximise space and preserve a clean and orderly aesthetic.

The entrance hall includes an additional utility cupboard and the principal suite benefits from a dedicated five square metre walk in wardrobe fitted with modular storage, soft closing systems and light toned finishes. Every element is conceived to provide comfort, clarity and a sense of effortless organisation that complements the contemporary character of the home.



23. Video entry system, garage door and pedestrian gate

INTELLIGENT ACCESS AND COMPLETE CONTROL

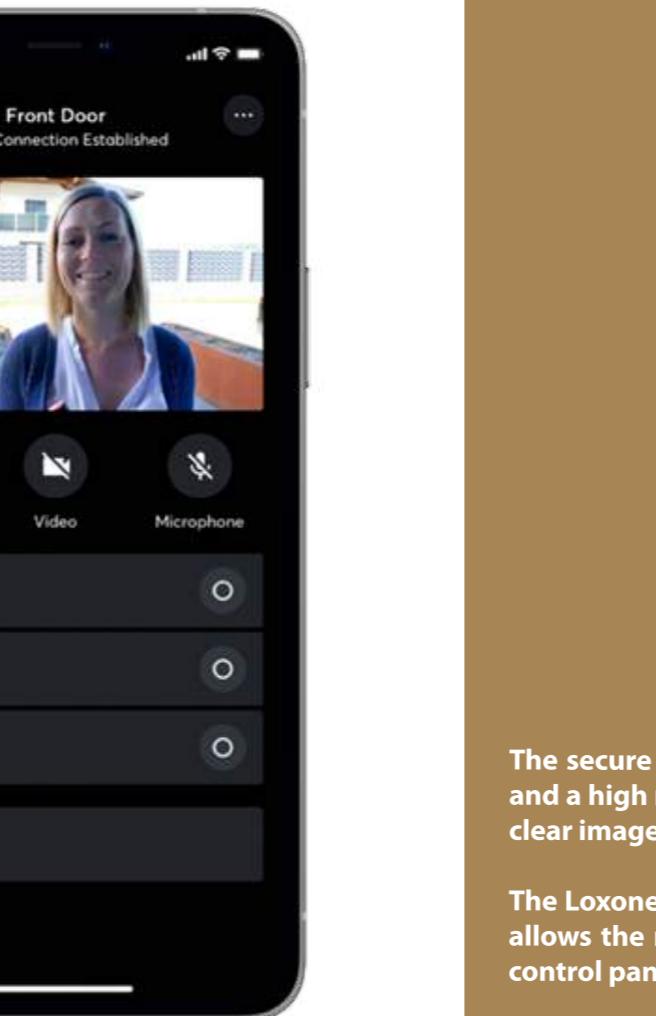
The access system at Entitats 1 combines advanced security technology with architectural integration to provide convenient, secure and fully connected control. External access is managed through the Loxone Intercom, an intelligent video entry system linked to the home's wider smart infrastructure.



LOXONE SMART VIDEO INTERCOM

The video intercom provides real time audio and visual communication with visitors. When the doorbell is pressed, the system sends an instant notification to the resident's smartphone or tablet, displaying a live image of the person at the entrance.

Through the Loxone Smart Home app the owner can speak with the visitor and manage access to the pedestrian gate or garage door from anywhere in the world.



The secure call system uses encrypted communication and a high resolution integrated camera that delivers a clear image both day and night.

The Loxone interface also records all access events and allows the resident to review the call history from the control panel or a mobile device.

24. Notes and customisation options

A HOME DESIGNED TO EVOLVE

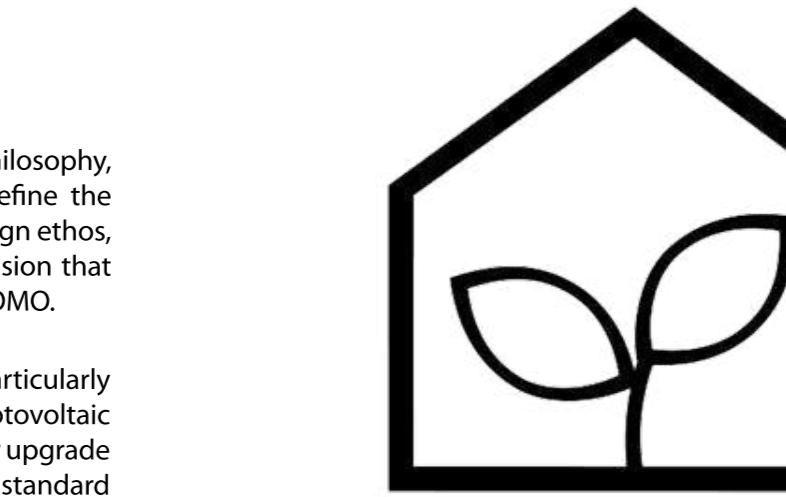
This specification outlines the construction philosophy, material choices and technical solutions that define the Entitats 1 project. Its purpose is to convey the design ethos, the quality of execution and the technological vision that underpin every home created by NOVASPACE PROMO.

Certain features described in this document, particularly those related to the climate control systems, photovoltaic installation and smart home technology, may offer upgrade or extension options that fall outside the standard specification of the property.

Final selections of finishes, materials and equipment can also be personalised to suit the preferences and lifestyle of each individual client.

We recommend discussing any personalised choices with the NOVASPACE PROMO technical and sales team to ensure that all combinations of materials, finishes and optional equipment maintain the architectural integrity of the project and uphold the high standard of quality that defines our homes.

At NOVASPACE PROMO we believe that a contemporary home should be a living, responsive environment: intelligent, energy efficient and prepared for the future.



**NOVASPACE
PROMO**

**The journey
towards energy self
sufficiency**