



# ecoliving

Sustainability dossier

**Soul Marbella**  
AEDASHOMES

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# Soul Marbella

Your new **AEDAS Homes** property is sustainable, so we are inviting you to learn about all the measures that are going to improve your life, enabling you to appreciate and enjoy them right from day one.

AEDAS HOMES

**AEDAS**  
HOMES





*We promote  
wellbeing*

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# Energy

In 2050, it is estimated that the housing stock in Europe will account for around 36 % of all CO<sub>2</sub> emissions. With your help, at **AEDAS Homes** we are determined to change this trend. Here is some information concerning this.

## How much does my home in Sunset in Soul Marbella consume to produce domestic hot water and heating?

Your home has a **C energy efficiency rating** in non-renewable primary energy consumption and a B rating in CO<sub>2</sub> emissions which represents an improvement of 28.21 %\* in the reduction of non-renewable primary energy consumption over regulatory stipulations. Remember that the scale goes from A (the most efficient) to G (the least efficient).

At **Sunset in Soul Marbella**, you will have an aérothermal system, which exploits the thermal energy in the air and transfers it inside the dwelling to provide heating, cooling and domestic hot water. By using an aérothermal heat pump we have efficient sustainable technology, you will attain very important savings in your energy bills and a reduction in direct CO<sub>2</sub> emissions.

## What proportion will renewable energy production account for out of total consumption?

Your home's renewable energy production accounts for 47,62 %\* of its total consumption.

## What energy rating will my electrical appliances have?

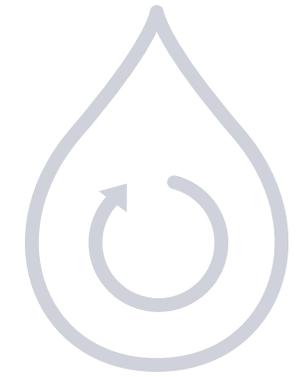
The kitchens in **Sunset in Soul Marbella** will be fitted with a number of electrical appliances: **The oven, extractor fan, tumble dryer, dishwasher and refrigerator** will all come with an A++ rating. **The washing machine** will be A+++ . You will also have a **microwave and a vitro-ceramic hob**.



## Water

Only 3 % of the available water in the world is fresh water. Of this amount, around 2 % is frozen, 0.8 % is underground and 0.02 % is surface water.

At **AEDAS Homes** we are deeply aware that it is a limited and precious resource, hence we are determined to use it responsibly.



### How much water will I save in my new home?

Compared to the usual benchmarks, **you will save between 10% and 20%**. This percentage is achieved through:

- › Dual-flush toilets (consumption 3-4.5 litres).
- › Bathroom and laundry tapware with a maximum discharge 6 l/min at a pressure of 0.3 MPa.
- › Kitchen tapware with a maximum discharge of 12 l/min, shower taps with a maximum discharge of 9 l/min at a pressure of 0.3 MPa and a temperature of 37 °C.

# Aerothermal System

An aerothermal system uses air as its renewable energy source, providing heating/cooling and domestic hot water.



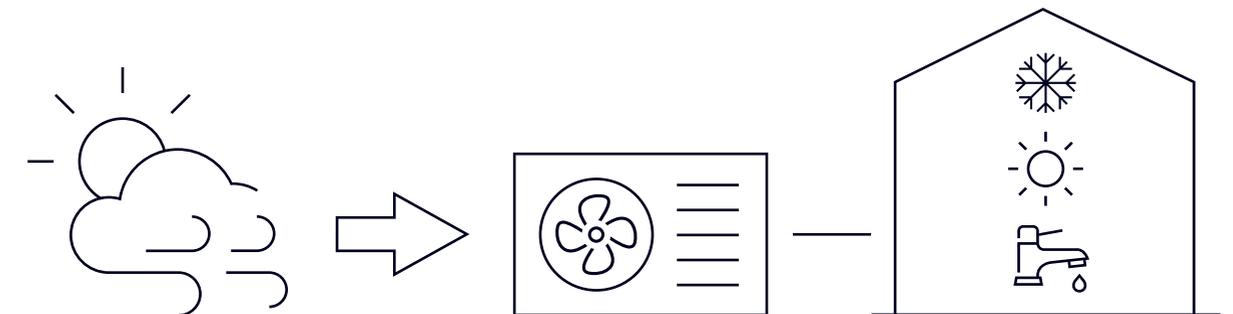
## How does an aerothermal system work?

A heat pump (known as the outdoor unit) **extracts the energy in the air**, sending it to the indoor unit which warms water for heating the dwelling and providing domestic hot water.

In summer, it works the opposite way around; heat from your home is sent outside to produce air conditioning.

## Will I save on my energy bills?

In addition to the environmental benefits, it lowers your energy bills by up to 40 %. **Between 66 % and 80 % of the heat produced by aerothermal systems comes from outside air** and hence incurs no cost for you.



# Materials

In addition to energy consumption, a large proportion of the environmental impact a building has during its life cycle comes from the materials employed.

At **AEDAS Homes**, we calculate this impact and we compensate for it.



## What level of emissions does my home produce?

At **AEDAS Homes** we perform an **analysis of the building's life cycle** and we can inform you of the emissions your home produces. Building your home in **Sunset in Soul Marbella** will produce 0.47t of CO<sub>2</sub> per built-up sq.m. However, the trees planted on the plot offset 240t of CO<sub>2</sub>.

## Does my new home use materials with a low environmental impact?

Your new home will be built with **materials with eco-labelling**, thus guaranteeing they will have a low environmental impact.

# Waste

Every resident in Spain produces an average of 2,451 kilogrammes of waste a year, of which 60% ends up at the dump. Recycling rates are very low, only accounting for around 30 % of the total. In order for recycling to become a part of your everyday life, **AEDAS Homes** helps you make it possible.

## Will I have facilities to recycle?

Your home will have a space for bins with a capacity of 45 dm<sup>3</sup>, which will enable you to correctly separate **paper and cardboard, glass containers and lightweight plastic containers and organic and general waste.**

At **Sunset in Soul Marbella** you will also have a community facility for leaving **used vegetable oil, batteries and used clothing.** There will likewise be waste bins in the community areas enabling you to separate out plastic, paper, general waste.



# Health and wellbeing

Biohabitability is the science that studies, measures and assesses the environmental factors that affect people's health and wellbeing. In urban environments, people spend, on average, 80 % to 90 % of their time indoors.

Given that there is an upward trend in diseases caused by the environmental factors present in buildings, at **AEDAS Homes** we are striving to make your home a totally healthy place to live in.

## Does my home favour my health and wellbeing?

Your new home will come with a ventilation system that will enable you to renew the air while retaining its quality. Ventilation will be via a **dual-flow system with heat recovery**, which will recover the energy from the air in your home while filtering and purifying it to assure its quality.

The paint used inside your home will be **eco-labelled** which will foster the quality of the indoor air.

## What efforts have been made to improve the light quality?

Given that natural light is one of the most important aspects for our health and wellbeing, at **AEDAS Homes** we have proposed different measures for your comfort.

At **Sunset in Soul Marbella**, **movement sensors and and/or timers** have been fitted in the community areas.



We are currently witnessing a constant loss of biodiversity that is having a direct effect on nature and on people's health. The main causes are, amongst others, pollution by transport vehicles, construction activities and global warming.

At **AEDAS Homes** we help you revert this trend.

# Integration in the surroundings



### Will I have greenfield areas available?

Yes, at **Sunset in Soul Marbella** a landscaping survey was undertaken of the location to recover the plot's vegetation, including it inside the community areas in the development. The design of the community gardens will include local plant species whereby we assist in reducing water consumption.

### What public services do I have nearby?

In the **Sunset in Soul Marbella** dossier, you will find information about nearby services; restaurants, golf courses, beaches, tourist connections, etc. means the environmental impact is lower.

### Will my mobility be sustainable?

In the car park at **Sunset in Soul Marbella**, you will have a pre-installation for an electric vehicle charger, compliant with regulatory requirements.



## Society

Inclusive societies that carry out group activities foster personal development and encourage the involvement, co-operation, communication and engagement of their members.

At **AEDAS Homes** we contribute to achieving this goal.

### Where can I take part in group activities?

The development will include a wide range of fully equipped spaces for community use: **Several community swimming pools, a spa, a fully equipped gymnasium, a leisure club, a co-working room, a snack bar and a generous garden area.**





## Best practices

A construction project involves a number of different managers and technical officers, both in the design phase and in the actual building phase. The number of agents with whom to interact throughout this process may lead to a lack of definition, confusion and problems at the worksite.

To avoid this, at **AEDAS Homes** we manage our teams by applying a comprehensive approach and local action methodology. Let's explain how we do this.

### How your home is designed and built

The design and development of the building has been based on a specific methodology known as 'Integrative Process' which enhances collaboration between the different agents involved in the construction right from the very beginning.



# Economy

Appraisal of its economic performance is one of the aspects included in a building sustainability appraisal. An analysis of the costs during a building's life cycle includes the following items:

- › Construction and maintenance.
- › Water and power (electricity, gas, etc.) consumption.
- › Demolition.

Outlay on the construction of a building may come to account for between 12 % and 20 %\* of the total cost accumulated over its lifespan. In order to lower the cost of the remainder, at **Sunset in Soul Marbella** we have placed special emphasis on the water and energy performance measures we have incorporated for you.





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