

FOR QUALITY
OF LIFE TODAY
AND TOMORROW



Núñez i Navarro

ENVIRONMENTAL MANAGEMENT FOR CONTINUOUS IMPROVEMENT

Núñez y Navarro strives to go beyond simply complying with environmental legislation and regulations to make significant progress in our environmental development. After years of experience, we know that any business requires constant improvement. Therefore, we continuously strive to improve and innovate to offer more attractive, efficient and sustainable solutions.

With respect to the environment, in line with the ISO 14001 standard, we embrace the following commitments to improve:

- Promoting energy efficiency and sustainability, making it easier for our real estate and service clients to protect the environment.
- Establishing the means required to minimize waste generation and prevent pollution, providing training and raising awareness among our staff.
- Planning and designing with a focus on respecting and improving the environment surrounding our developments and throughout the city.

In the construction phase of new building development and refurbishment projects, we conduct evaluation analysis, environmental impact studies and separated waste management measures.

It is our objective and environmental commitment to obtain the best energy efficiency certification for all new developments that are planned and under construction.

OPTIMIZATION OF RESOURCE CONSUMPTION

Throughout all our processes, we operate in accordance with the principles of efficiency and optimization. We measure and optimize the consumption of the resources we use, with the aim of reducing our environmental impact. We are committed to preventing any impact on the biodiversity of the areas in which we operate.



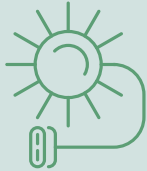
ENERGY

We measure and control our consumption of gas and electricity, striving to apply reduction measures to make significant savings. All our residential properties incorporate high-performance appliances with energy efficiency ratings above A+, as well as a low-consumption LED lighting system.



WATER CONSUMPTION

To improve water consumption, we have installed tap systems that incorporate automatic elements to reduce consumption in bathrooms and kitchens. We monitor the facilities to ensure that there are no leaks or overconsumption.



HEATING, VENTILATING AND AIR CONDITIONING

In our buildings, we carry out regular maintenance on all heating and air conditioning equipment to enhance efficiency and improve performance, thereby reducing the consumption of electricity, gas and water. On all new design and construction projects, we strive to obtain energy rating certifications.



ILLA **AUGUSTA**

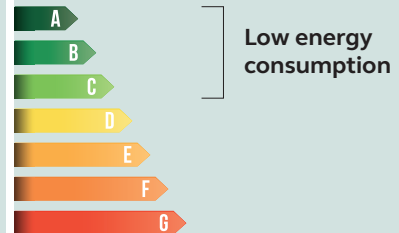
EFFICIENCY AND
SUSTAINABILITY
IN ALL THE DETAILS





ILLA AUGUSTA

Illa Augusta is a newly built, **eco-efficient** residential complex, designed using the very best on the market.



SMART ARCHITECTURE

- Ventilated limestone façade with **double heat insulation on the outside and inside**.
- Plant façade, integrating plant boxes with shrubs on the railings of the terraces on Via Augusta and C/Dolors Monserdà, creating an ecosystem that fosters the maintenance of the environment and the biodiversity of the native flora.
- Sun protection systems, such as mobile slats integrated in the design of the façade.
- Designer aluminium frames with optimal performance in terms of air permeability and waterproofing, with **thermal break**, combined with low emission, noise reduction glass for greater comfort inside the properties.
- Sustainable windows made from Technal aluminium with Hydro CIRCAL, containing at least 75% recycled aluminium sourced from windows at the end of their lifecycle. Using these windows in a similar building development can generate a reduction of 15,048 kg of CO₂, which is equivalent to the emissions of 3,762 cars driving for a whole day.



Our projects incorporate recycled Hydro CIRCAL aluminium that helps us to reduce our carbon footprint significantly.

ENERGY EFFICIENCY

Natural Lighting

- Wide openings let natural daylight flood into the residential properties.
- Sun control using SuperGraderhermetic blinds with motorized adjustable slats. *Foscurit screens* inside and *screen* outside. Mobile aluminium slat panels. Electric canopy.

Lighting and electricity consumption

- Top-class Siemens appliances (oven, dishwasher, fridge, microwave, washing machine tumble dryer; **A+, A++, A+++ and ECO**), integrated in cupboards.
- **Low consumption LEDS** with warm tones.
- Personalized adjustment of lighting level in the main bedroom and living room.

Parking

- Parking spaces for cars, motorbikes and bicycles, with **four spaces with electric charging points**.

Hot Water

- **50% reduction in hot sanitary water** consumption thanks to the solar energy system that achieves a high level of efficiency and thermal performance.

Elevators

- **LED lighting** with automatic shut-off (75% energy saving).
- Low voltage control system.
- Designed to minimize maintenance management.
- Maximum energy efficiency rating.



We are committed to logical solutions in the evolution of transport, providing parking spaces with electrical charging points.



THERMAL PERFORMANCE

Natural Ventilation

- **Natural cross ventilation** between the street façade and interior courtyard façade in 92% of the residential properties. Individualized micro-ventilation control incorporated in the aluminium frames.

Comfortable Temperature

- **High-efficiency air conditioning** that distributes air through soundproofed ducts. Adjustable air grilles that enable comfort to be enhanced by adapting to the particular needs in each room.
- Low consumption, **high-performance (A+)** heating system, with condensing boilers and steel radiators in each room.

Air Quality

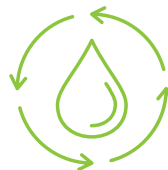
- Automatic dual-flow ventilation system with a constant flow that achieves **95% thermal performance**, resulting in an energy saving with an A energy rating and silent operation (38 dB).



We apply a range of reduction measures with respect to our energy consumption, thereby achieving a great saving.

WATER OPTIMIZATION

- The terraces of the ground floor properties, and some on the first floor, **have native Mediterranean trees and plant species** planted with an automatic watering system.
- High-quality artificial lawn in a garden area designed to ensure **minimal water consumption**.
- **Sustainable control of water usage** thanks to an automatic drip watering system.



We promote the efficient use of water through the application of sustainable practices, thereby preventing overconsumption.





Núñez i Navarro

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