



ISABEL LA  
CATOLICA

MATERIALS AND FINISHES

# INTRODUCTION

In our constant desire to improve the quality of life of our customers, we seek to offer the highest quality and latest developments in terms of construction, so we offer this house UPE PASSIVE HOUSE in collaboration with one of the best builders in Valencia specialist in passive houses.

The buyer acquires a luxury home in one of the best streets of Valencia, securing their investment as these homes are valued at over 15% more, compared to a house of conventional construction.



# UPE PASSIVE HOUSE

The new passive house model based on passivhaus standards: UPE, created by Enue.

passivhaus or passive house originated almost 3 decades ago, specifically in 1988 at the University of Germany, which has led today to what is known as the housing standardisation system by the German Passivhaus Institut.

In more concrete terms, a UPE PASSIVHAUS house is one that, thanks to its materials and construction techniques, manages to maintain ideal atmospheric conditions in its interior, achieving a reduction in energy demand of between 70% and 90%.





These are homes:

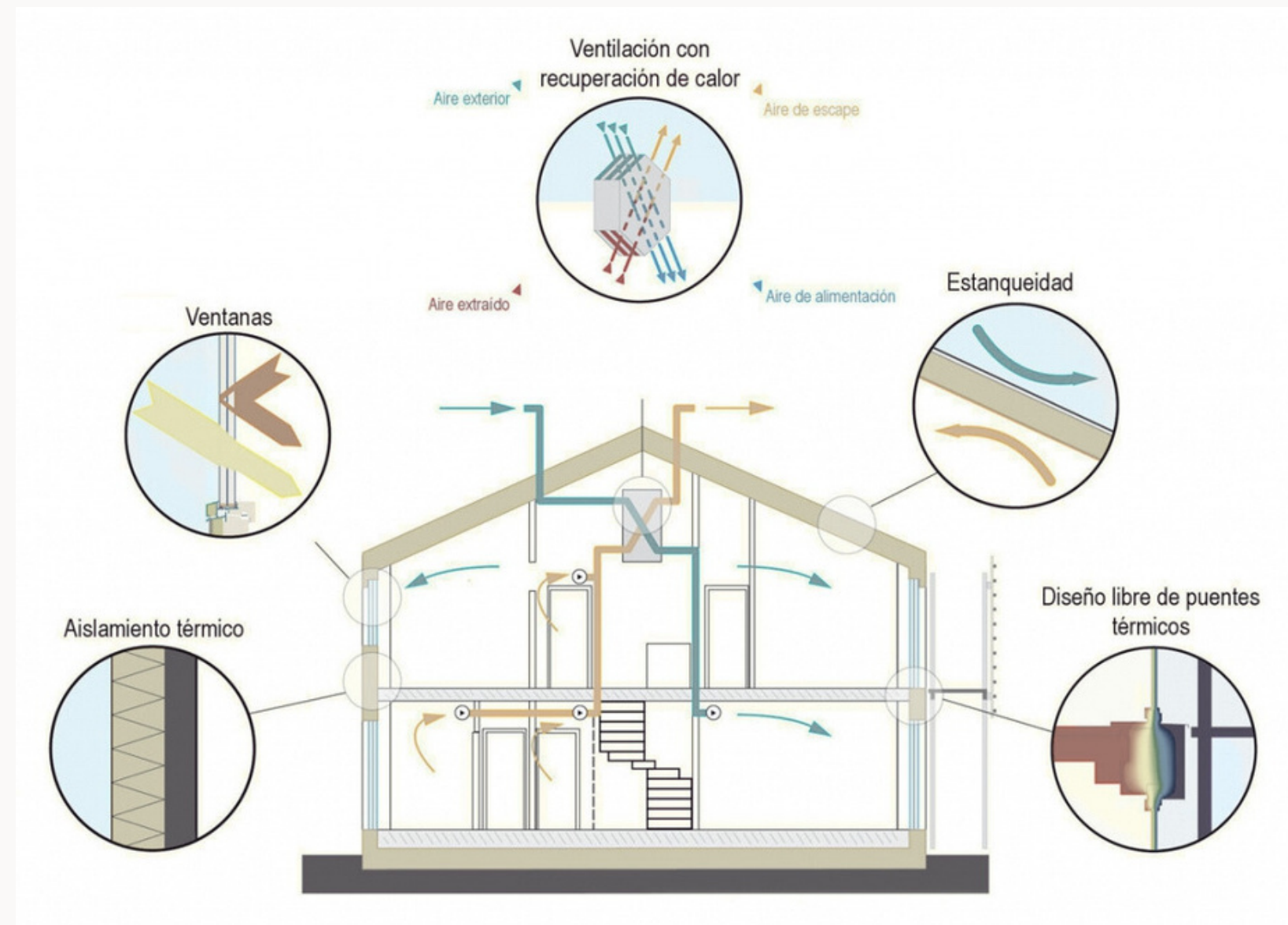
- With high health benefits, thanks to ventilation and air quality.
- Sustainable, reducing the need for energy.
- Highly comfortable, as they maintain a stable temperature throughout the day.
- They have an economic saving and a differentiating value with respect to a conventionally built home.

Among its main objectives are:

- Ensuring healthy living and promoting wellbeing.
- Ensuring access to affordable and clean energy.
- Sustainable consumption and production patterns. Waste prevention, recycling and reuse.
- Climate action.

# TECHNICAL ASPECTS

- Absence of thermal bridges
- High-performance windows
- Mechanical ventilation with heat recovery
- Quality insulation Airtight construction



# DESIGN ASPECTS

We will add to the benefits of being a UPE PASSIVE HOUSE, an exclusive and careful design, with a distribution adapted to the new standards of life style of modern people, first class qualities and elegant design.

In addition, during construction, the client can configure the house to their liking, always counting on our advice and support if necessary.



For all these reasons we have created a CONSCIOUS home, which combines the value of design with sustainability and maximum quality, thus making sure that the investment is worthwhile..

# MATERIALS

Parquet by Schötten & Wood made of French oak, laid in herringbone pattern.

Skirting board 13 cm high, matching Parisian style mouldings and rosettes by ORAC DECOR.

Interior woodwork in white lacquer.

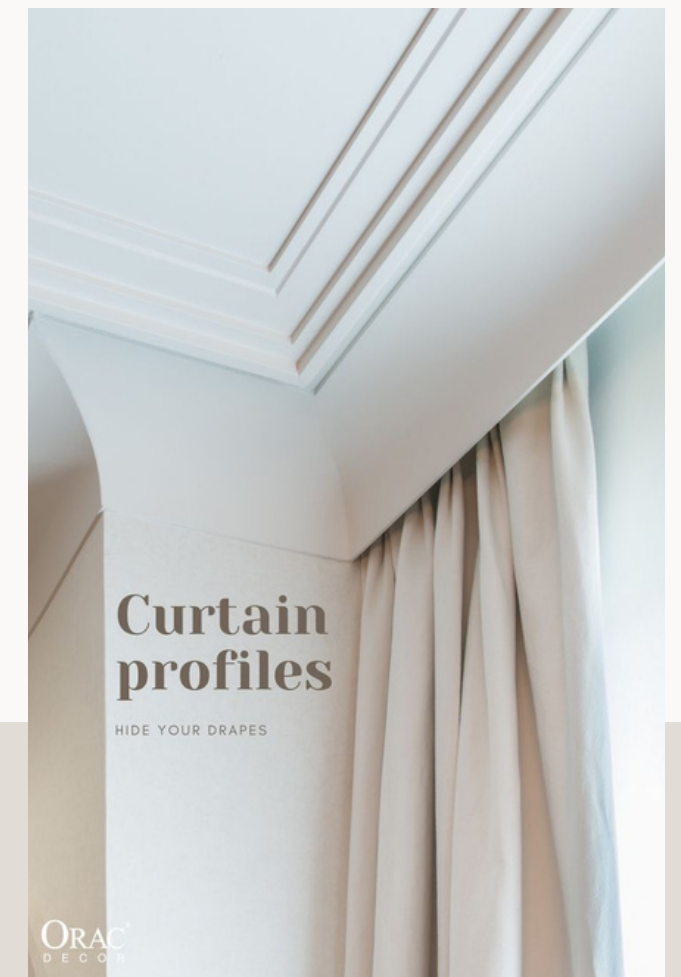
Special 240 cm high doors.

Kitchen with island open to the living room with NEOLITH porcelain worktop and integrated PANDO appliances.

Bathrooms in large format stone effect porcelain tiles.

Lighting - JUNG mechanisms.

Windows - CORTIZO triple glazed exterior carpentry.



# PLA DEL REMEI NEIGHBOURHOOD



Isabel la Católica Street is a street that joins Gran Vía Marqués del Turia and Colon Street in Valencia, two of the main streets of the city. It is just a few metres from the Colon Market, a place of exclusive leisure and entertainment.



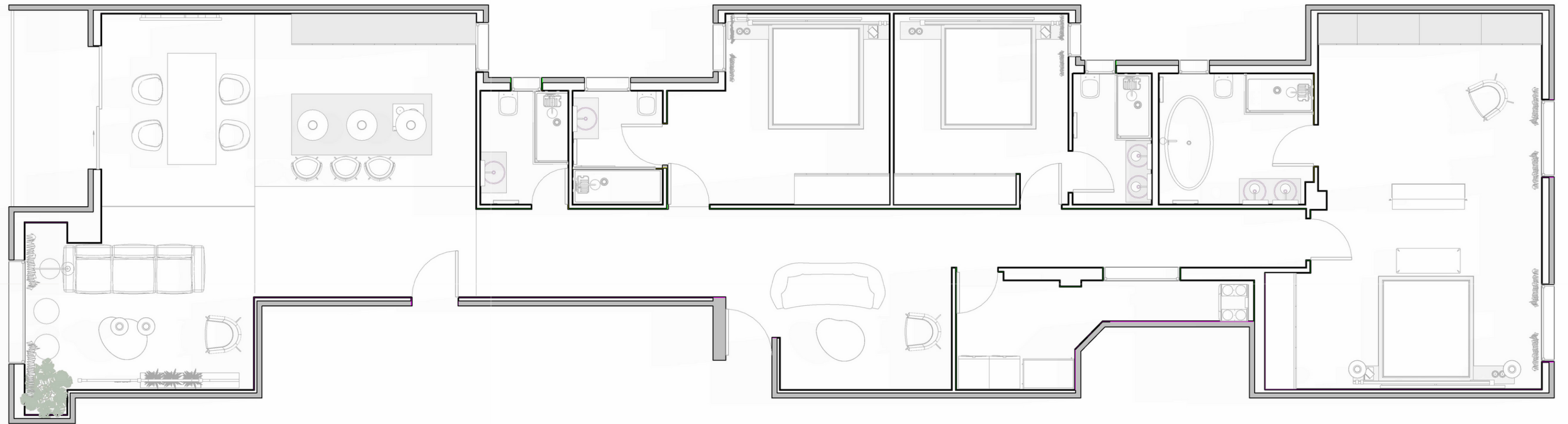
Nearby is the old Turia riverbed, Valencia's green lung, a beautiful place to practice sports, go for a walk or enjoy the open air.e.



Just a stone's throw away is the historic city centre with its streets full of shops and life and the most important monuments of the city, such as the Plaza del Ayuntamiento..



# DISTRIBUTION PLAN



# BRANDS AND PARTNERS

**Pando**  
integral*cooking*

NEOLITH®

JUNG

ORAC®  
D E C O R

enue

schotten & wood  
*tarimas de autor*

3D







