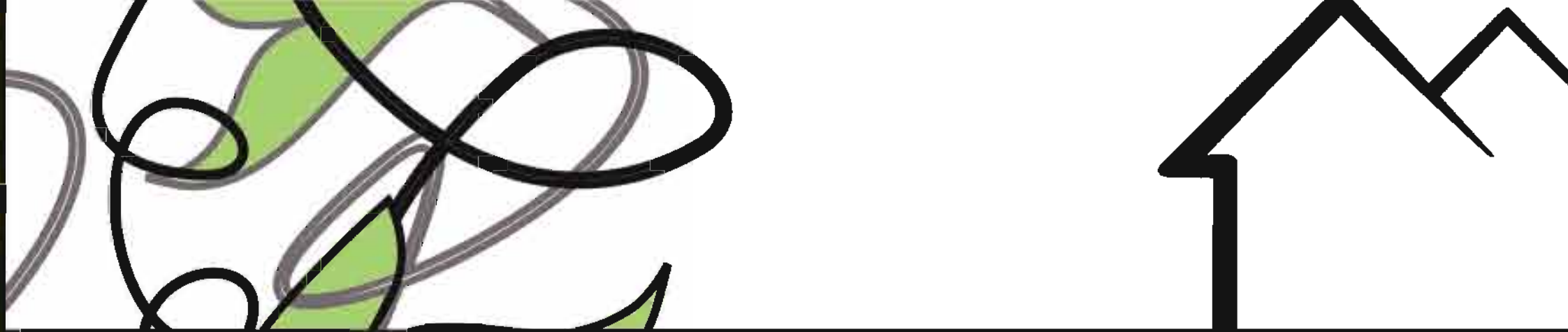




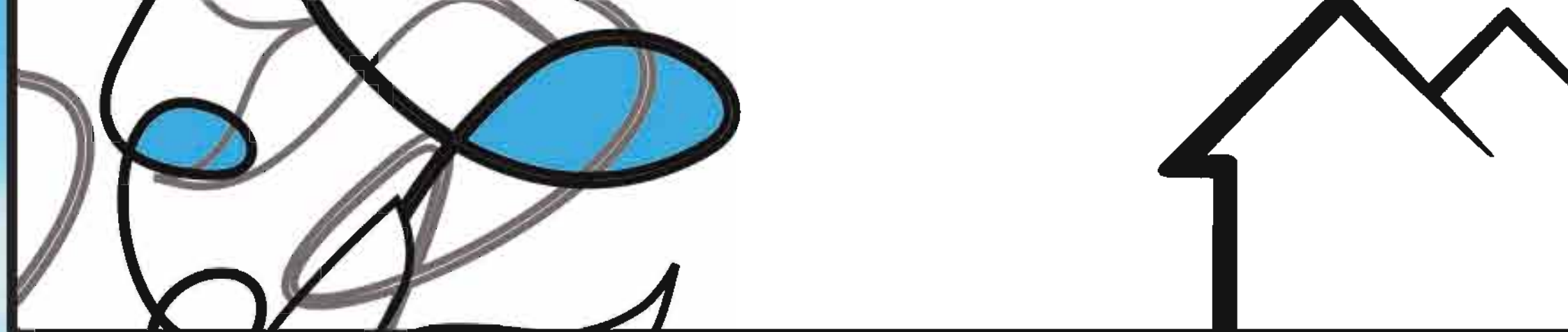
MONDRIAN



1 Introduction

The research for a new housing style that integrates in the natural environment and that contributes to a logical use of our natural resources that we dispose of, is one of the main goals of Masa Group. With this object we present you one of our latest creations; the Eco-villa Mondrian, with which we represent a new style of construction methods for a responsible use of energy and with which we try to promote a greater respect for the natural environment and conscience of natural resources.



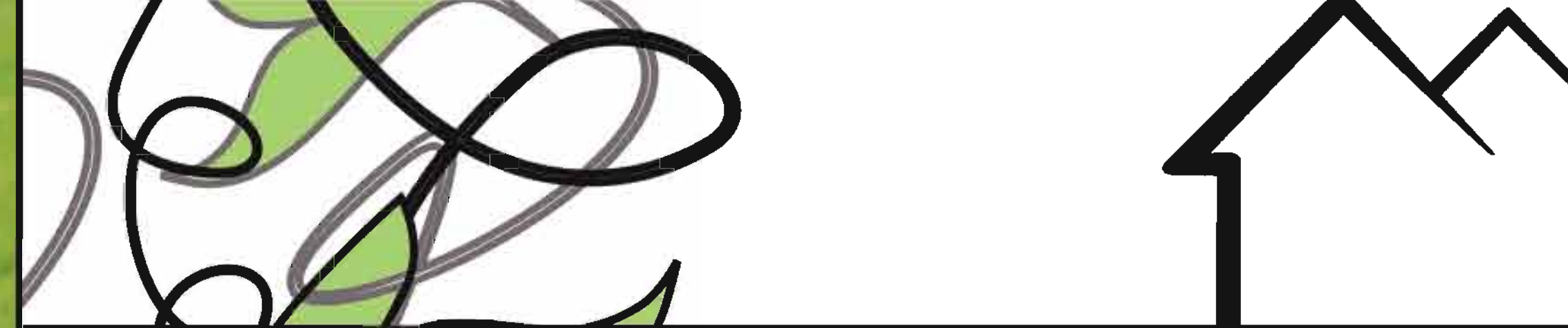
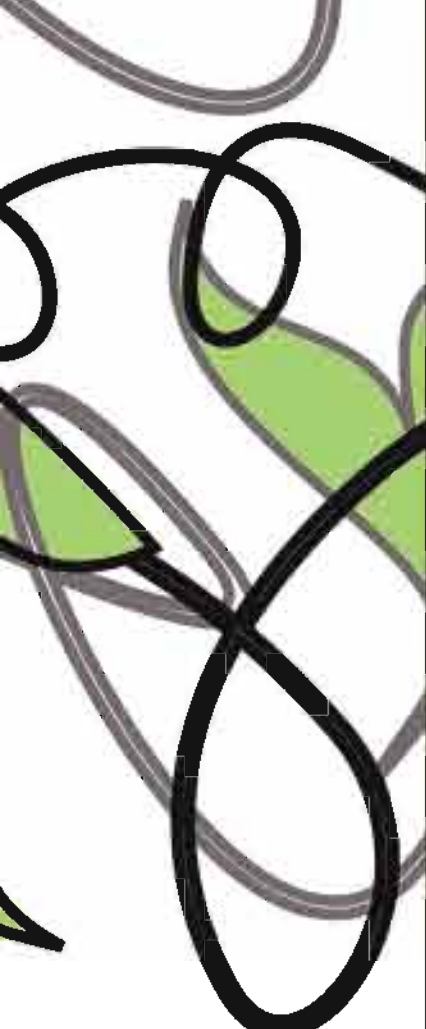


2

Mission

The conscience of our natural environment in the construction industry not only means to work and apply a selection of ecological materials, yet also it implies the study of the domestic habits of the future occupants, the precedence of building materials and therefrom make logical choices to combine maximum use together with a harmonious and responsible design.

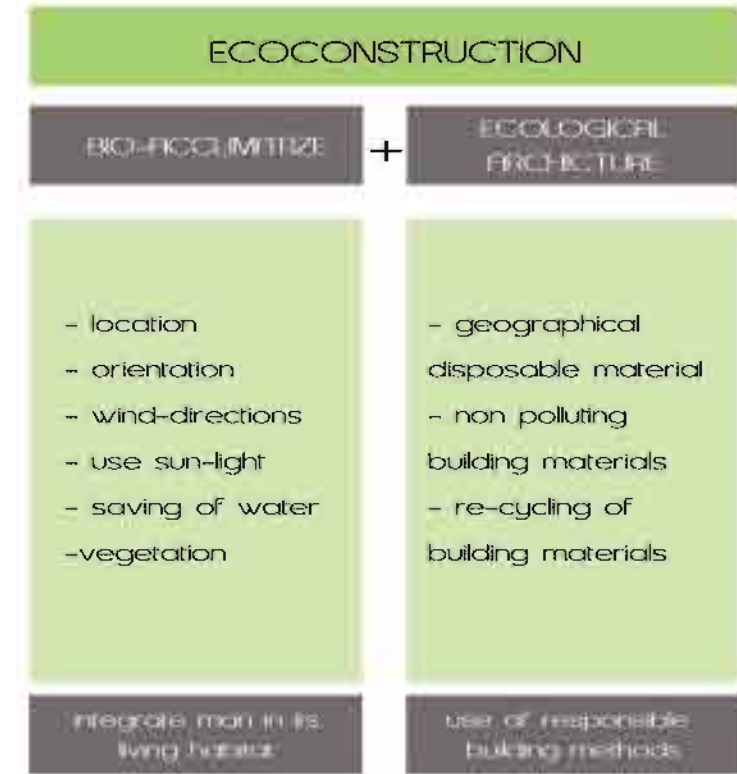




3

Goals

We have focused on the basic schedule for Ecological Constructions, trying to compromise between use and efficiency. Not only based upon the respect for nature, but of course also to provide comfort and luxury for our future house-owners. This study has led to a low energy consuming property and contributed to a less expensive life-style.





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4

Bio-acclimatize
Aspects



Location

The construction of our Eco-villa Modrian is executed in Gran Alacant in Santa Pola, a rich natural environment has a great variation of landscapes. 70% of the surface of Santa Pola is declared protected area.

The gaining of salt is still produced and is the cause that the salt lakes still exist and are now known as important breeding areas for many birds and species. The area is appointed as National Parque.

The salt-lakes, next to the pine-forest and the cape of Santa Pola next with the island of Tabarca form an interesting area to discover. Conscious of this natural beauty the Masa Group intends to contribute to the protection of the pearls with a harmonious Eco-design that integrates perfectly in the surrounding area.

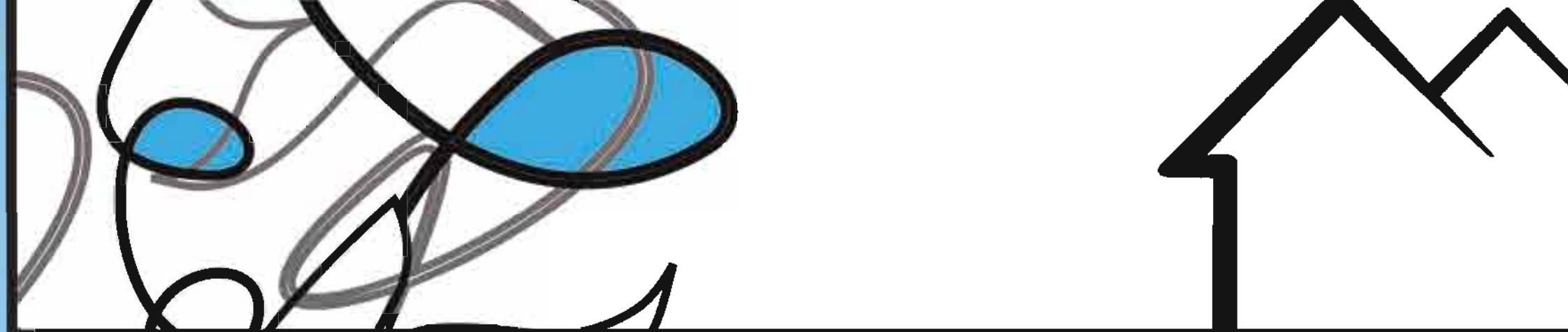
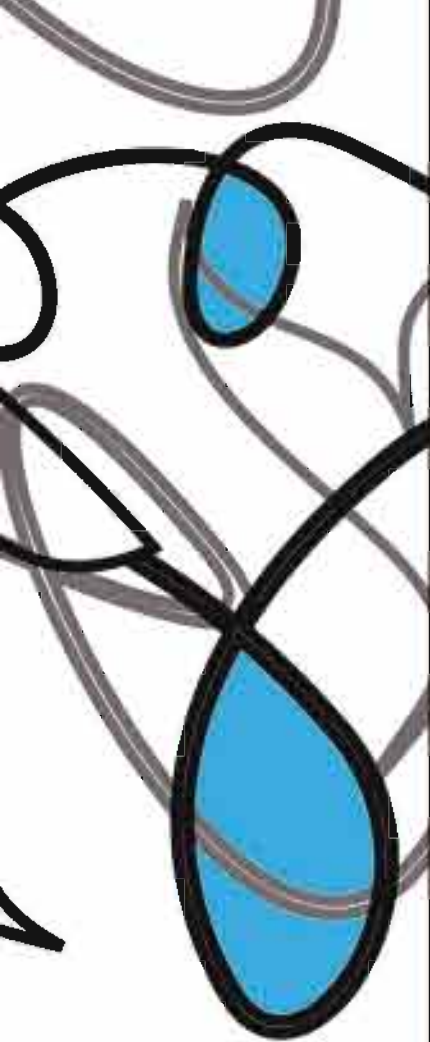




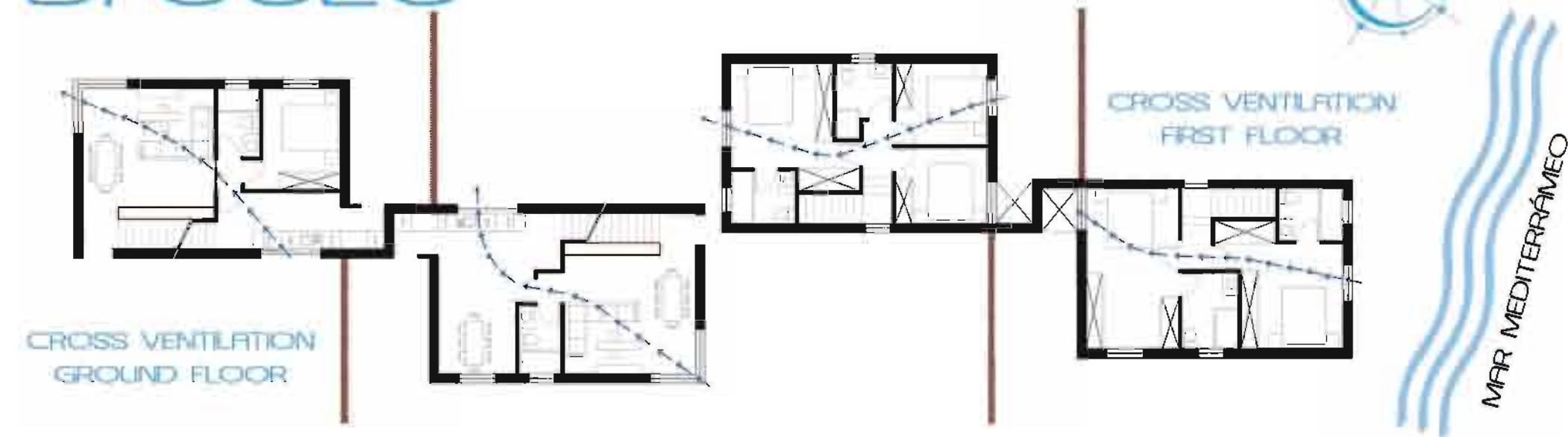
Orientación

The bio-climatic house Mondrian is individually analyzed for the influence of the climate on the property. Summer and winter use have been studied and new components have been integrated to help with a logical positioning on the site, leading to a reduced use of air-co and heating in the villa, saving up to 30% of the normal use of energy. All concluding in a less expensive house and contributing to a lesser exposure to CO₂ in our atmosphere.

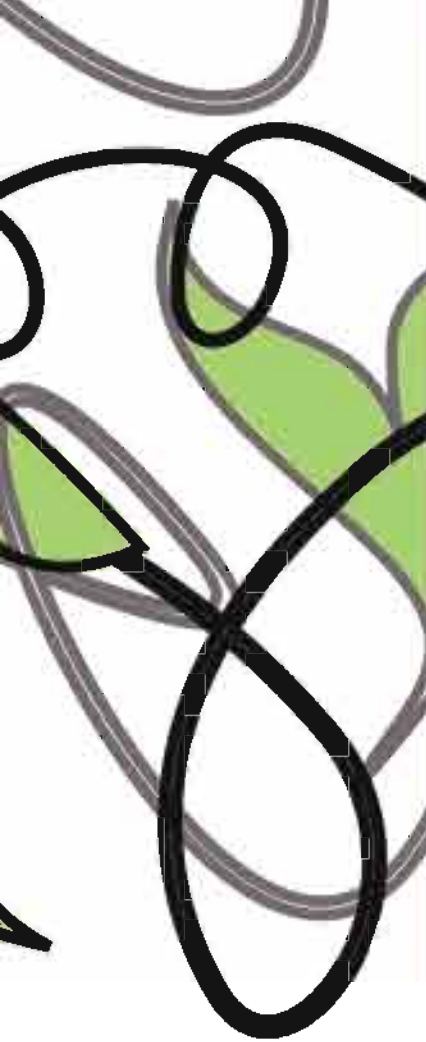




Breeze

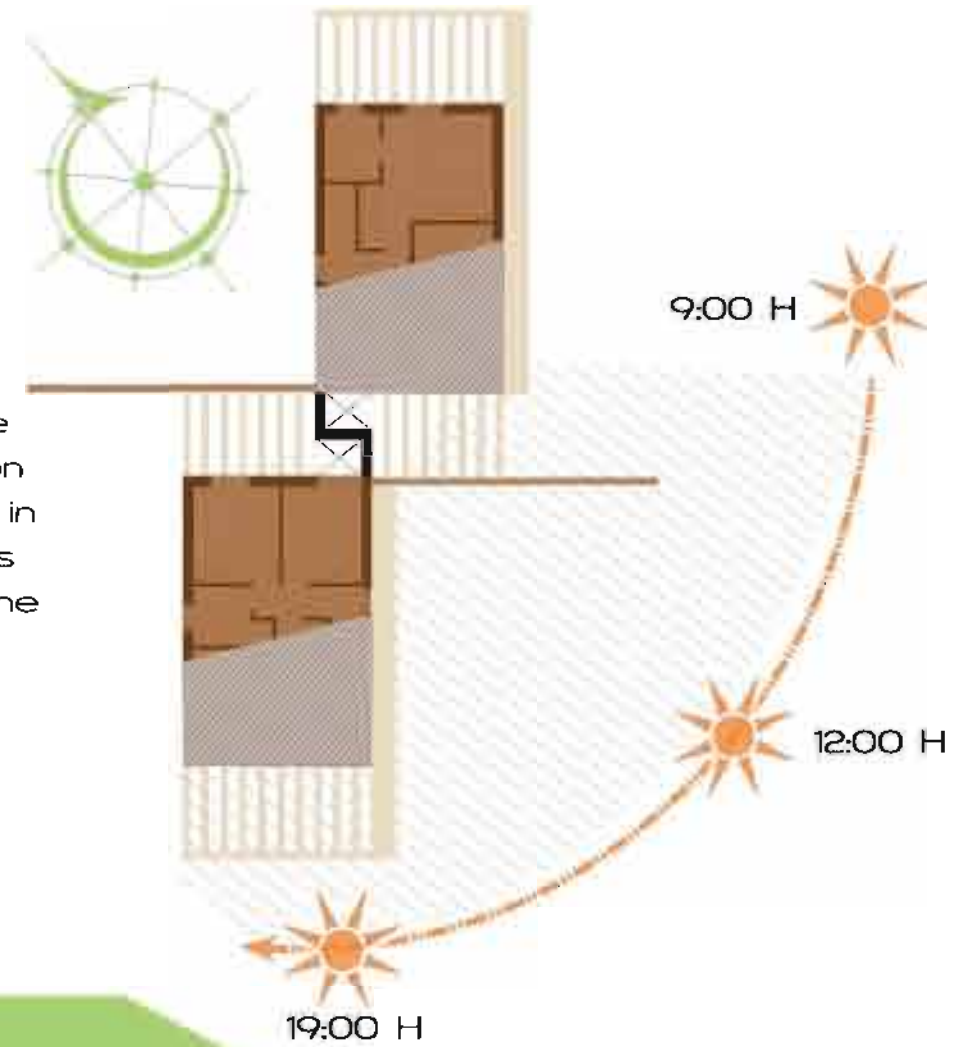


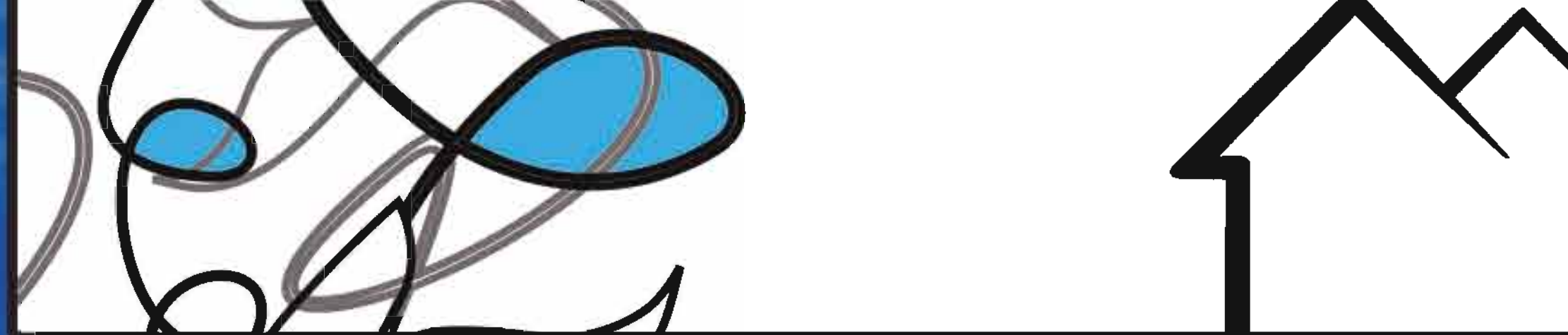
After an exhaustive study of Mondrian model orientation to take advantage of sea breezes have been distributed so that houses are linked by a single point, the rear wall of the kitchen, which makes it a virtually independent housing have windows in all directions, thus promoting cross-ventilation, as shown by the images.



Protection/Use of sunlight

Next to the fact the house is easy to ventilate, elements are placed on the pergola that reduce the impact of sun-light on the properties windows and reducing summer temperature in the house with 4° C. During the winter months the element is withdrawn so practical use of the winter sun is optimized. The roof-edging and pergola's have been designed to protect against direct sun-light on the south side.

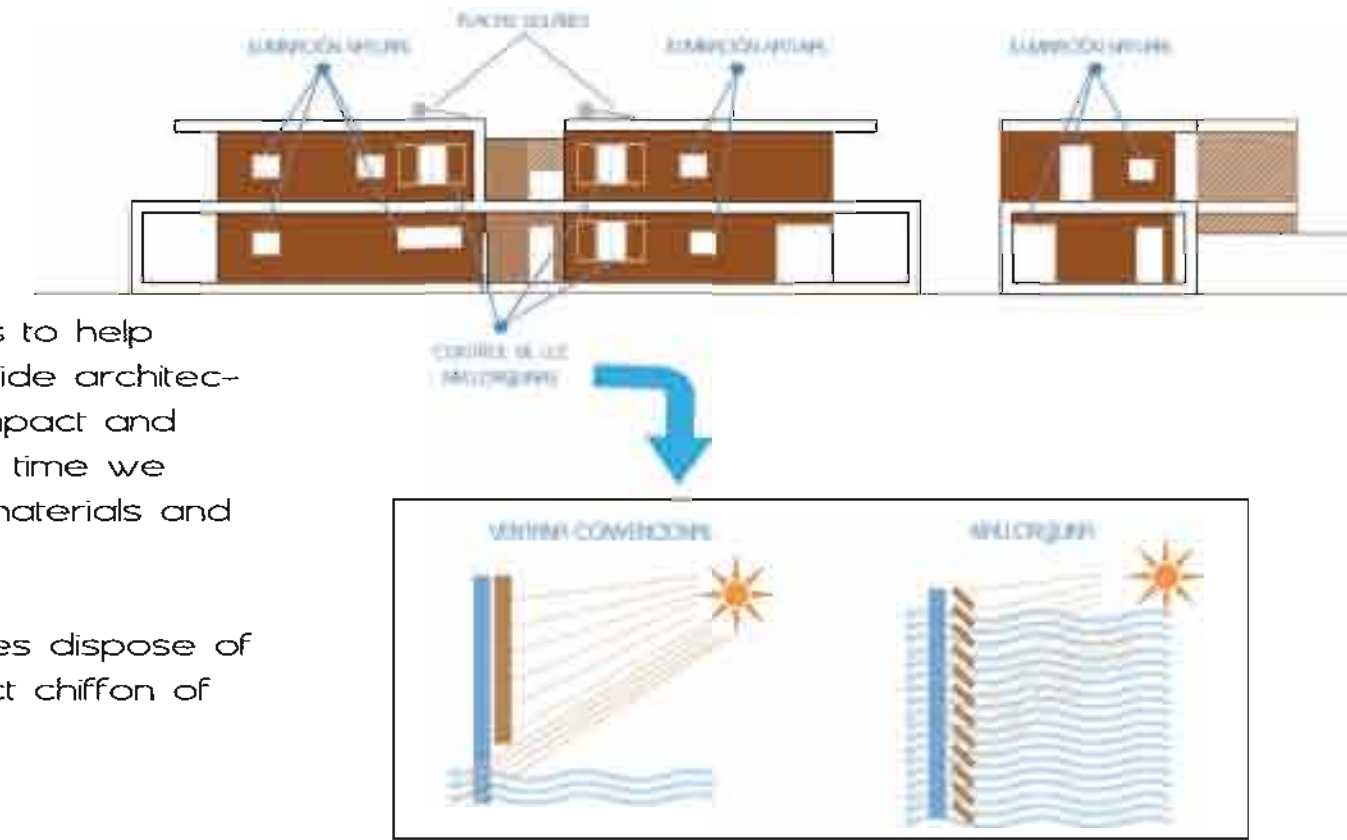




Natural use of light

All interior spaces have exterior windows to help saving energy. Also on south and west side architectural elements are used to reduce sun-impact and help controlling temperature. At the same time we achieve better conservation of building materials and reduce any possible acoustic nuisance.

According current regulations all properties dispose of a solar water-heating supply with a direct chiffton of 50 Ltrs.



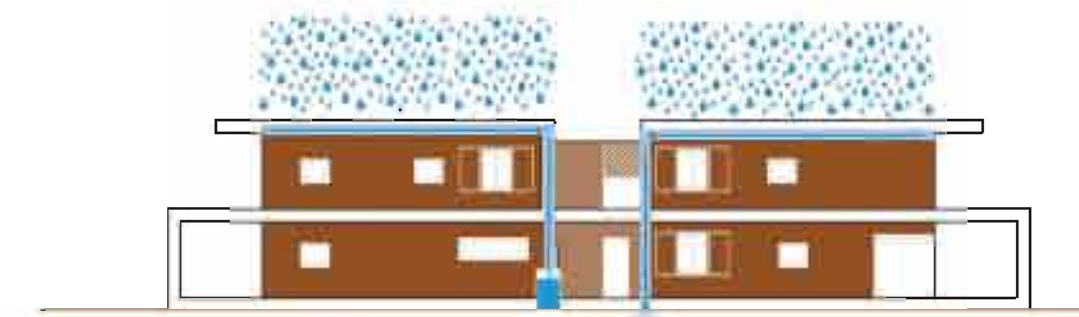


Water Use

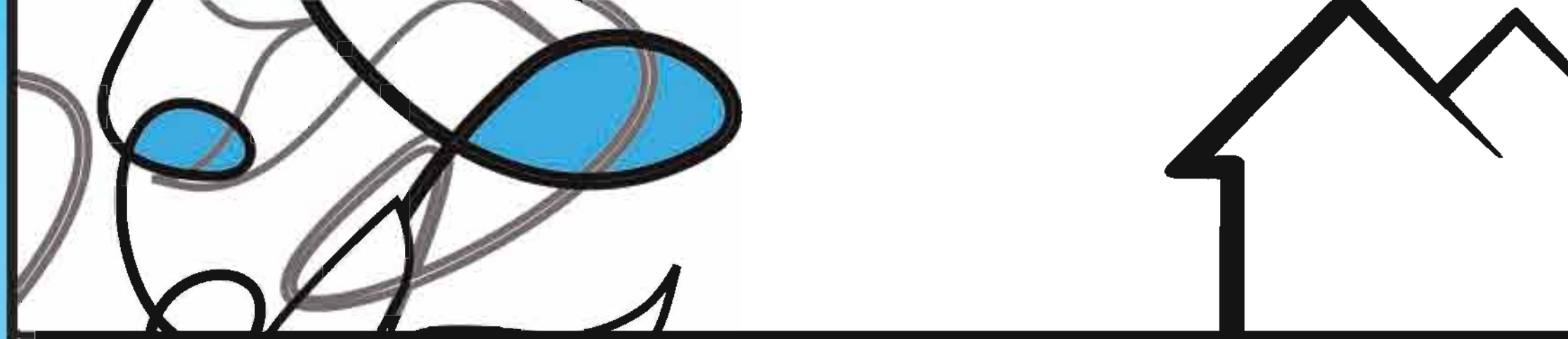
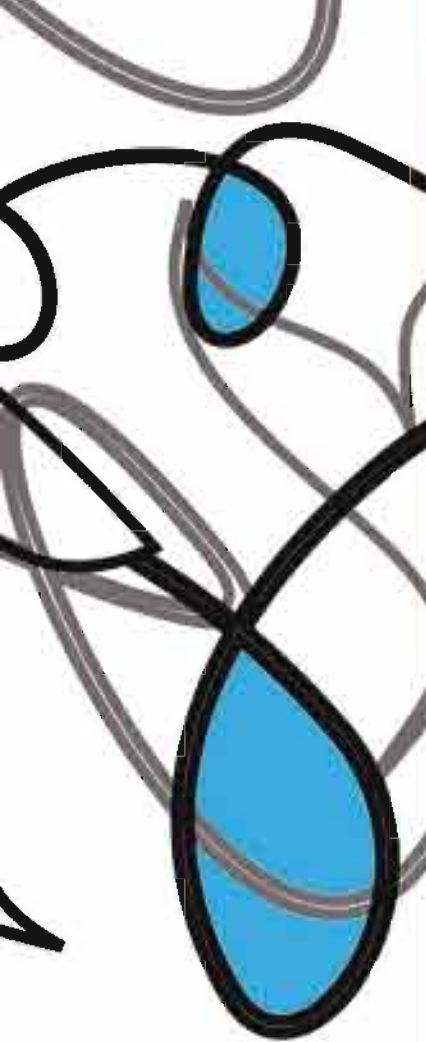
Through placing a water-depot on the site fluvial water are collected into this closed circuit and will not be wasted on your site. This water can be used for irrigation, pool, etc

Furthermore, housing is equipped with devices that allow the efficient use of water:

- Ecoplus system with mixer taps with aerators and thermostop provide a water saving 24x1M.
- Tanks with maximum flush volume of 6 liters and dual-flush device (maximum capacity of toilets per UNE 67001, is set at 9 liters, the volume of flush toilets that use below).



Water-collection through eco-depat with normal water canalizing



Vegetation

Group Masa owns various sites that have been appointed green area, contributing to the existing variation in flora and fauna in the area.

Conscious of the fact the massive style of construction is no longer feasible we have designed our Eco-model on spacious sites that can naturally integrate in the local area. To make you part of our compromise we offer you with your purchase a free almond tree to plant on your new site and help you create shadow in the summer and allow the sun through the winter to shine through. The almond is characteristic for our area and integrates your garden in the surrounding area.





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5

Ecological
Architecture

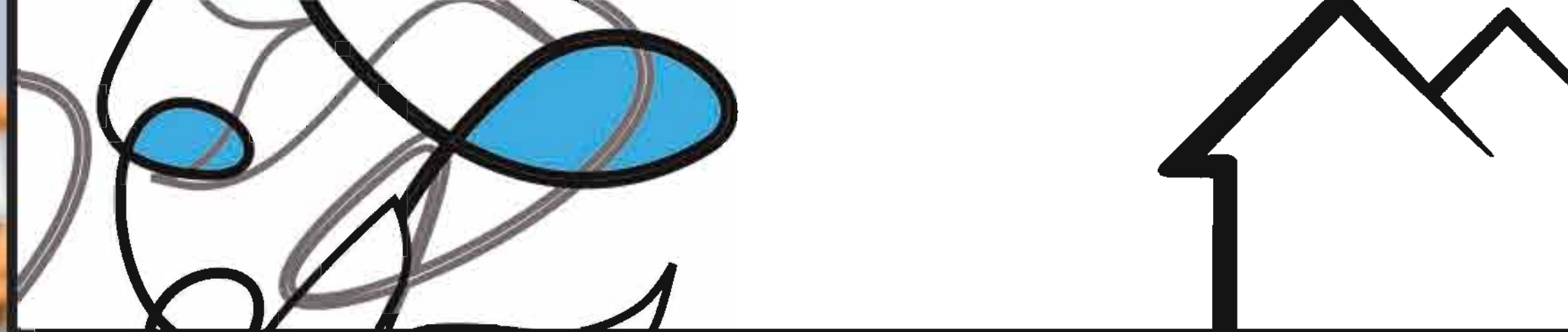
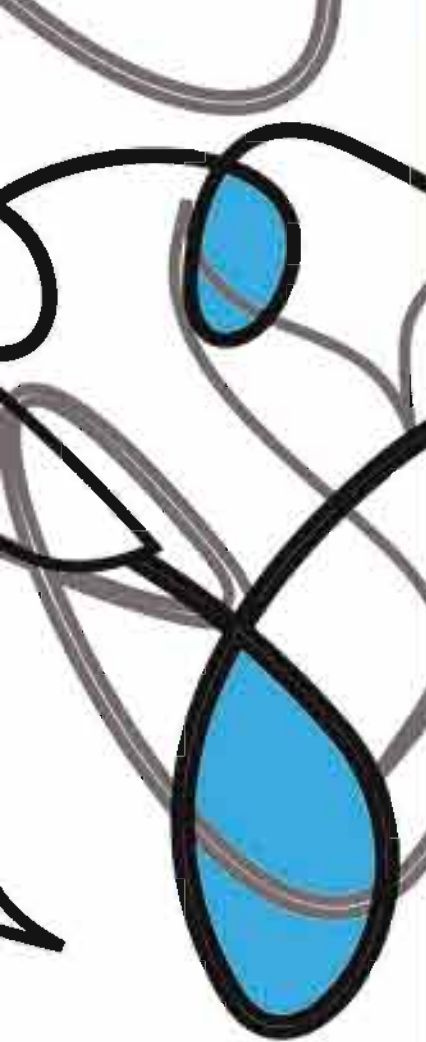




Origin of building materials.

For a healthy climate it is important to realize the origin of the applied materials. A current mistake to misjudge is prevented by canalizing where to look for, rather than transporting unnecessary goods that can be avoided. 95% of our deliverers are established in the province of Alicante and Murcia where our projects are built. Leading to lesser use of fuel and contributing to a lesser exposure of CO₂ in our atmosphere.





Choice of material

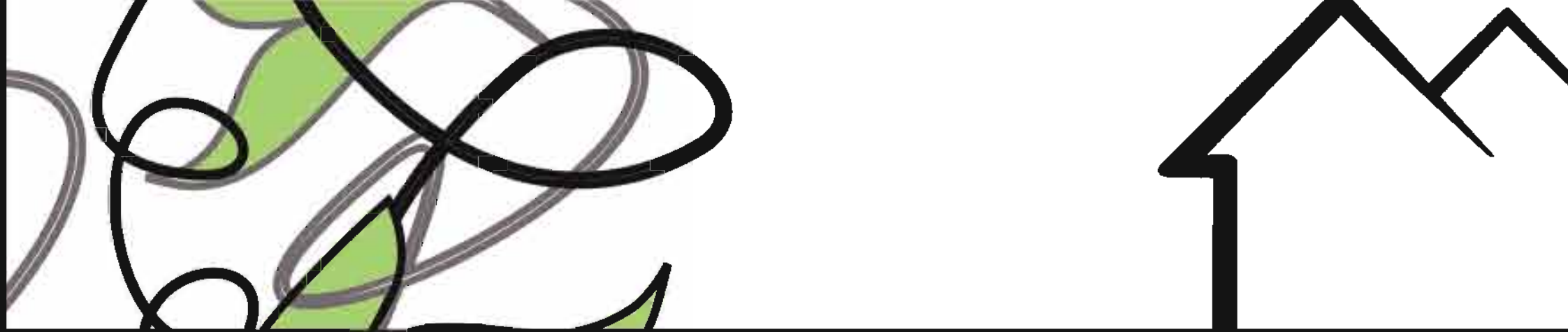
When selecting building materials we use ecological criteria, as well as legal and local regulations have to be respected, leading to a environment-friendly, safe and comfortable house.

The interior walls are applied with Pladur, a resistant plaster mix with a great resistance and insulating value. Window frames in PVC are used, rather than the conventional Aluminum, obtaining better climate and acoustic control.

Interior floors are handed over in Parquet. A durable product with a long life time that insulates better than other floors and responds perfectly against changing of temperature.

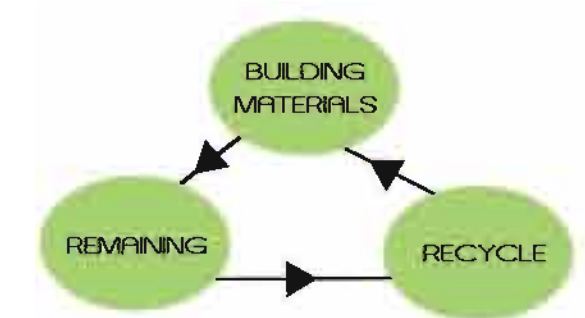
	GREENHOUSE EFFECT	ACID SOL.	OZONE
Ceramic	●	●	●
Steel	●●	●●	●
Aluminum	●●●	●●●	●
PVC	●●	●●	●
Poly-estireen	●●	●●●	●●
Poly-uretane	●●●	●●	●●●
Pine	●	●	●

Origin: Ministry of Environment, Spain



Re-cycling of Materials

In the building process re-cycled materials are used when available. When we finish construction and the area is cleaned we separate trash and rests type allowing ecological disposal to the appointed stations for this use.





Domotics

The domotic system allows you to control domestic elements more efficiently and logically, giving you a higher standard of life quality and saving more energy.

The domotic center Endesa Home system X-10 give you control over the house, also when you're not there. Next to the installation in start to use course you will receive the right information how to get all mayor advantages of this control system through better domestic use.

Features of Domotics system:

- Domotic central with controller LCD
- Telephonic access to heating system
- Smoke detection (fire) in general distribution
- Flooding detection in kitchen
- Telephonic alarm to proprietor when incidence.
- Programmable timing of heating system
- Horn 90 Db. integrated in alarm system
- Telephonic advise in case of long lasting electric failure
- Electric safety filter



MONDRIAN

6

Plans
Property



Ground Floor A



Lounge	21,60 m ²
Bathroom	3,25 m ²
Kitchen	9,90 m ²
Bedroom	9,50 m ²
Terrace with pergola	31,75 m ²

Each floor from the model offers two different options to select and can meet your domestic needs. Option A has a ground floor bedroom.

Ground Floor B



Lounge	21,60 m ²
Bathroom	3,30 m ²
Kitchen	19,80 m ²
Terrace with pergola	31,75 m ²

In option B you find a spacious kitchen office in stead of bedroom.

First Floor A



Master bedroom with wardrobes	14,50 m ²
General bathroom	3,90 m ²
bedroom 2	8,55 m ²
bedroom 3	7,95 m ²
bathroom	4,08 m ²
hall	1,90 m ²
stairway	4,10 m ²
terrace	1,75 m ²

On the first floor in Option A you find three bedrooms, one on suite and with access to terrace.

First Floor B



Master bedroom with wardrobes	16,80 m ²
General bathroom	3,90 m ²
bedroom 2	8,55 m ²
bathroom	4,85 m ²
hall	1,90 m ²
stairway	4,10 m ²
terrace	1,75 m ²

In option 2 both bedrooms are ample and have en-suite bathrooms..



MONDRIAN



Memorandum
Building qualities





Building Qualities

Foundation

In armed concrete structure according scheme of project.
Structure in armed concrete according scheme of project

Building elements

Interior walls in Pladur with smooth paint finishing
Lounge with Parquet, type Wengé.
Kitchen, bathroom en bedrooms with ceramic floors, 1st quality
Floors on first floor in Parquet, lighter decor.
Bathrooms 1st floor, ceramic floors, 1st quality
Walls kitchen and bathrooms, ceramic tiles, 1st quality.

Roof

Not transit able, with hard surface covered tarmac cover.

Plumbing

Installation of hot and cold, with pre-installation for electric boiler and washing machine in kitchen (without electric appliances) Sanitairs of Gala, chrome taps, one handle systems of Teka, waterpoint in garden.

Solar energy

Properties are equipped with independent solar panels installable on roof, Capacity of 150 Ltrs. and with resistance for electric acid.

Electric installation

With independent circuits, according current legislation for low tension.
Mechanisms: Odell of white color, model Simon or similar.
Connections: Antenna TV/Radio, telephone, pre-installation cable-tv in lounge and master bedroom



Building Qualities

Air-co.

Pre-installation of air-co, integrated in ceilings with conduct ions in lounge and bedrooms.

Carpentry

Exterior: sliding windows in PVC, white with removable shutters on bedrooms facing south-west. Other bedrooms have rolling shutters in window frame.
Safety front door in white laked aluminum
Interior: doors in laked wood, white, wardrobe doors in DM, laked white, with high lockers and hangers inside.

Glass

Glass, Climatit; double glazing in all windows

Painting

Interior: plastic paint, smooth finish on walls and ceilings in white, Anti-parasite treated.
Exterior: Monocapa: crushed marble treatment in wood color imitation

Furniture Kitchen

Fit to measure furniture in DM with beach finish, worktop in national granite.

Finishing

Exterior terraces tiled with ceramic anti-slip treated material.
Exterior threads and stairs of access in ceramic tiles with anti slip treatment
Banisters in painted metal
Plot handed over clean of all materials and covered with 10 cms. deep garden soil, according natural fall of land.



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