



Development  
**SIRIO**

These images are digital representations of our future project and may undergo adjustments during the development process.

**La Nucía**, Alicante.  
España.

**An ideal place  
to live as a family**

 **Domoética**  
SUSTAINABLE HOMES

## Commitment

## Towards a better future

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**We offer high-quality products and services with a focus on sustainability and energy efficiency, standing out in the competitive market.**

**We put our responsibility to provide quality products to our customers first.**

We created Domoética to launch a unique offer in which we deliver our customers exactly that, putting the focus on sustainability, energy efficiency and professionalism



Sergio Gómez  
CEO Domoética | Sustainable Homes



**Concept**



## Smart homes at no energy cost

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### Quality, efficient and sustainable housing with our innovative construction methods.

**At Domoética, we strive to offer spaces that combine design, comfort and technology to achieve self-sufficient homes in terms of energy.**

We use a business model and an industrialised building system that allows us to deliver high-quality and environmentally friendly housing in a short time frame. With our unique offer, we help to improve the quality of life of residents and contribute to a sustainable future.

## A residential complex with your comfort and that of your loved ones in mind. An ideal place to live with your family

### Description

**We have a development on offer consisting of 28 4-bedroom villas. All villas come with terraces, garden, swimming pool and garage for two vehicles. Your home will be the ideal place to live your life without worry, with the perfect combination of sports facilities, peaceful surroundings and urban development.**

We have taken care of every last detail. Quality and cutting-edge design give this development its own unique spirit and technology

The "Sirio Development" has been awarded an A+ Energy Rating, providing you savings on both energy and money so that you can live your life in a comfortable and sustainable way. The Sirio Development offers homes of the future. Smart homes at no energy cost.

28 Villas

4 Bedrooms

Terraces

Private garden and pool

A+ Energy Rating

**From €730,000**

## Differentiating characteristics

### Building elements.

**The strategic facing of a home** is one of the key pillars when it comes to making the most of solar energy. Thanks to large SOUTH-facing windows, we are able to make the most of solar energy, but we must also be able to protect ourselves from solar radiation during hot periods.

Therefore, the porches and terraces of our homes are specially designed to make the most of the energy of the environment for their own benefit, with an overhang of about 1.8m, with the aim of protecting the SOUTH elevation from the sun in summer with its shade and allowing the sun to enter the home in the months where the sun is lower, such as in autumn, winter and spring.

**Low energy** demand thanks to watertightness and good insulation, both thermal and acoustic, exceeding energy rating A.

**\*The windows** are made of PVC profile with triple-glazed laminated glass, with low emissivity comprising three panes of glass and two air chambers and thermal break. All windows have airtight and will open from the inside.

\* All windows are fitted with a blind filled with injected polyurethane to help insulate the home at night. Furthermore, all blinds are motorised and connected to a blind management system, which can be controlled from a physical control unit, as well as a home automation system that can be controlled via Alexa, Google or Siri.

### Efficiency elements.

**Self-sufficiency or self-consumption using photovoltaic energy is a way of producing your own electrical energy for personal consumption in the home.** In the case of solar photovoltaic self-sufficiency, energy is generated by solar panels.

Taking advantage of solar energy is becoming an increasingly common option, given that the trend is to move towards green energy, without the need to exploit non-renewable natural resources such as coal or oil.

**Aerothermal HVAC system and DHW:** 80% of the energy consumed in a building or home is used for HVAC and domestic hot water (DHW). There are currently many HVAC systems on the market, but the one that offers the best balance with photovoltaic systems is the combination of ceiling heating and aerothermal energy. Aerothermal energy can achieve an average yield where for every kilowatt invested, 5kw can be recovered in terms of heat or cold. Moreover, if we consider that most of the energy used for HVAC comes from the photovoltaic panels, aerothermal energy multiplies photovoltaic production by more than seven times, which accelerates the amortisation of both, resulting in a virtually free HVAC system, with a very high amortisation rate. All this added to the high thermal efficiency produced by the ceiling heating (which can be maintained when the sun disappears), and the low energy losses due to the good insulation, we achieve a home with a high level of living comfort and practically zero energy cost.

### Health.

**Air renewal and filtering system by means of mechanical ventilation with dual-flow enthalpy heat recovery (CMV).**

At Domoética, we want to help purify indoor air and create healthier living spaces. Air quality plays an important part in our health and wellbeing, especially considering that we spend 90% of our time in enclosed spaces, such as our homes. Therefore, in order to protect our health and that of our loved ones, at Domoética we believe that is important to rid the air we breathe on a daily basis of contaminants and to enjoy constantly filtered and renewed air. The dual-flow CMV extracts stale air from humid rooms (bathrooms, kitchen) and renews it with new air by introducing it into dry rooms (living room, bedrooms), thus achieving a constant flow of air renewal from humid areas of the home to the dry areas. The key feature of a dual-flow system is that it manages to bring the new filtered air to a temperature similar to the interior temperature of the room, which saves energy in both summer and winter and greatly improves comfort in the rooms. Additionally, it is also capable of controlling humidity within the residence, preventing moisture condensation or dew when the radiant ceiling is in use.

## Differentiating characteristics

### Ceiling heating/cooling.

**Ceiling heating/cooling:** ceiling heating is an invisible system. It consists of a network of pipes installed on the ceiling, through which hot or cold water circulates depending on needs. The temperature is distributed evenly throughout the home. This allows us to achieve a comfortable room temperature at a lower operating cost. It is one of the most convenient HVAC systems, and these are its advantages:

- It has no cold spots or draughts: heat goes from the ceiling to the floor (creating a uniform heating system free of draughts and cold spots). Hot water is pumped through the pipes, gently heating the ceiling and creating a comfortable environment.

- It is controlled by thermostat. Thermostats are placed in each room or area of the home. This allows you to set your ideal temperature in each part of the home.

- At least 25% more energy efficient: ceiling heating will heat your home with no need for additional heating. It covers a large surface area, uses lower water temperatures than a radiator and is up to 40% more efficient when combined with a heat pump.

- Warm ceiling heating: In contrast to standard convection heating systems (such as radiators), good quality ceiling heating systems operate with comfortable, healthy radiant heat and very low temperature differences.

A surface heating system uses the entire surface for transferring heat. The radiation is emitted at right-angles to the surface, so the heat is emitted from above to below. When the rays hit a solid object, it is warmed.

- It frees up wall space: given that the strong, flexible plastic pipes are embedded embedded the ceiling and The heart of the system, the collector, is hidden away in a cupboard, it is a practically invisible heating system. This gives you complete freedom in interior design, providing more wall space and no restrictions on where you can place furniture.

- No exposed hot surfaces, no sharp corners: as it is hidden, it is also safer than radiators. There are no exposed hot or sharp surfaces or pipes that could cause injury.

### Home automation and installation elements.

**Gira home automation system:** Domoética homes have the same control mechanisms of any home, such as a switch to control lights, but in addition they are also equipped with a home automation system that can control certain home installations, generate lighting scenes depending on the time of day or a welcome lighting scene when you arrive home (for this, a lighting study has been conducted in the residence). The following installations can be controlled by the home automation system:

- Lighting control.
- HVAC control.
- Control of switching on and off some electrical appliances such as the TV, to avoid standby consumption.
- Blind control.
- Home access control

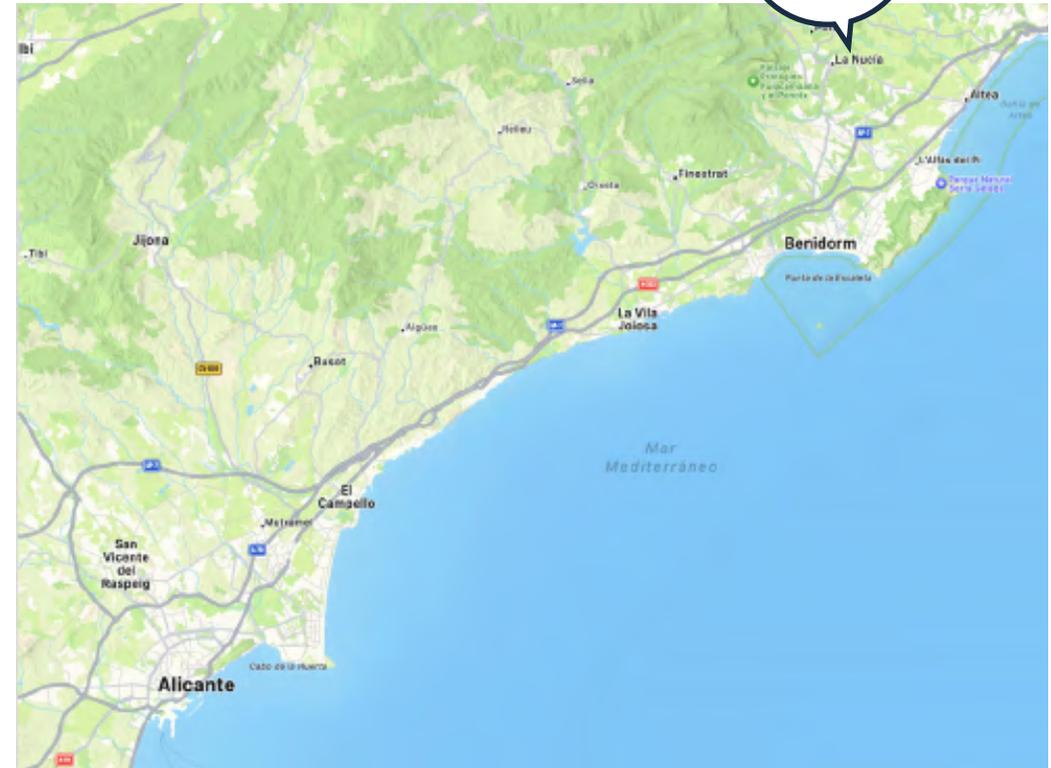
All these options can be controlled via a central GIRA screen, the Smartphone or by installing Alexa, Google or Siri, as the GIRA home automation devices used are compatible with virtual assistants.

**Pre-installation of electric vehicle charging point in garage.**

## Set in the heart of the Costa Blanca.

Located just 9 kilometres from Benidorm and Altea, La Nucía is a quaint town in the Alicante region which is also the gateway to the spectacular mountain valley of Guadalest.

### Location



Distance to Alicante airport by road is 64.7 km.

Distance to Benidorm 9.7 km · via CV-70

Distance to Valencia 145 km · by AP-7

## Located in one of the most sought-after areas.

Located in the new La Nucía project called Sector La Serreta. A project that will be home to exclusive services and facilities.

### Nearby facilities:

**THE CITY OF SPORTS PROJECT**  
Investment: 350 million euros  
2,000,000 m2 of sports facilities  
55 Olympic disciplines

### GENERAL SERVICES

2 public schools  
Private bilingual school  
Sports training academy  
Sports science university  
Sports hospital  
Hotels  
Commercial area

### HEALTH AND SPORTS

1 sports hospital  
David Ferrer tennis academy  
Fitness centre  
Surfing centre with wave pool  
Equestrian centre  
Olympic stadium  
Multi-sports court  
Golf training centre  
Football centre

Padel courts  
Basketball courts  
BMX and MTB circuit  
Skate park  
Outdoor pool  
Heated pool  
Calisthenics area  
5 healthy parks

## Surroundings



### La Nucía Project - The City of Sports Sector La Serreta



# Live in style and comfort! Discover our exclusive two-storey home with garage and private garden.

## Ground floor

Living room, Dining room, Kitchen= 44.62 m<sup>2</sup>

Bedroom = 9.16 m<sup>2</sup>

Bathroom = 4.73 m<sup>2</sup>

Lobby = 3.58 m<sup>2</sup>

Garage = 34.74 m<sup>2</sup>

Terrace and Porches = 41.04 m<sup>2</sup>

**Home net floor area = 126.25 m<sup>2</sup>**

**Home gross floor area = 150.22 m<sup>2</sup>**

SOUTH-facing garden = 60.5 m<sup>2</sup>

North-facing garden = 16.96 m<sup>2</sup>

## First floor

Bedroom 1 = 15.26 m<sup>2</sup>

Bathroom 1 = 7.93 m<sup>2</sup>

Bedroom 2 = 12.47 m<sup>2</sup>

Bedroom 3 = 10.79 m<sup>2</sup>

Bathroom 2 = 5.06 m<sup>2</sup>

Terrace and Porches = 45.76 m<sup>2</sup>

**Home net floor area = 75.38 m<sup>2</sup>**

**Home gross floor area = 118.56 m<sup>2</sup>**

## Floor area

Home net floor area 195.26 m<sup>2</sup>

Home gross floor area 181.98 m<sup>2</sup>

Porches gross floor area 39.90 m<sup>2</sup>

Terrace gross floor area 46.91 m<sup>2</sup>

South-facing garden 60.5 m<sup>2</sup>

Total gross floor area 329.29 m<sup>2</sup>

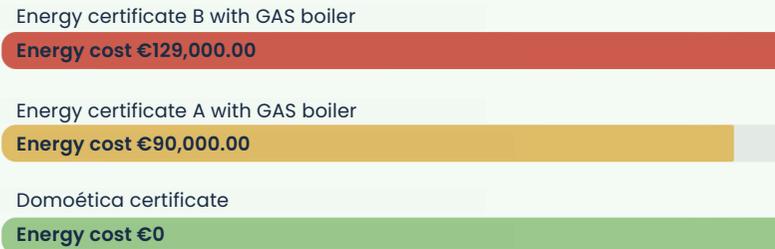


# Energy costs

## Energy cost savings of up to +129k over 30 years.

Calculation of the energy cost of a 200m2 home over 30 years, comparing the cost in Euros between the different energy certificates (type A / B and Domoética) taking into account the average energy prices and the legislation in force as of May 2024.

### Savings



\* Energy cost calculated based on the annual solar energy production data from PVGIS.

**Main elevation**  
**Home**

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# Home Images Finishing Option 1



**Dining room**  
Home

Finishing Option 1

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## Living room Home

Finishing Option 1

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## Kitchen Home

### Finishing Option 1

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**Bedroom**  
**ground floor**  
Home

Finishing Option 1

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## Bathroom Home

Finishing Option 1

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**View from  
the garden  
Home**

Finishing Option 1

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**Master  
bedroom  
Home**

Finishing Option 1

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**En suite  
bathroom  
(1)**

Home  
Finishing Option 1

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**En suite  
bathroom  
( II )  
Home  
Finishing Option 1**

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## Bedroom 3 Home

Finishing Option 1

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**Bathroom  
first floor  
Home**

Finishing Option 1

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## Bedroom 2 Home

Finishing Option 1

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# Home Images Finishing Option 2



**Dining room**  
Home

Finishing Option 2

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## Kitchen Home

### Finishing Option 2

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**View from  
the garden  
Home**

Finishing Option 2

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## Master bedroom Home

Finishing Option 2

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**En suite  
bathroom**  
Home

Finishing Option 2

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**South elevation**  
Home

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## Contact



**Domoética**  
SUSTAINABLE HOMES

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