

HIGUERON SOUTH RESIDENCES



Location: Plots BA-14B, BA-14C, BA-15A Sector API-01 (UR-6 "El HIGUERÓN")
Fuengirola, Málaga. 164 DWELLINGS. IN COLLECTIVE RESIDENTIAL "SOUTH
RESIDENCES".

WELL™ CERTIFICATION EDUCATIONAL GUIDE

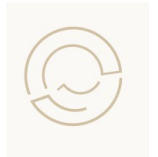


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1. Background

One of the main ideas at the beginning of the creative process was finding inspiration in the environment and context. Our priority is to offer the highest quality of life, preserving the environment that surrounds us. The careful natural environment, comes together in a different, and unique architecture with its own identity.

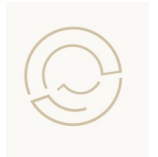
Inspired by the architectural essence of Higerón Resort and the organic forms of nature, this residential development embodies an avant-garde vision where design flows with its own identity. The combination of Corten steel, stone and wood gives life to fluid volumes that evoke the silhouette of a conch shell, which has become the distinctive symbol of the project. Conceived to integrate naturally into the Mediterranean landscape, South Residences is surrounded by green areas, open views of the sea and all the privileges of being part of the Higerón Resort ecosystem. A space that connects innovation, sustainability and wellbeing in perfect harmony.

The designer of the project takes the nature and landscape of the Mediterranean environment as a reference to integrate the homes with an avant-garde, innovative and eco-friendly residential community.

The fruit of this essence is born from the lines that marks this promotion, having the style of the shell that represents the Mediterranean.

The curved lines connect all the buildings as if it were a piece of art.





Where architecture and nature merge in a dream project: 164 homes surrounded by native vegetation. Composed of 70 Deluxe Apartments, 49 Garden Villas, 25 Sky Villas and 20 Sky Penthouses.

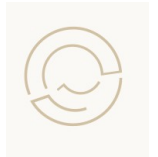


Higueroon South Residences is designed and inspired by the architecture of our Hotel Leiro suites, following the avant-garde essence and using sustainable materials like corten steel, wood and stone.

You will enjoy a unique service culture that anticipates your needs. Special attention, booking priority in exclusive hotel services, beauty and health treatments wellness tailored to your wishes.

The project pretends to improve the idea of living inside a natural environment with views to the sea where breathing pure and fresh air is possible. Every dwelling unit has a terrace which allows occupants to spend time outdoors. Also, dwelling units has big glass surfaces that creates the connection between indoor and outdoor spaces.

Higueroon South Residences is one of the first organic and environmentally friendly developments on the Costa del Sol and qualifies for the stringent BREEAM and WELL for Residential certification for sustainable development and people first homes, both in the construction and energy efficient design of its properties, which in turn leads to easy and affordable maintenance.



WELL™ CERTIFICATION

WELL is the world's leading healthy building certification program. In this section we summarize the key aspects of the standard. The following information was extracted from the WELL certification web: <https://www.wellcertified.com/certification/v2/>

The WELL Standard is a library of over 500 evidence-based, design, policy and operational strategies that, when implemented, can improve the health and well-being of people:

Make the air better to breathe



Ensure the water is safe to drink

Boost sleep and cognitive well-being

Foster a culture of health



Select healthier materials

Advance diversity, equity and inclusion



Encourage daily movement

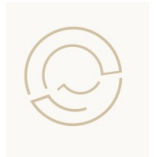
The standard is founded on the following principles:

Equitable: Aims to benefit a variety of people, including and especially disadvantaged or vulnerable populations.

Global: Proposes interventions that are feasible, achievable and relevant across many applications throughout the world.

Evidence-based: Draws upon a diverse and rigorous body of research across varying disciplines, validated by a collaborative body of experts, including IWBI advisors.

Technically robust: Defines industry best practice and validates strategies through performance verification and a rigorous third-party verification process.



Customer-focused: Sponsors the success of WELL users through dedicated coaching services, dynamic resources and an intuitive platform for navigating the journey.

Resilient: Keeps pace with advances in research, science, technology and society, continuously improving by integrating new findings.

The certification program is structured around ten concepts plus innovation strategies:



AIR



WATER



NOURISHMENT



LIGHT



MOVEMENT



THERMAL
COMFORT



SOUND



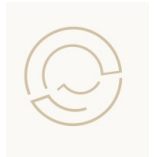
MATERIALS



MIND



COMMUNITY



2. WELL™ FOR RESIDENTIAL PROGRAM

A new standard of living

WELL for residential is an evidence-based, third-party verified certification program for developers, builders, operators, architects and designers to create healthier, more resilient homes.

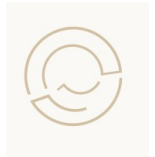
WELL for residential is the first and only holistic, third-party verified certification program to exclusively address health and well-being in all residence types, including single-family homes and units in multifamily buildings.

Informed by the WELL Building Standard, this certification program equips developers, builders, operators, architects and designers with more than 100 strategies to improve residents' well-being and foster healthier environments at home.



The aim of this educational guide is to explain the HIGUERON RESIDENCES users the main features achieved on the program, and how the implemented strategies can help them to booster their health and well-being.

For more information please visit: <https://www.wellcertified.com/residential>



4. AIR

AIR: Reducing or eliminating sources of pollution. By implementing good mechanical and natural ventilation systems, incorporating an indoor air quality plan during construction and controlling the appearance of humidity the indoor air quality is improved.

R-A01. Ventilation design. Install Mechanical Exhausts.

Mechanical ventilation in homes can enhance indoor air quality and may lead to improved health.

Kitchen and bathroom exhausts have been shown to reduce air pollution and enhance air quality.

Cooktop exhausts are an effective strategy for capturing and removing contaminants generated from cooking.

Demand-controlled ventilation systems can enhance the air quality in homes by turning on automatically to reduce elevated contaminant build-up.

A mechanical ventilation system is installed to extract the indoor air in the kitchen and bathrooms.

R-A04. Construction Pollution Management. Mitigate Construction Pollution.

During the construction works, a pollution management plan was implemented, reducing the amount of dust inside the dwelling units, sealing the HVAC ducts until the end of the works and store materials in a dry area.

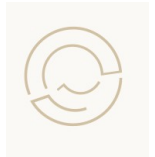
R-A05. Combustion minimization.

Replacing combustion-based appliances with electric alternatives can help enhance indoor air quality and reduce negative health effects, such as asthma symptoms, attributed to combustion pollutants.

Homes without combustion appliances have lower indoor nitrogen dioxide concentrations than outdoor levels.

No combustion sources are installed. Induction cooktops are provided in all dwelling units.

Idling is not permitted for more than 30 seconds in the garage to avoid pollutants.



R-A06. Monitor Outdoor Air Quality.

Increasing awareness of outdoor air quality can help individuals reduce exposure to contaminants when outdoor pollution levels are high; when alerted, individuals can take appropriate action, such as staying indoors and keeping windows closed.

An outdoor air quality monitoring system is installed within the project boundary.

The system takes measurements each minute of PM2.5, temperature and humidity.

Environmental alarms are reflected on the home automation screens, and they also send the same message to mobile phones linked to the home automation so that the alarm can be reported remotely.

In each dwelling unit there is a display which shows the values of PM2,5, temperature and humidity. The system notifies the owner when the air quality overpass certain quality levels and recommends to keep the windows closed.

TEMPERATURE:

In the event that there is a difference of 8°C between the measurement of the external sensor and the sensor of the home automation screens of the rooms, an environmental alarm is issued with the following text: "Please keep the windows closed"

HUMIDITY:

In the event that the humidity rises to 65% as measured by the probe of the home automation screens of the rooms, an environmental alarm is issued with the following text: "Please keep the windows closed"

PPM:

In the event that the PPM 2.5 particles reach a threshold concentration of 16 µg/m3 as measured by the external probe, an environmental alarm is issued with the following text: "Please keep the windows closed"

Maintenance: No user maintenance is required. In the event of a failure, contact the company responsible for installing the home automation systems:

Antrelec Instalaciones SL 951 13 71 13



R-A07. Indoor Air Quality Testing.

Measuring air quality can increase awareness of pollution levels in spaces, which may encourage individuals to implement behavioral changes to reduce pollution and its negative health effects.

A set of onsite tests to validate good indoor air quality have been taken, measuring Particulate Matter and inorganic gases, such as Ozone and Carbon Moxide. All the results are below the limit thresholds.

R-A09. Electric Vehicle Charging.

Electric vehicles have several environmental benefits, including reduced greenhouse gas emissions and energy use.

Areas with a greater percentage of people who utilize electric vehicles have been associated with lower rates of asthma-induced emergency room visits and better outdoor air quality.

At Higueroon South Residences each dwelling unit has its own parking space with an electrical vehicle charger.



5. WATER

R-W01. Plumbing Design and Sizing.

Properly designing and sizing water delivery systems in homes helps protect water quality.

Preventing water stagnation through properly designed plumbing pipes reduces the need for frequent repairs and unscheduled maintenance of plumbing systems.

Installing backflow prevention systems is a common strategy to prevent contamination of potable water networks.

All plumbing system materials for use with water in kitchens, bathroom sinks and showers/baths are approved for drinking water use by a government-authorized certification body (AENOR).

The plumbing system design have backflow prevention systems.

The sizing of plumbing system complies with the local regulation DB HS4.

R-W02. Water testing.

A growing number of individuals do not drink water from faucets because of the perception that tap water is not safe to drink.

Drinking enough water has been linked to a variety of health benefits, including enhanced physical performance and cognitive function.

Onsite tests have been performed to validate good water quality, testing for turbidity, chlorine, lead and copper. All results are below the thresholds limits and are available to check on the WELL certification section of the Project: <https://higueronresortrealestate.com/well-certification-south-residences/>.

R-W04. Moisture Management Design.

Design strategies that address moisture in homes (such as providing capillary breaks, preventing air leakage and minimizing thermal bridges) minimize humidity, reduce sudden temperature changes and may increase individual comfort.

Controlling for the source of excess moisture in the home may lead to health benefits like reductions in asthma symptoms.

Design Envelope to Reduce Liquid Water Intrusion

The building is not located in an area designated as flood-prone by a government authority (Junta de Andalucía).



The building envelope is designed to avoid liquid water intrusion through the following:

Perimeter walls that are sealed (i.e., made watertight).

A perimeter drain equipped with a trap seal or sump pump.

A continuous drainage plane is installed between the wall cavities and exterior cladding

Walls on the exterior minimize capillary suction (i.e., wicking) through a free-draining spaces (e.g., gaps between exterior cladding and weather-resistant barriers in wall assemblies).

Foundation walls or slabs have a draining system that consists of a perforated land drain pipe, geotextile and permeable splash strips to channel water to a drainage point away from the walls.

Gutters and downspouts that drain roof rainwater to a sewer or a rainwater capture system.

Design to Reduce Moisture Impacts

The finishing interiors uses moisture resistant materials in the following areas:

Floors in entryways, bathrooms, cleaning rooms and kitchens and directly under appliances and water heaters.

Walls, ceilings and flooring in areas below grade.

Moisture resistant sealants are used around sinks, tubs and showers.

Design to Reduce Risk of Leaks

Toilets, hard-piped appliances and water treatment devices have a readily accessible shut-off valve. A flood detector is also installed in bathrooms and living room.

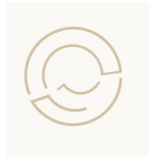
R-W05. Flow and Temperature Sensing.

Monitor water leaks

Leak detection systems can effectively minimize water loss and damage due to leaks.

Flood probes are installed in risk areas, bathrooms, kitchen and bathtub area. If a probe is triggered, a flood risk message is issued on the main screen of the home (living room) and on the mobile phones linked to the home automation system. The water supply is also cut off by means of the solenoid valve placed at the entrance of the home's water supply.

To restore the water supply, it is necessary to deactivate the flood message on the screen within the maintenance access menu. In this folder there is a technical alarm submenu, and within this last one there is the flood alarm folder.



Maintenance: No user maintenance is required for the flood detector. In the event of a failure, contact the company responsible for installing the home automation systems:

Antrelec Instalaciones SL 951 13 71 13



6. NOURISHMENT

R-N01. Supportive Cooking Environment.

Kitchens are provided with adequate equipment to support proper food preparation and storage, helping to reduce barriers to healthy eating.

Kitchen design, encourage the preparation of meals and consumption of nutritious foods at home.

R-N02. Onsite food production.

Individuals who participate in community and home gardening projects consume more fruits and vegetables and are more likely to meet dietary intake recommendations.

Communal gardening can provide onsite educational opportunities and may increase social cohesion, community involvement, physical activity and perceptions of community safety.

Gardening may provide mental health benefits by reducing symptoms of anxiety and depression.

On the south of the Leiro-Brikmann-Darko plot, an outdoor space of 143 m² is provided for the growing of the following species:

Vegetables: Lettuces, tomatoes, onions, garlic and carrots

Aromatic plants: Rosemary, basil and parsley

Regular occupants can pick their own vegetables and fruits throughout the year.



R-N03. Food Hygiene Support

Kitchen layout has been designed to have the sink, countertop and cooktop in proximity. This design tend to have a lower number of cross-contamination events and may reduce foodborne illness.



7. LIGHT

R-L01. Design for Daylight

Provide windows

Homes with access to daylight can help improve sleep patterns and decrease falling incidents, infectious diseases and depression.

Unobstructed window views of nature can increase feelings of calmness, aid in illness recovery, and improve focus, mood and well-being.

All dwelling units have a glazing area between 23 and 43 % of the interior regularly occupied area, providing natural daylight.

Provide Blackout Shades

Blackout shades can help provide a cool and dark environment that is optimal for sleep

Slats and roller blinds are installed in all bedrooms with a maximum 1% visible light transmittance.

Roller blinds can be controlled from the home automation system.



8. MOVEMENT

R-V01. Pedestrian-Friendly Places

Neighborhoods designed to increase physical activity levels enable more active lifestyles, support human and environmental health and promote social cohesion.

Communities that focus on pedestrian-friendly design, including proximity, connectivity, density and aesthetics, are associated with increased walking for people of all ages and genders.

The main Higueron Residences building entrance opens onto a street with a sidewalk/footpath and is connected to at least three other streets (Av. Fuengirola, c/Alicia, c/Begoña) with sidewalks/footpaths within a 540 m walking distance.

The sidewalks incorporate the following design strategies:

- i. Have a width that is at least 1 m.
- ii. Have intersections that include curb cuts.
- iii. Are physically separate from the portion of the roadway dedicated to motor vehicles through either a curb edge.

Within a walking distance of less than 600 m the Residences Apartments users have access to the hotel gym, restaurants and hair care services.

R-V04. Outdoor Activity Space

Parks are an important neighborhood asset in promoting physical activity and supporting active living (i.e., a lifestyle that supports physical activity).

Providing parks in residential communities can contribute to numerous benefits beyond physical activity, including improved mental health, air quality and noise mitigation.

Within 190 m walking distance from the main building entrance, there is a playground and in front of it, a green area of 15.995 m² with a walking path. Both spaces are public and accessible to residents at no additional cost.

As additional information, within the project boundary there are three swimming pools open to all the residents:



Green area and walking path.



Playground



9. THERMAL COMFORT

R-T01. Thermal performance.

Providing a desirable thermal comfort level can improve the physical and mental health of individuals.

Having control of indoor temperatures can support overall satisfaction with thermal comfort.

Homes that are mechanically heated or cooled allow for a greater range of indoor temperatures and can increase overall thermal comfort compared to residences that are naturally conditioned.

Heating and cooling is mechanically supplied in all regularly occupied rooms, with controls present within the dwelling unit.

Maintenance: An annual check-up is highly recommended to clean the filters and thoroughly check the installation. It is very important to contact the installer for maintenance and in case of any question. Please do regular checks even if you are not living permanently at the apartment.

HVAC contact: Tecniair 02 Málaga SL - 952 31 88 31.

R-T02. Thermal control.

Provide Room-by-Room Thermal Adjustability

Zoned heating and cooling systems in homes allow individuals to set different temperatures in different rooms to accommodate multiple thermal comfort preferences.

The heating and cooling in each regularly occupied room can be independently controlled.

Utilize Smart Thermostats

Smart thermostats enable individuals to take control of their thermal comfort and also help save energy.

Smart thermostats can control temperature setpoints remotely, adjust heating and cooling through customizable schedules and predict comfort settings through usage data.

Thermostats installed in the dwelling unit can be operated remotely from outside of the dwelling unit and have programmable temperature setpoints (e.g., based on time of day or location) through Zennio Remote system.

Zennio Remote is an app for the visualization and control from mobile devices (smartphones and tablets) and web browsers. You will be able to interact with your installation in a quick, easy and safe way anywhere, anytime!



You only need a Zennio touch panel (with Remote Control License) connected to the Internet and the app installed on your smartphone or tablet or to introduce the URL <https://web.zennioremote.com/landing> in your web browser.

To install the app in your mobile device: access the store, download the app and install it in your smartphone or tablet after accepting the EULA (in English).

This app can be used without time limitations until the end of service.

Maintenance: No user maintenance is required for the smart thermostats. In the event of a failure, contact the company responsible for installing the home automation systems:

Antrelec Instalaciones SL - 951 13 71 13

R-T04. Humidity control. Manage Relative Humidity in Living Spaces

Maintaining indoor relative humidity levels between 40% and 60% can help minimize the majority of negative health effects that are typically caused by low and high concentrations of relative humidity.

Keeping indoor relative humidity levels as low as 30% can further reduce mold and microbe growth.

In the dwelling units, humidity can be controlled within regularly occupied rooms by the air conditioning system.

Maintenance: An annual check-up is highly recommended to clean the filters and thoroughly check the installation. It is very important to contact the installer for maintenance and in case of any question. Please do regular checks even if you are not living permanently at the apartment.

HVAC contact: Tecniar 02 Málaga SL - 952 31 88 31.



10. SOUND

R-S01. Sound barriers.

When analyzing long-term building operation costs, constructing for acoustical comfort is more cost-effective than constructing for minimum code compliance.

Walls and floor/ceiling assemblies can be constructed to mitigate the transfer of loud noise, improving privacy and comfort.

Party walls and slabs have been designed to provide outstanding performance. Impact noise reduction flooring have been implemented.



11. MATERIALS

R-X02. New Materials Selection.

Building materials impact the quality of air inside homes.

Many building materials contain hazardous chemicals that may cause negative health effects, such as lead poisoning, cancer and asthma.

Building materials may contribute to toxic exposures in the home from volatile organic compounds off-gassing, and lead-based products poisoning individuals.

Individuals exposed to volatile organic compounds from hazardous building materials used in homes may experience negative health effects such as issues with the respiratory tract, eyes and cardiovascular system, challenges with neurological functioning, and higher rates of cancer.

The identification of ingredients or materials hazardous to humans in the construction phase has been carefully selected, installing lower-emitting building materials in homes. This leads to a decrease exposure to hazardous chemicals, such as formaldehyde, and reduce the risk of negative health effects.

Gypsum boards

Plasterboard products installed are not labeled as synthetic gypsum and does not contain biocides. The brand used is a Certified Product "Indoor Air Comfort GOLD – top level". This certification demonstrates additional compliance of the product emissions with the EU eco-labels and similar specifications as well as sustainable building certifications. In addition, certified products are those that belong to the best, lowest emission class and are therefore the best in relation to indoor air quality.

In addition, plasterboard installed do not contain fly-ash or asbestos.

Acoustic and Thermal Insulation

Spray foam insulation has not been used during construction.

Installed mineral wool thermo-acoustic insulation are Certified Product "Indoor Air Comfort GOLD – top level". This certification demonstrates additional compliance of the product emissions with the EU eco-labels and similar specifications as well as sustainable building certifications. In addition, certified products are those that belong to the best, lowest emission class and are therefore the best in relation to indoor air quality. In addition, mineral wool installed do not contain halogenated flame retardants or asbestos.

EPS used in radiant floor heating and XPS thermal insulation complies with low-VOC emissions levels set in the AgBB standard and do not contain halogenated flame retardants or asbestos.

Plumbing pipe

All drinking water pipes, faucets, fixtures and solder are approved for use in drinking water and meets the requirements of section HS4 Water Supply of the Technical Building Code.



12. MIND

R-M01. Nature and place.

Connection to nature:

Exposure to natural elements may lead to mental health benefits, such as improved sleep and cognitive functioning, and decreased levels of anxiety and depression.

Window views that include the sky, landscape and ground levels are associated with increased view satisfaction and enhanced psychological well-being.

Aesthetically engaging places encourage the development of positive emotional bonds that support well-being and quality of life.

Well-being, sustainability and visual harmony was sought on the design to experience the tranquillity and warmth of comfort in a natural and safe environment.

R-M03. Digital Connection.

Internet access increases an individual's ability to navigate systems for employment, education, social connection and health care.

Internet access is increasingly important for online learning and information access, as evidenced during a global pandemic, and is an important factor in addressing health equity.

The Higueron South Residences has free internet service of more than 100 Mbps in common areas (Business center at the Leiro building), for use by the residents of the dwelling units.



13. COMMUNITY

R-C04. Healthy and Inclusive Construction Sites.

Address Construction Hazards Through Design

Preventative design practices can help eliminate work-related injuries, hazards, illnesses and deaths.

A hazard identification and mitigation design program for construction has been implemented since the design phase by BILBA, main general contractor.

Support Health and Well-Being in Construction

The general contractor's (BILBA) worksite health and well-being policy has been implemented during the construction works, including:

- i. Education on the danger of long-term exposure to severe weather (i.e., extreme heat).
- ii. Provides cooling and/or warming provisions (e.g., fans, shades, warming stations) on the construction worksite during extreme temperatures.
- iii. Implements a policy for managing inclement weather on the construction worksite.
- iv. Prohibits smoking on the construction worksite.
- v. Provides drinking water at the construction worksite.
- vi. Provides sunscreen at the construction worksite.
- vii. Provides sanitation facilities for all genders at the construction worksite

Promote Diversity, Equity and Inclusion in Construction

Diversity, equity and inclusion strategies can improve productivity and organizational performance for construction companies.

Construction companies can address diversity, equity and inclusion by hiring individuals from underrepresented populations, supporting advancement to leadership positions for workers in minority groups and ensuring fair and equal pay.

The general contractor (BILBA) includes a comprehensive diversity, equity and inclusion (DEI) policy that meets the following:

- i. Pertains to the entire organization associated with the general contractor.
- ii. Provides regularly scheduled DEI training to all employees on an annual basis, at minimum.
- iii. Specifies DEI goals and detailed strategies for achievement and monitoring of goals.
- iv. Provides opportunities for training and job advancement for all employees.
- v. Establishes equal pay for equal work.



R-C05. Resident Education

Accessible education, effective communication and accurate information can help improve health literacy.

Supporting health literacy across all socioeconomic groups can help reduce inequities in accessing healthcare.

Health literacy can help provide individuals with a better understanding of their health status and empower them to make positive behavioral changes.

People who are educated about the performance of their building show greater satisfaction in their building's environment.

This educational guide covers all implemented WELL features within the project boundary, including the intent of each feature and provides instructions for use for each feature, as applicable.

For further information you can contact the WELL AP of the project at juan@acusmatic.com

R-C07. Fire mitigation

Prioritize Low Fire Risk Locations

A home's location can have an impact on the probability of experiencing a fire-related event and affect its ability to receive emergency fire response services

The building is not located within a designated wildland-urban interface or other area designated as being at an increased risk for wildfires.

The closest fire station is located within 8 km.

Buildings are located within 122 m of a fire hydrant.

Install Fire Risk Mitigation Measures

All kitchens are provided with an induction cooktop.



14. INNOVATION

R-I01. WELL Innovation. Pet park.

Integrating a dedicated pet park outdoor environment, within 200 m of the main building entrance, as a holistic wellness amenity that supports physical activity, mental well-being, social connection, and biophilic engagement for residents and their companion animals. This space is access free.

The innovation expands the concept of occupant well-being by acknowledging the documented positive impacts of pet parks, including, reduced stress and loneliness, improved social interaction among residents, and stronger emotional resilience.

R-I02. WELL Accredited Professional (WELL AP)

The WELL AP credential denotes that a person has expertise in the WELL Standard and has a commitment to advancing human health and well-being.

By engaging a WELL AP who has proven experience bridging the gap between commitment to and implementation of the WELL Standard, project teams may benefit from a more streamlined and impactful process.

Since the early desing phase, a WELL AP was enrolled by the owner as a key person to help streamline the health and well-being goals of the project.

The WELL AP was suggested by the sustainable advisor EVENED, which managed the BREEAM certification.

The main role of the WELL AP in a first stage, was addressing education on health and well-being issues to the all the stakeholders of the project (architects, engineers, contractor, owner, sustainable advisor) and in a second stage became the Project administrator, managing all the information related to the WELL program, holding periodic meetings with the stakeholders since the early design phase until the end of construction works and occupancy of the building, solving doubts and helping to prepare all the documents related to the WELL for Residential program.