

K-Premià

A 228 m² Eskimohaus home in Premià de Mar that makes sense of a steep slope and ties efficient construction to the family's future vegetable garden.

Efficient construction and a family garden

K-Premià is a 228 m² single-family home built with the Eskimohaus system in Premià de Mar. The project brings efficient construction and the family's future vegetable garden into the same thinking, so the house and the ground around it belong together.

The result is a compact, understated house, designed to make the most of the plot and keep energy use low all year.

Technical data

- **Location:** Premià de Mar, Maresme
- **Year:** 2019
- **Built area:** 228 m²
- **Type:** detached single-family, new build
- **Construction system:** Eskimohaus, light timber frame
- **Insulation:** blown cellulose
- **Climate control:** aerothermal
- **Ventilation:** Zehnder ComfoAir 35Q with heat recovery
- **Standard:** passive construction with the Eskimohaus system

Energy performance

- **Heating demand:** 12.13 kWh/m²|yr
- **Cooling demand:** 6.3 kWh/m²|yr

These figures reflect a very modest energy demand, typical of passive construction, with a high-performance envelope and low-consumption active systems.

The site

The plot slopes steeply, and the project takes that as its starting point rather than working against it. The house follows the ground across different levels, cutting down on earthworks and settling more comfortably into its surroundings.

The family's future vegetable garden was part of the thinking from the start, tying the home directly to the outdoor space.

Architectural concept

The architecture is calm and restrained. A compact volume shrinks the surface of the envelope, keeps thermal bridges to a minimum and improves how the home performs, all while making natural sense of the sloping plot.

Spatial layout

The upper level brings together the everyday areas of the home, with a shared living space where the family's daily life plays out.

The lower level holds the more private spaces, opening straight onto the garden to create an intimate feel and a constant flow between inside and out.

Construction system

K-Premià is built with the industrialised Eskimohaus system, based on a light timber frame and blown cellulose insulation, which brings good thermal behaviour, a modest carbon footprint and a precise build.

The envelope is designed around the principles of passive construction: continuous insulation, careful treatment of thermal bridges and close attention to airtightness.

Systems and comfort

Heating and cooling run on aerothermal technology, covering heating, cooling and hot water on very little energy. The Zehnder ComfoAir 35Q dual-flow ventilation keeps the air constantly fresh and recovers most of the energy from the air it extracts, with no loss of warmth.

Together they hold steady comfort year-round and keep indoor air quality high.

A compact, efficient house that sits with its terrain and belongs to its family garden.