

Quality memory.





Quality and comfort

The quality of the materials chosen, together with the representative designs we work with, generate unique homes.

We collaborate with the best architects and interior designers so that you can enjoy a home that really changes your life.





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1 Foundations and structure

Both the foundations and structure will be made of reinforced concrete.

2 Fachada

External enclosures of dwellings will be made with continuous coating and plastic paint, high-performance thermal insulation, air chamber and interior lining of plasterboard partitions with thermal insulation.

3 Roof

Non-trafficable roofs will be built with thermal insulation and gravel protection.

The terraces of the dwellings will be tiled with exterior stoneware.

4 Exterior carpentry

Throughout the house, windows and exterior doors with thermal bridge break, thermo-acoustic double glazing, blinds in bedrooms with thermal insulation inside with insulated blind boxes.

Double-glazed joinery
with thermal break.

Modern design and attractive volumetry.





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Interior lined modular
cabinets

5 Interior carpentry

Access to the property via armoured door with security lock finished with lacquered interior doors.

Smooth Lacquered interior doors.

Modular wardrobes with hinged doors lacquered to match the rest of the carpentry, lined on the inside including luggage shelf and hanging bar.

6 Partitioning and insulation

The dividing walls between the different dwellings will be built with brick or plasterboard partitioning sistema, complying with current acoustic regulations, lined on both sides with plasterboard partiotioning on both sides with termal insulation on the inside.

Adequate termal and
acoustic comfort.



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7 Floor and wall coverings

For the flooring in the house and bathroom we will use porcelain stoneware and skirting board of the same quality.

The bathrooms will be tiled with porcelain stoneware with skirting board of the same quality in the áreas finished with paint.

The terraces for private use will be tiled with exterior stoneware.

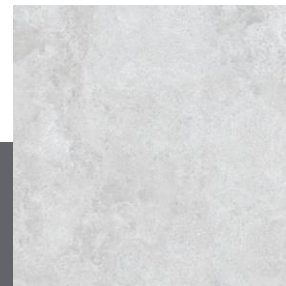
General flooring of the house:



Keraben

Porcelánico rectificado
VERSE 90 X 90 CREAM

Optional



Keraben

Porcelánico rectificado
VERSE 90 X 90 GREY

Imágenes orientativas y no reales



8 Bathrooms

The vertical surfaces of bathrooms and toilets will be tiled with porcelain stoneware in the bath and shower área and finished with plastic paint on the rest of the surfaces.

Mirror over washbasin in main and secondary bathrooms.

Shower tray in main bathrooms and bathtub in secondary bathrooms.

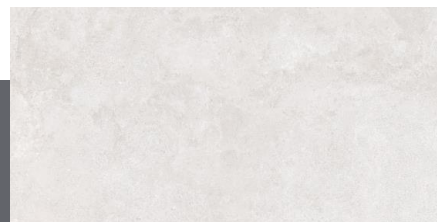
Optional upgrades (extra cost)

- Backlit mirror.
- Faucet change to black.
- Screen.
- Perineal tap.
- Complete bathroom tiling

Optionals (no extra cost)

- Options for cladding and flooring.

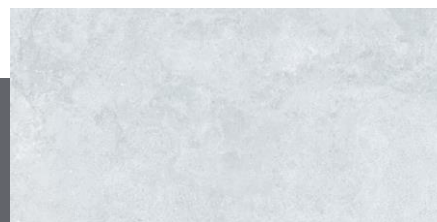
Cladding



Keraben

Porcelánico rectificado
VERSE 30X90 CREAM

Optional



Keraben

Porcelánico rectificado
VERSE 30X90 GREY

Spaciousness in the rooms to make your life more comfortable

9 Sanitary ware and taps

In bathrooms, vitrified porcelain sanitary appliances.

In the main and secondary bathrooms, wall-hung washbasin and built-in taps.

The rest of the sanitary appliances will have single-lever taps and thermostatic taps in the shower.

10 Kitchen

Kitchen furnished with quartz or porcelain worktop and equipped with appliances.

Optional upgrades (extra cost)

- Paneling of appliances.
- LED lighting under high cabinet.
- Improvement in the quality of top-of-the-range appliances.
- Island integration.
- Osmosis equipment.
- Wine cellar integrated into low cabinet.

Optionals (no extra cost)

- Combination of furniture colors.
- Countertop models.



Imágenes orientativas y no reales

11 False ceilings and paintings

False ceilings with plasterboard throughout the house with registers in areas intended for interior air conditioning and ventilation machines.

Smooth plastic paint on ceilings.

12 Electricity installations, T.V. and telephony

Electrical installation carried out according to R.E.B.T. with a high degree of electrification.

Top quality electrical mechanisms.

Television, Telephone and Telecommunications sockets in living room and bedrooms.

Electronic video intercom with call receiver and color image.





13 Heating, air conditioning and hot water

Complete installation of air conditioning, with heat pump (cooling and heating) and false ceiling ducts. Indoor unit on false ceiling of bathrooms and outdoor unit mounted on technical roof.

Domestic hot water production system using a renewable energy system.

Indoor water distribution network with polyethylene pipes.

14 Ventilation and extraction system

Installation of interior air renewal in homes with extraction outlets in bathrooms and kitchens.



Imágenes orientativas y no reales



Imágenes orientativas y no reales

A residential
designed for
the quality of life of
its occupants.

15 Access and common areas

Swimming pool for communal use.

Equipped gym for community use.

Large garden areas designed for low water consumption.

Garden areas with access to the natural environment with walking areas and rest area.

Automated irrigation system in landscaped common areas.

Provision of bicycle racks at the access to the urbanization.

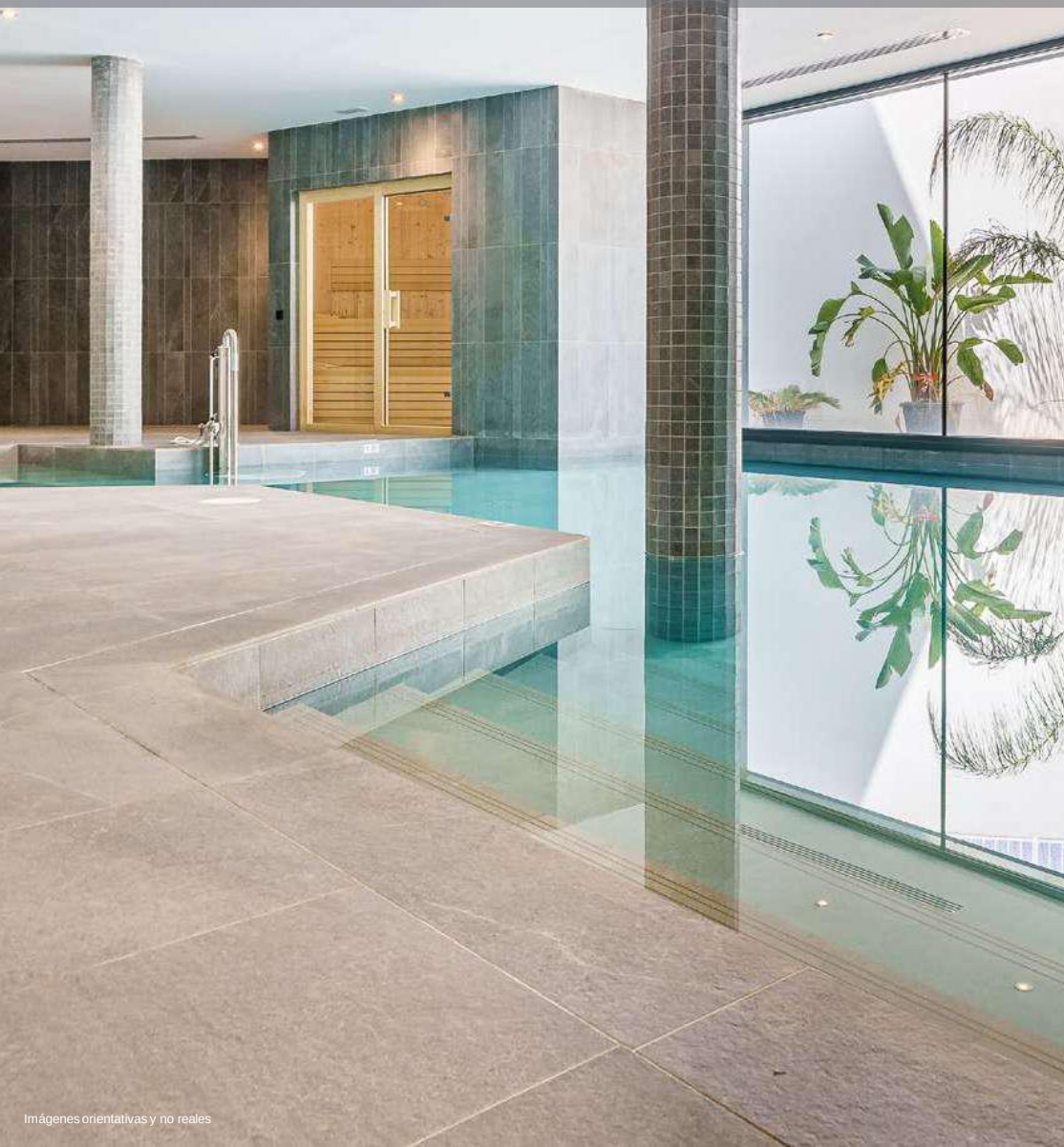


Imágenes orientativas y no reales



Imágenes orientativas y no reales

Todo un equipamiento que responde a las necesidades del día a día, a la creación y el sentido del gusto.



16 Garage and storage rooms

Covered car parks below ground and uncovered above ground.

Concrete floor with surface pavement treatment.

Storage rooms finished with plastic paint and/or exposed concrete block.

Vertical walls of the parking area with concrete walls.

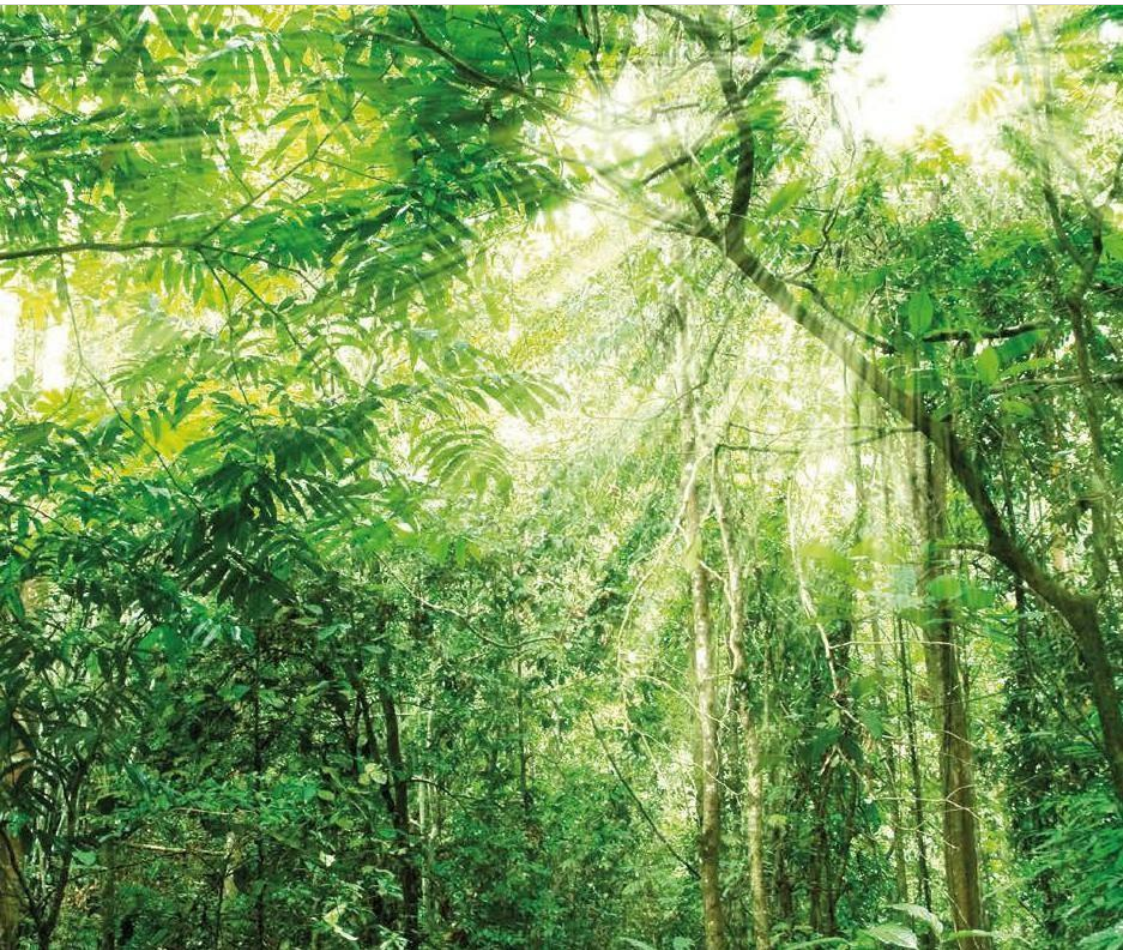
17 Club House

Acquisition of ownership stake "ob rem" of the CLUB HOUSE Services Building located on Plot 33 of the SUP-E9 "Norte de Cancelada" together with the purchase of his home.

The Club House is an improvement and expansion of the common services with a spa, sauna, equipped gym and community rooms, managed through the Communities of Owners as an extension of the common areas of Aire under joint ownership.



Imágenes orientativas y no reales



Our quality standards provide excellent results that will guarantee the comfort and enjoyment of the home to the user, enjoying not only the best qualities on the market, but also the lowest possible energy consumption.

18 Energy rating



Improvement of construction solutions to optimise energy consumption and guarantee the comfort and enjoyment of the user.



Latest technology in air conditioning and air quality systems, prioritizing both the final result of the product and low consumption.

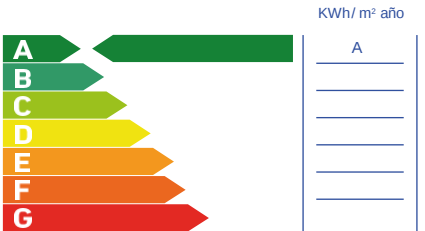


Use of LED bulbs in different areas of the building, guaranteeing optimal consumption, duration and efficiency.

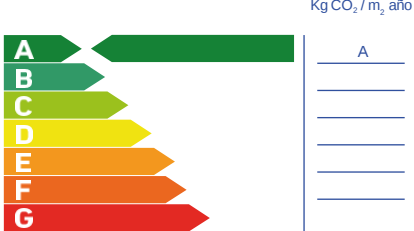


Environmentally friendly sanitary devices. Its low consumption means significant savings on the bill in addition to contributing to improve our environment.

Non-renewable primary energy consumption



Carbon dioxide emissions



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La This report on construction qualities is merely indicative, and Metrovacesa, S.A. reserves the right to introduce those modifications that are motivated by technical or legal reasons, which are indicated by the

Architect in charge of the work because they are necessary or convenient for the correct completion of the building or that are ordered by the competent public bodies, in which case they will be replaced by others of equal or higher quality. The images in this brochure are indicative and not binding at the contractual level.