





Building



FOUNDATION AND STRUCTURE

The structure will be built with reinforced concrete columns and slabs according to CTE and current regulations.

The foundation will be of reinforced concrete in accordance with the results of the geotechnical study and in compliance with current regulations and the CTE.



COVERS

To guarantee the best thermal insulation and waterproofing, the roofs will be of the inverted flat type, waterproofed with double asphalt membrane and insulation.

The finish will be made of non-slip ceramic tiles in walkable areas and gravel in non-walkable areas.



FACADES

The exterior facade will be multi-layered, of brick exterior masonry, with interior insulation, air chamber and interior lining with laminated plasterboard.

The finish of the exterior facade will be rendered in a combination of various colors.



CARPENTRY AND GLAZING

Windows and balconies will be made of PVC, hinged, sliding and/or fixed (depending on location) monoblock, to avoid thermal bridges and reinforce acoustic insulation.

In the living rooms they will be hinged / sliding for access to the terraces.

The glazing of all windows will be double glazed with dehydrated air chamber "Climalit" type.

Roller blinds of lacquered aluminum slats with injected insulation will be installed, allowing total darkening in bedrooms, in the same color as the carpentry.



Interior of the house. Finishes

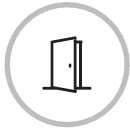


INTERIOR PARTITIONING AND INSULATION

The interior divisions of the house will be made of plasterboard partitions fixed by means of metal profiles with thermal and acoustic insulation of mineral wool.

In humid areas, the gypsum board panels will be of the water-repellent type.

The separation between dwellings, and between dwellings and common areas, is of ceramic brick and self-supporting plasterboard walling with thermal and acoustic insulation inside the dwellings.



INTERIOR CARPENTRY

The access door to the house will be armored with security lock and finished in white lacquer.

The interior doors have a white lacquered finish.

The modular cabinets will be built-in with hinged or sliding doors according to project requirements, and finished to match the interior doors. The interior will be lined and will have a trunk shelf and hanging bar.

Hardware, handles and pulls shall be matte stainless steel or chrome plated.



PAVEMENTS

In kitchens and bathrooms, porcelain tile flooring will be laid with tile adhesive cement. Terraces will be non-slip.

In the rest of the house the flooring will be laminated wood, placed on polyethylene sheet and skirting board to match the interior carpentry.



COATINGS AND FALSE CEILINGS

The bathrooms, both main and secondary, will be tiled with ceramic tiles laid with adhesive cement. False ceilings will be installed in those areas that require it.

The walls and ceilings of the rest of the house will be painted in smooth paint, color to be defined by the project management.



BATHROOMS

The bathrooms will be equipped with single-basin washbasin with chrome-plated siphon, shower tray or bathtub, depending on the type of dwelling.

The faucets in both showers and bathtubs will be single lever with shower holder and handle. All sinks will have low-flow single lever faucets.

Sanitary fixtures will be white and toilets will be dual-flush.

Facilities



AIR CONDITIONING AND HOT WATER

The DHW generation and air conditioning system is by means of aerothermal energy.

The homes will have a hydrokit indoor unit with individual DHW accumulation and hot/cold air conditioning installation by fan coil with duct distribution in false ceilings and impulsion grilles in the living room and bedrooms.

There will be a room thermostat in the living room.



PLUMBING AND SANITATION

The pipes will be made of insulated cross-linked polyethylene, taking advantage of its resistance to any type of water, its low roughness and its lower thermal conductivity compared to metals such as copper.

The sewage system will be made of PVC, with soundproofing in downspouts.

The dwellings will have a general shut-off valve and an independent shut-off valve in the kitchen and bathrooms.



ELECTRICITY AND TELECOMMUNICATIONS

The telecommunications installation will be carried out in accordance with the regulations for common telecommunications infrastructures.

The house will be equipped with an integrated services digital network (channeling) for the possible installation of cable TV and will have an analog and digital television, radio and telephone receiving system, with outlets in living rooms and bedrooms.

The degree of electrification will be high.

The provision of electrical and telecommunications outlets will be as defined by the regulations.

Video intercom installation.



Urbanization and Common Areas



DOORWAYS AND STAIRWAYS

The pavements of the portals will be of stone, ceramic or artificial stone material, with standard format and suitable for moderate pedestrian traffic. Color to be defined by the project management.

The portals will be illuminated to create a warm and prestigious atmosphere.

Lighting of common areas will be with Low Energy Consumption lamps (LBCEs).

Presence detectors with timers will be installed to control lighting in doorways and hallways, thus reducing electricity consumption in common areas.



OUTDOOR COMMON AREAS

Metropolitan Homes' community amenity endowment will include the following:

- Communal swimming pool for adults and toilets on deck.
- Common patio on the first floor with a rest area.
- Lounge area on deck.



GARAGE

The garage access door will be mechanized with a remote control opening system. The interior pavement of the garage will be of continuous quartz-polished concrete.

Fire Protection Installation according to current regulations.

Pre-installation of electric vehicle charging points according to current regulations.

Vehicle access to the garage will be from the outside by means of a car lift.



LIFTS

Elevators will be installed with access from all floors and directly connected to the garage floors, with automatic doors, overload detection and call button.

The cabin will be adapted to the new European standards. Energy-

efficient features:

- Stand-by mode.
- Cabin with energy-efficient lighting.
- Tractor unit with variable speed, power and frequency control.