

at last!

List of materials.



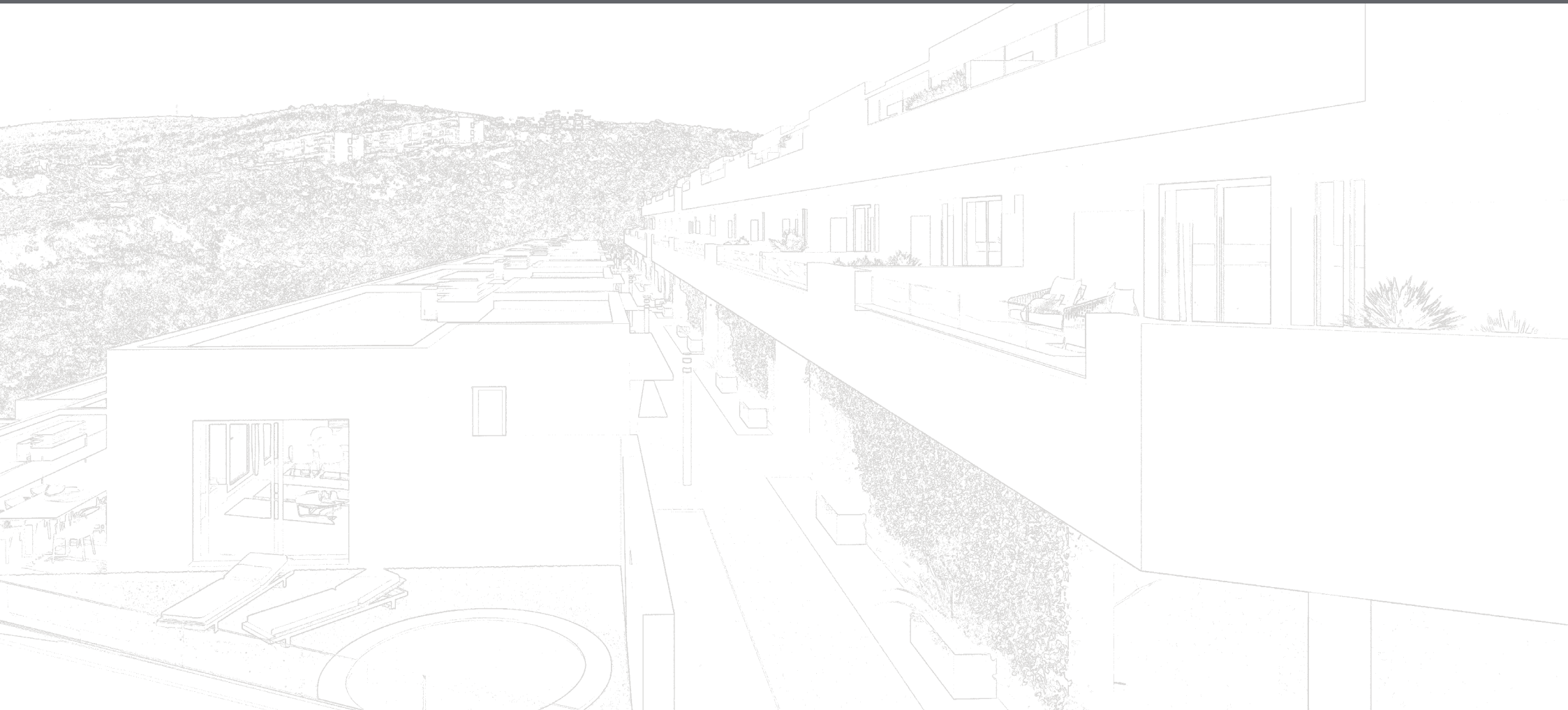
metrovacesa.
at last!



Quality and comfort

The quality of our selected materials, together with our remarkable designs, produce unique homes.

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





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1 Foundations and structure

The foundation and structure will be built in **reinforced concrete**.

2 Facade

The exterior facades will be layered with a continuous coating and plastic paint, provided with **high-quality thermal insulation and cavity walls**. The interior of the walls will be thermally-insulated cladded drywalls.

The walls between properties will be made of **sound-absorbing cladded brickwork** on both sides, with thermally-insulated plasterboard partition walls on both sides.

3 Roofing

The non-walkable roofs house the hot sanitary water and air-conditioning systems. They will be **thermally-insulated** and provided with gravel for protection or artificial lawn subject to location.

The terraces of the properties will be laid with stoneware for exteriors.

4 Exterior metalwork

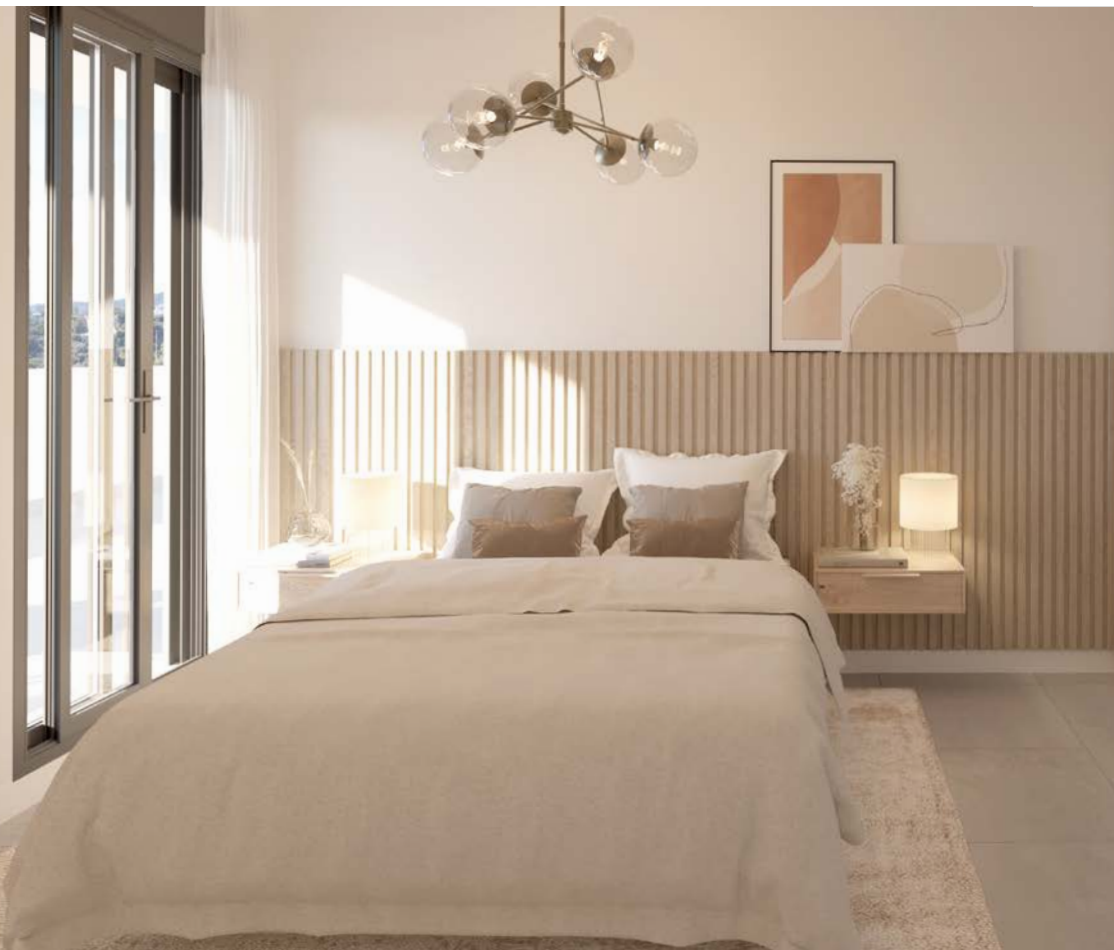
The doors leading from the living-room and the kitchen to the terraces will be made of double-glazed **aluminium with thermal break insulation**, and sliding and hinged doors, respectively. They will have no blinds, and the metalwork will be lacquered in the same shade in the inside and the outside.

The terraces of the bedrooms will be the same depending on their location, with thermally-insulated aluminium blinds in the interior and insulated blind boxes. The bathrooms will be provided with tilt-and-turn windows without blinds.

Sound-absorbing cladded
brickwork on both sides, with
thermally-insulated plasterboard.

A modern design and
attractive volumes.





5 Interior woodwork

Access to the property will be provided through a **security door with security lock**, finished in a lacquered panel in consonance with the other interior metal and woodwork.

The remaining doors will be plain and lacquered.

Modular wardrobes with hinged doors in a lacquer finish in consonance with the other metal and woodwork. Wardrobes are provided with top shelf, a hanging bar and interior lining.

6 Walls and insulation

The interior partition walls will be made of **thermal and sound-proofed** plasterboard.

Adequate thermal and sound comfort.

Modular wardrobes
with interior lining.



The images are not real and serve illustration purposes only

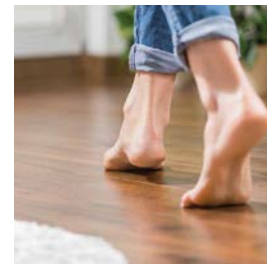


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7 Floor and tiling

The flooring of the interiors and bathrooms will be laid with unrectified stoneware with an MDF skirting board in the same colour as the interior woodwork.



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8 Bathrooms

The walls in the bathrooms and washroom will be tiled with stoneware textured in the bathtub and shower areas, with the remaining walls in plastic paint.



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Main bathroom

INCLUDES:

Double wash basin and two drawers.
WC.
Shower base.
Single lever wash basin taps.
Thermostatic shower taps on a bar.



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Secondary bathroom

INCLUDES:

Suspended wash basin.
WC.
Bathtub.
Single lever wash basin taps.
Shower taps.

Large spaces to make your life more comfortable



9 Bathroom units and taps

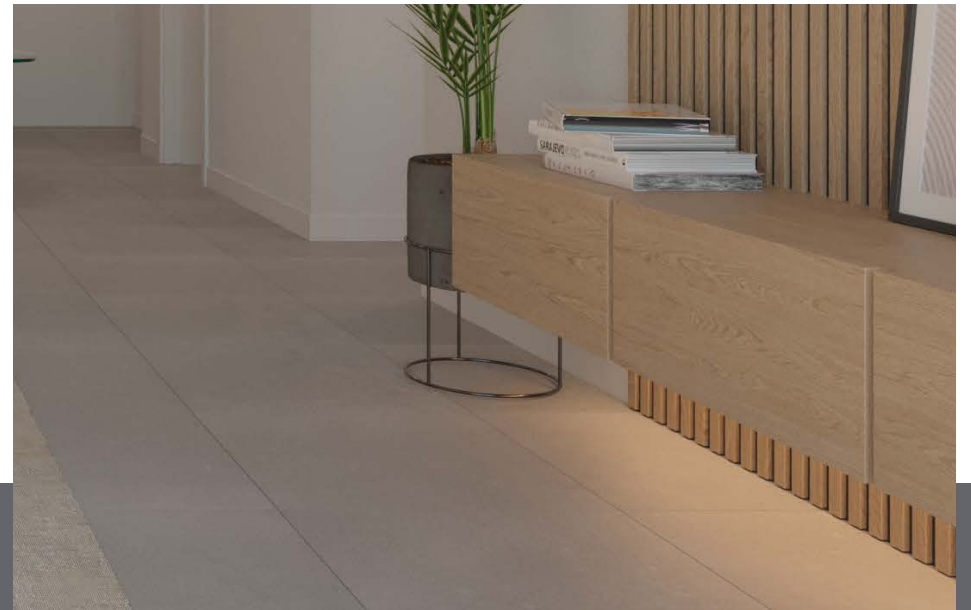
In the bathrooms, the units will be made of **vitrified porcelain**, except for bathtubs and shower bases, which will be made of enamelled steel and resin, respectively. Bathtubs will be provided with single lever taps and the showers will be provided with thermostatic taps.

The main bathroom will be provided with a double wash basin and a two-drawer unit. The secondary bathroom will have wall-suspended wash basin.

The remaining bath units will be provided with single lever taps.

10 Kitchen

Fully-furnished kitchen with Silestone or similar worktops, equipped with appliances.



11 Suspended ceilings and paint

The suspended ceilings will be made of plasterboard in the entire property with manholes in areas where the air-conditioning and ventilation interior units will be placed.

Plain plastic paint will be applied to non-tiled walls and ceilings.

12 Electricity, TV and telephone systems

The electrical system will be installed to provide high electrical power, following the Low Tension Electro-Technical Standards.

Niessen or similar electricity switches.

TV and telephone connections in living-room, master bedroom and other rooms as required by the telecommunications regulations.

Lights in the terrace exteriors.

Video intercom with call receiver and colour screen.





13 Heating, air-conditioning and hot water supply

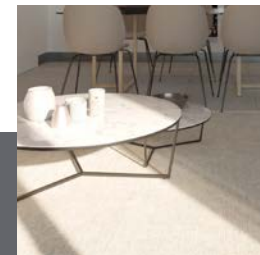
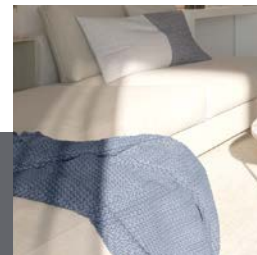
Full air-conditioning system with heat pump (cooling and heating) and ducts running through the suspended ceiling. The interior unit is mounted in the suspended ceiling of the bathrooms and the exterior unit in the technical roof.

Hot water supply is provided by a renewable energy system.

Water distribution interior network is made of polyethylene ducts.

14 Ventilation and fan extraction system

The properties are provided with interior air renovation systems with extractor fans in bathrooms and kitchens.





15 Access and community areas

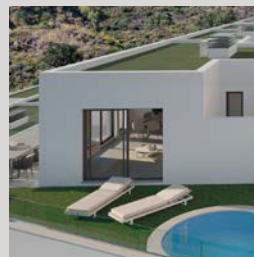
Salt water-chlorination community swimming-pool.

Garden areas with access to a natural landscape with walking and resting areas.

Shared area with a gym, spa and community room.



A development designed with the quality of life of its residents in mind.



Vehicle access is provided through an automated door

16 Parking and storeroom

Vehicle access is provided through an automated door.

Concrete flooring will superficial treatment.

The walls in the parking area will be concrete and provided with flushing water connections.

Storage rooms will be finished in plastic paint.

17 Customisation options

Customised options will be subject to quotation and only available for a limited amount of time:

Replacement of bathtub with a shower.

Bathroom storage unit in secondary bathroom.

Installation of shower screens and mirrors.

Installation of basic home automation system.

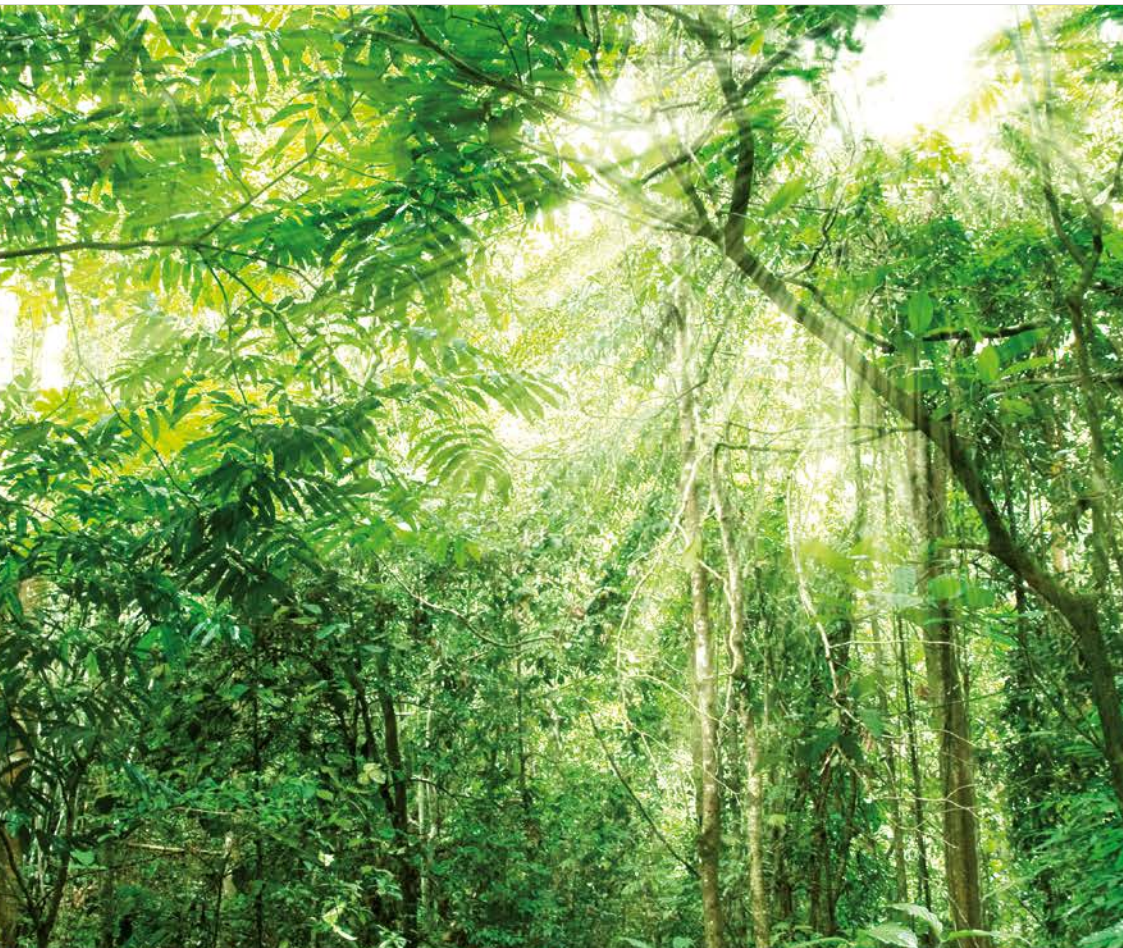
Interior lighting.

Bedroom layout changes, connection of two bedrooms in specific properties.



Parking floor markings and pictograms

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Our quality standards provide excellent outcomes to guarantee the users' comfort and enjoyment of their home, with not alone the best quality materials in the market, but also the lowest energy consumption.



17 Energy classification



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



Latest technology in air-conditioning and air-quality systems, with prioritisation of the final outcome product as well as low consumption.

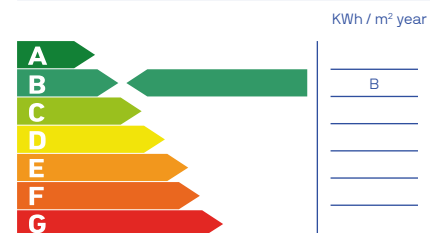


LED bulbs are used in various areas of the building, thus guaranteeing optimal consumption, durability and efficiency.

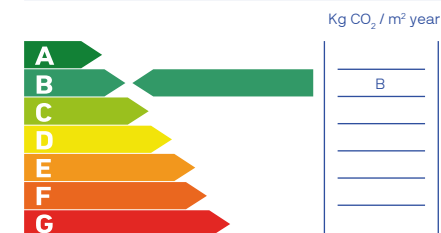


Sanitary units that are environmentally friendly. Their low consumption provides significant savings on the water bill as well as contributing to improve our environment.

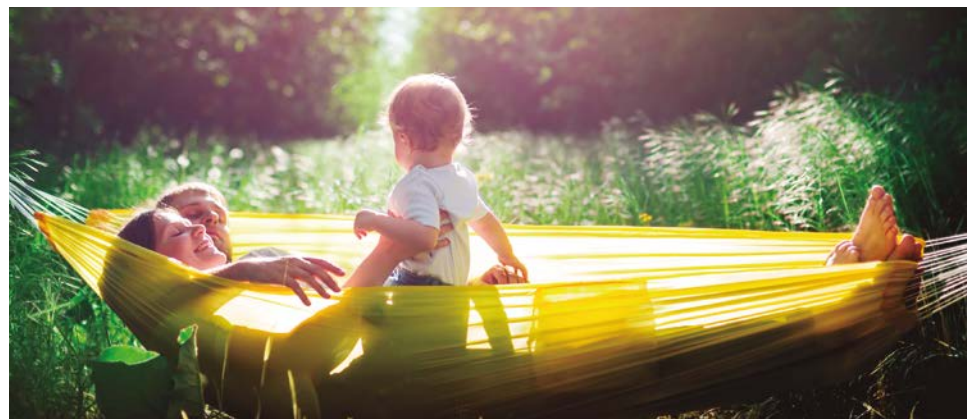
Non-renewable primary energy use

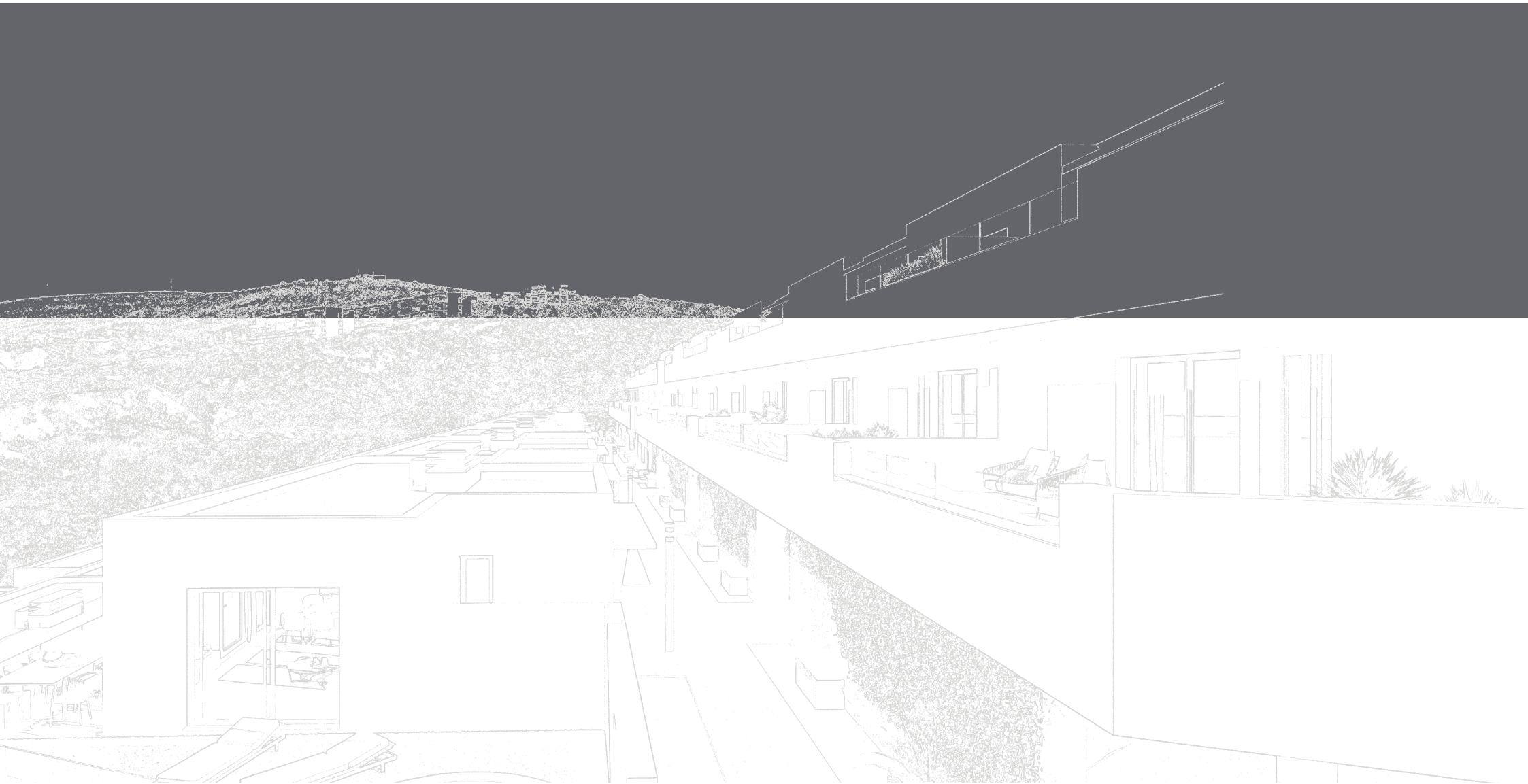


Carbon dioxide emissions



Note: This information, drawings, measurements, dimensions and graphic documentation are for guidance only and they are not contractually binding. They may be subject to potential modifications due to technical, legal or administrative requirements deriving from the granting of the necessary permits and authorisations, as well as any construction or design requirements the Construction Managers might need to consider, without detriment to quality. The furniture, garden features and appliances are shown with illustration purposes only and therefore they will not be included in the property, except in the cases where these are specifically included in the list of materials. The wardrobe dimensions refer to the necessary building gaps. The kitchen furniture and the layout of the appliances may vary slightly subject to their final assembly. The flooring and tiling are also shown for illustration purposes only and modifications may apply. The customisable options must comply with the customisation schedule. Energy certification under progress. Estimations according to initial project calculations.





This list of construction materials serves illustration purposes only, and Metrovacesa, S.A. reserves the right to introduce any modifications necessary on account of technical or legal requirements, as per the indications of the head architect, when these are necessary or convenient for the efficient completion of the building or when they are requested 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 for illustration purposes only and not contractually binding.