

Alamar. At last!

List of materials



metrovetica.
At last!



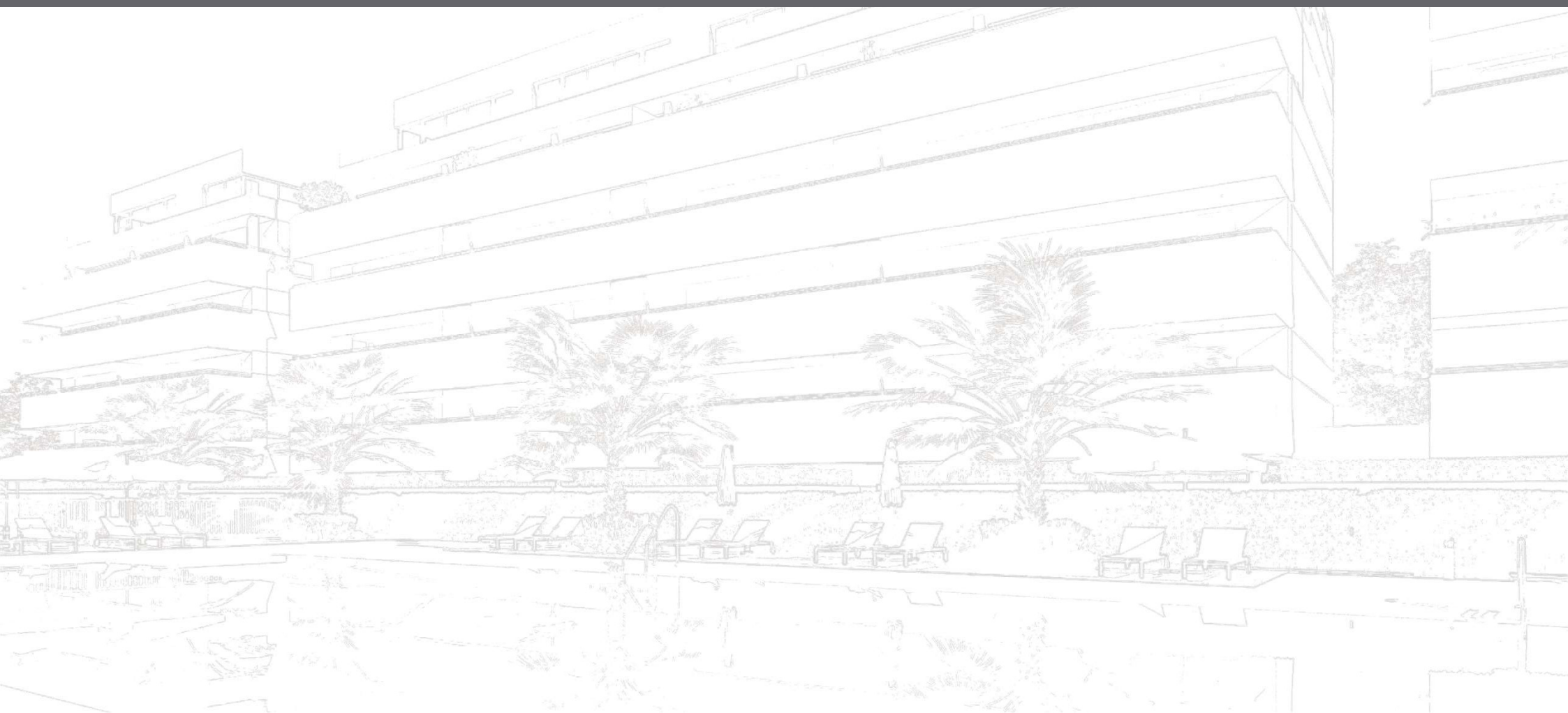
metrovacesa.
At last!



Quality and confort

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

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





Contents

1 Foundations and structure

6 Walls and insulation

11 Suspended ceilings and paintwork

16 Community parking

2 Facades

7 Flooring and tiling

12 Electricity, TV and telephone systems

17 Energy Classification

3 Roofing

8 Bathrooms

13 Heating and air-conditioning

4 Exterior metalwork

9 Sanitary hot water

14 Ventilation and fan extraction system

5 Interior metal and woodwork

10 Kitchen

15 Access and community areas

1 Foundation and structure

Both the foundations and the structure will be built in reinforced concrete in compliance with the existing standards

2 Facade

The exterior facades of the property will be half-brick walls layered with continuous mortar coating and exterior paint, cavity wall with projected polyurethane foam insulation. The interior of the walls will be insulated cladded drywalls.

3 Roofing

The technical roofts will be fitted with the external units of the various systems and provided with flat finishes as non-walkable roofs, with thermal insulation and gravel protection. They will be conveniently separated from the properties and also sound proofed.

4 Exterior metalwork

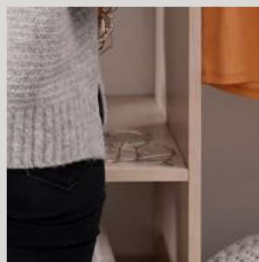
All exterior windows and doors (sliding or tilt-and-turn, depending on the case) will be finished in aluminium with thermal break and a dark grey lacquered finish, thermal and sound-proofed double glazing as per Technical Building Code CTE.





Imágenes orientativas y no reales

Hinged-door modular wardrobes with interior lining even in the top shelf unit



5 Interior metal and 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 white-lacquered, with locks in bathrooms and master bedroom. Premium quality chrome fittings.

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

6 Walls and insulation

The walls between the properties and those between the properties and the community areas will be provided with sound-absorbing cladded brickwork on both sides, drywalls and insulation.

The interior walls will be drywalls with double plasterboard layer on both sides and interior insulation.

Adequate thermal and sound-proofed confort



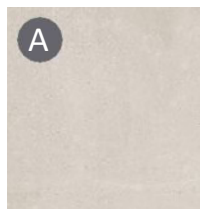
The images are not real and serve illustration purposes only



7 Flooring and tiling

Living-room, kitchen, bathroom and bedrooms:
Rectified porcelain stoneware is offered for all the interiors.

Terraces:
Rectified porcelain stoneware is used in all terraces and solariums (type: anti-slip)



Flooring in living-room, bathrooms, PORCELANOSA Grupo
kitchen, bedrooms and terraces

Bottega Caliza
80 cm x 80 cm
Porcelain stoneware



Optional flooring for the interior of
the property, except bathrooms



AC4 laminated flooring
Naturdec Roble Lake
129.2 x 19.2

8

Bathrooms

The front area of the bathroom will be layered with rectified single fired porous tiles. In secondary bathrooms, ceramic tiles will be used.

PORCELANOSA Grupo



PORCELANOSA Grupo



Main bathroom

Roca

noken
PORCELANOSA BATHROOMS

SYSTEMPOOL
PORCELANOSA Grupo

INCLUDES:

NOKEN. NK Essence suspended WC SYSTEMPOOL.
Kרון Stone wash basin: ENCRAS NOKEN. Project shower base
ROCA. Exterior thermostatic shower mixing tap with hand piece.
ROCA. Raindream wall shower tap
ROCA. L90 wash basin single lever tap with Mezzo spout

Secondary bathroom

Roca

noken
PORCELANOSA BATHROOMS

SYSTEMPOOL
PORCELANOSA Grupo

INCLUDES :

NOKEN. NK Essence WC with base. SYSTEMPOOL.
Kרון Stone wash basin: ENCRAS NOKEN. Minimal bath tub
ROCA. L90 bath tub taps
ROCA. L90 wash basin single lever taps with Mezzo spout

Large spaces to make your life more comfortable

9

Sanitary hot water supply

Sanitary hot water is provided by an electric boiler with supplementary solar power according to energy saving standards.

10

Kitchens



The kitchen is fully furnished using ultramatt/ultragloss white doors supplied by 2aKüchen. The appliances are finished in stainless steel supplied by Balay.

Kitchen worktop is supplied by Silestone. The back splash of the kitchen is offered in the same material as the worktop. The sink is finished in stainless steel and glass, and non-extractable single lever taps.

INCLUDES*:

BALAY 3EB720LR ceramic cooker
BALAY 3HB2010NO oven
BALAY 3CP4002XO microwave oven
BALAY 3BF267EX integrated hood module
BALAY 3VF301NP integrated dish-washer
BALAY 3TS873BC free-installation
BALAY 3KF6650MI stainless steel fridge
FRANKE BMG ME embedded sink
FRANKE MATRIX single lever tap
Group I Silestone worktop

*The references are subject to availability in the manufacturer's catalogue



The images are not real and serve illustration purposes only

1

Suspended ceilings and paintwork

The suspended ceilings are made of continuous laminated plasterboard sheets in the entire property, except in bathrooms, where there will be removable 60x60 sheets.

Plain white plastic paint will be applied to walls. Ceilings will be painted in white.

1

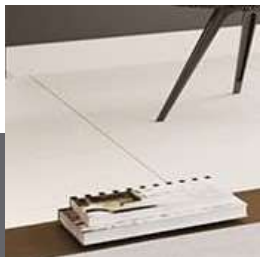
Electricity, TV and telephone systems

The electrical system will be installed to provide high electrical power, following the Low Tension Electro-Technical Standards. Lighting in the kitchens is provided by LED lights. Living-room and bedrooms are provided with TV, telephone and telecommunications connections and terraces are provided with a TV connection.

Presence detectors are installed in community areas. Light switches are provided by Siemens.

LED lamps in community areas and the development areas.

Living-room and bedrooms are provided with TV, telephone and telecommunications connections and terraces are provided with a TV connection.



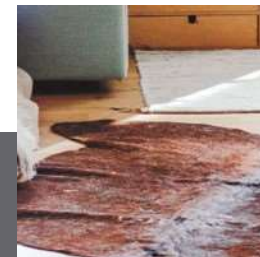
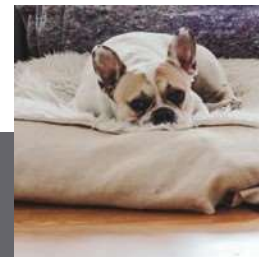


1 Heating and air-conditioning

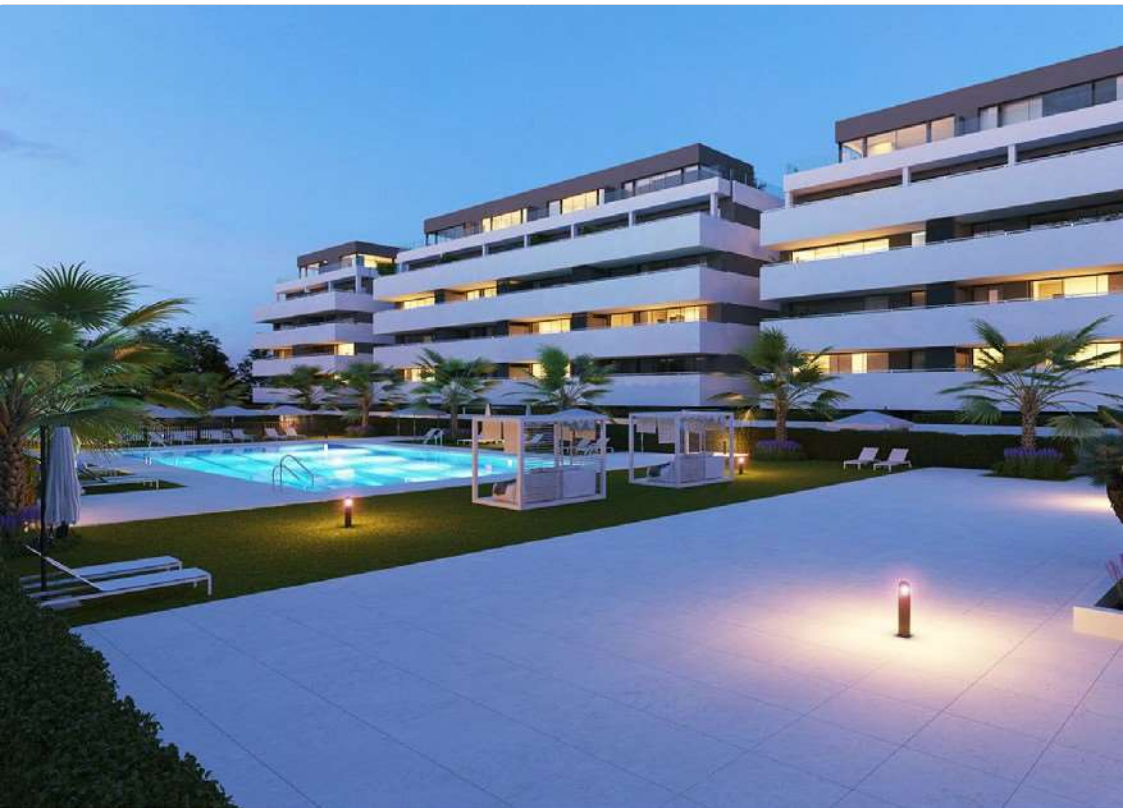
Full air-conditioning system with heat pump (cooling and heating) and fibre glass ducts.

14 Ventilation and fan extraction system

The properties are provided with interior air renovation systems with extractor fans in bathrooms and kitchens. The interior unit is installed in the suspended ceiling of the bathroom.



The images are not real and serve illustration purposes only



1

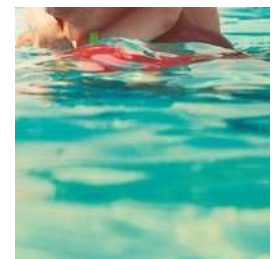
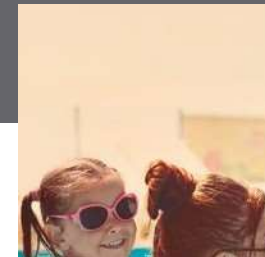
Access and community areas

Adult and children community pools.

Large garden areas.

A concrete wall with metal enclosure will surround the community area. The interior areas of the ground floor properties will have a brick wall and garden enclosures.

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



The images are not real and serve illustration purposes only

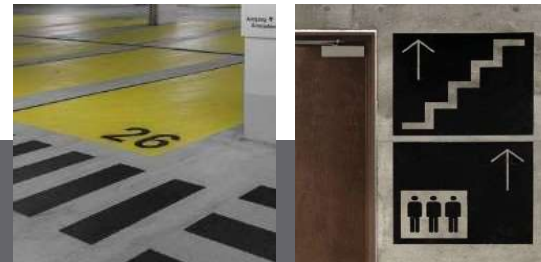
Vehicle access is provided by an automated door

16 Community parking space

Vehicle access is provided by an automated door.

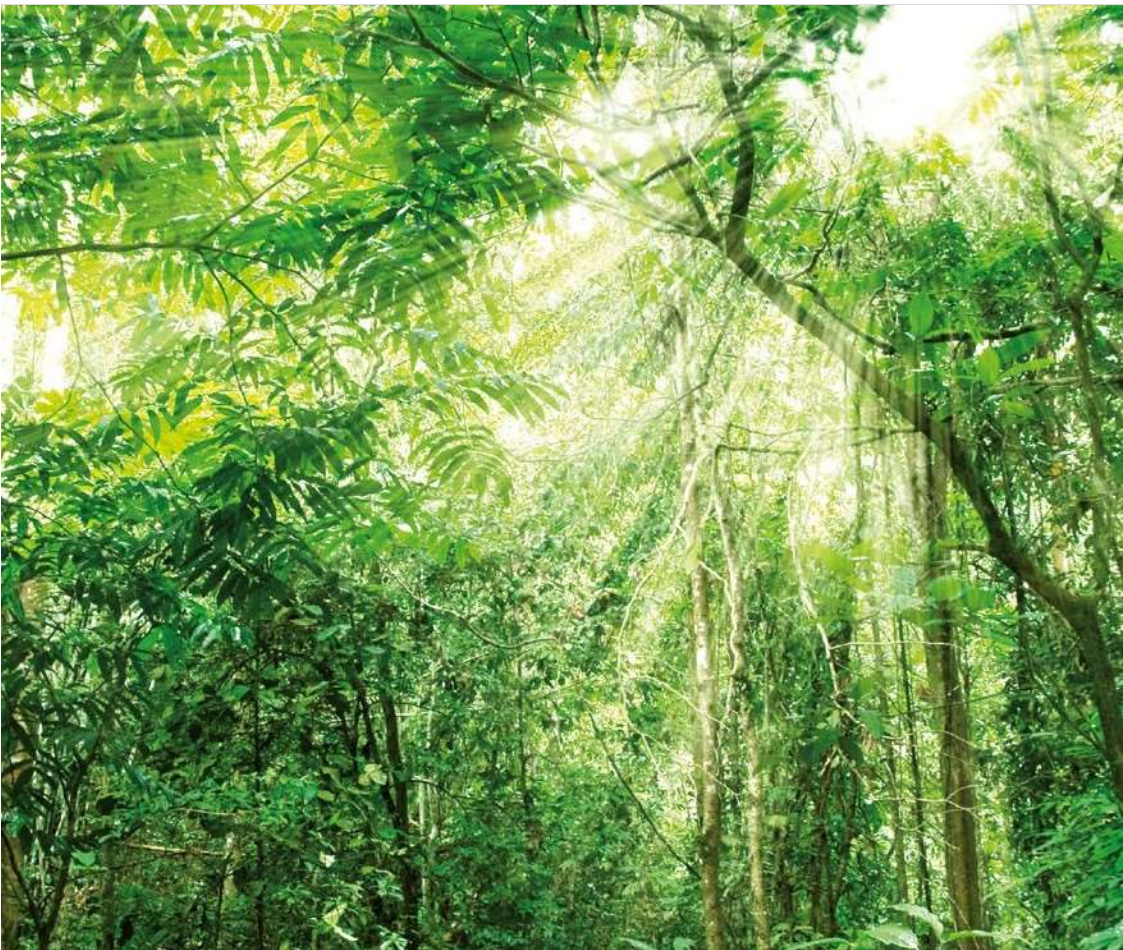
Concrete floor with resine-based finish and concrete walls.

Storage rooms and the interior areas will be finished in plastic paint and stoneware flooring.



Parking space markings and pictograms

The images are not real and serve illustration purposes only



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.



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

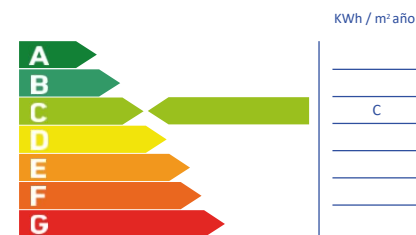


Latest technology in air-conditioning and air-quality systems, with prioritisation of the final outcome product as well as low consumption.

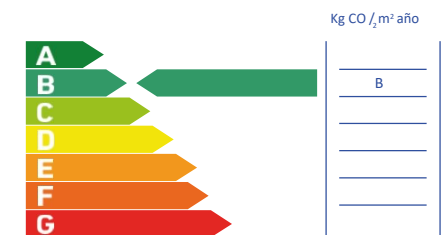


Sanitary units that are environmentally friendly. Their low consumption provides significant savings on the water bill as well as contributing to improve our environment.

Non-renewable primary energy use

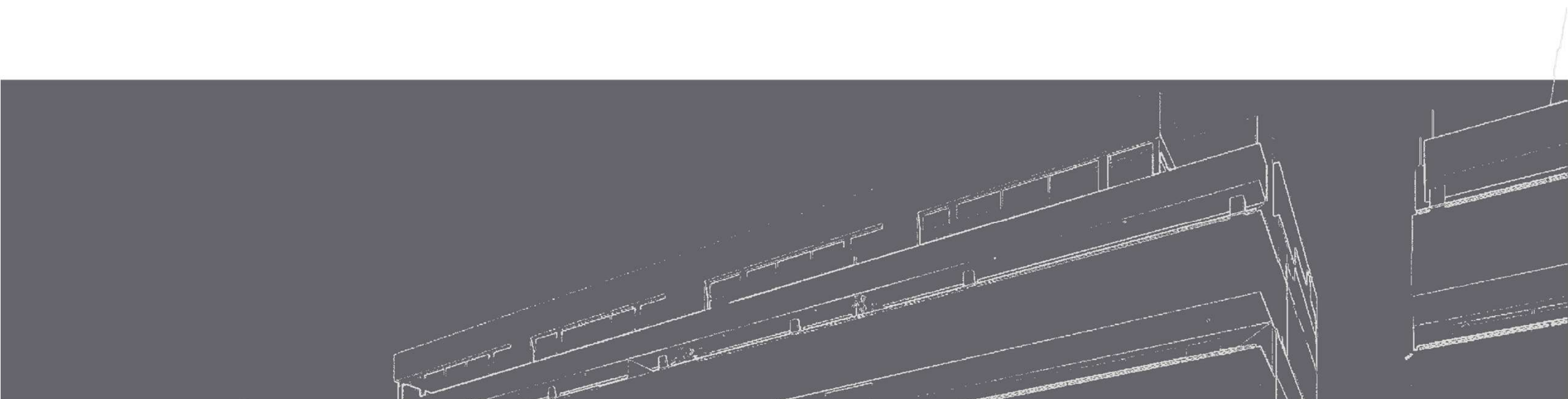


Carbon dioxide emissions



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.





Find your new home at **metrovacesa.com**

| **900 55 25 25**

| infopromociones@metrovacesa.com

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.