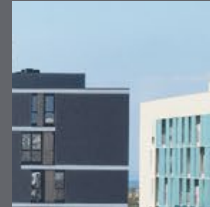
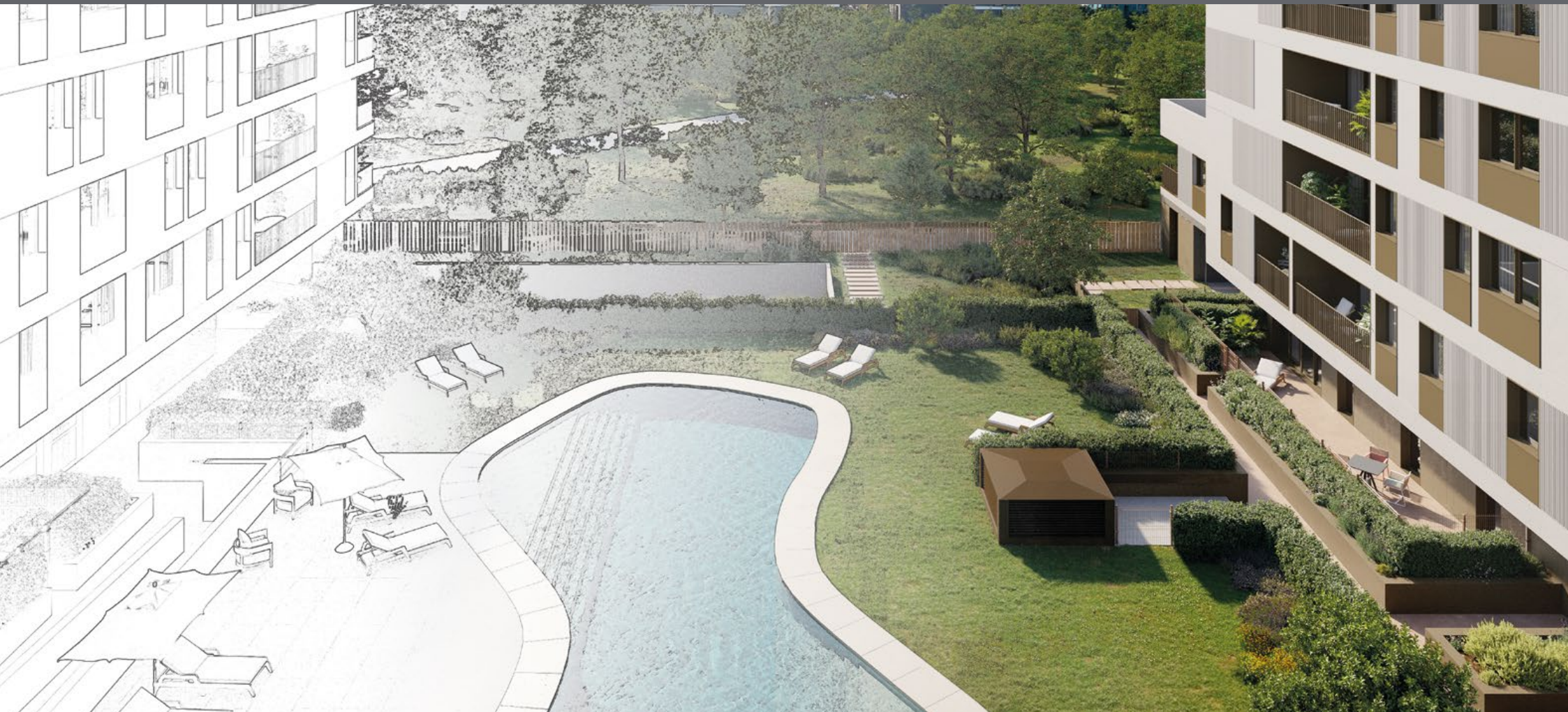


Residencial Aire de Llevant. now it's possible

Building specifications.



metrovacesa.
now it's possible



metrovacesa.
now it's possible



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

Foundations and reinforced concrete structures calculated and built in accordance with current regulations, with the corresponding on-site control monitoring by specialised and approved laboratories.

2 Façade

SATE facade system features external thermal insulation with continuous cladding finish as specified in the project. Additionally, it is enhanced by ceramic wall cladding and an interior partition wall consisting of a galvanised steel framework with thermal insulation and laminated plasterboard. The ground floor is finished with ceramic tile and/or natural stone.

3 Roofing

The roof is flat and features accessible and non-accessible areas. The accessible areas are finished with non-slip, outdoor tiles and the non-accessible areas are finished with gravel. In both cases they feature thermal insulation.

4 Exterior carpentry

Windows and external doors (sliding or hinged) with aluminium framework, thermal bridge break and thermo-acoustic double glazing. The opening system is selected to optimise space utilisation in each room according to its specific requirements. Automatic aluminium shutters matching the colour of the carpentry in all bedrooms.

Easy-to-maintain metal railings to protect balconies, according to the final façade composition design.

Aluminum window frames with thermal break and thermo-acoustic double glazing



Modern design and visually appealing dimensions.





5 Interior carpentry

The entrance to the house will feature an armoured door equipped with a security lock, complemented by a lacquered interior panel finish that matches the rest of the carpentry.

All interior doors will be smooth lacquered with chrome hinges and handles, and all bathrooms will have locks.

Modular compact wardrobes are designed with lacquered-finish hinged doors to match the other interior doors, lined on the inside and equipped with hanging rail and luggage shelf.

6 Partitioning and insulation

Materials have been designed to provide maximum thermal and acoustic comfort in the home, in compliance with specific regulations.

Interior distribution within the homes will feature dry partition walls constructed with plasterboard and insulation. Party walls between the different homes will be built with ceramic bricks lined on both sides, with dry partition walls and insulation.

All partitions in bathrooms and areas prone to humidity will be made of water-repellent panels.

Efficient comfort that lets you disconnect and regain the essence of living.





7 Flooring and wall tiling

All rooms will be fitted with TechStep flooring, featuring high-quality covering inspired by natural wood parquet floors with a hyper-realistic design.

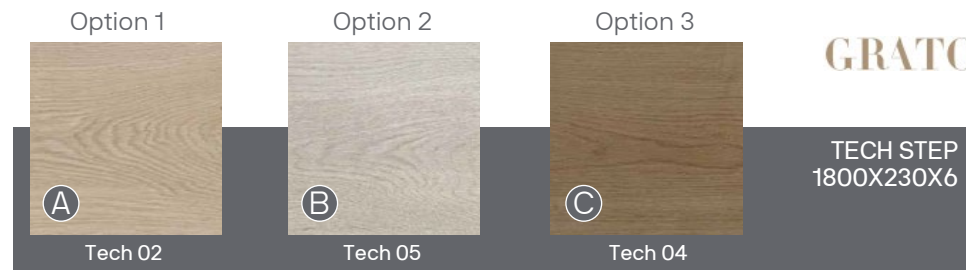
Bathrooms may feature ceramic flooring, depending on the selected option.

The baseboard will be made of white lacquered waterproof MDF.

Flooring made of non-slip exterior stoneware.



FLOORING:
Living room, hall, kitchen and bedrooms.
Bathrooms (laminata option)



Bathrooms (porcelain option)



8 Bathrooms

Vertical walls in bathrooms will be tiled with porcelain tiles in different shades depending on home customisation (option 1 or option 2).

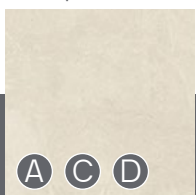
The main bathrooms will come equipped with a shower tray and a white washbasin integrated into the bathroom fittings, while the secondary bathrooms will include a washbasin and an acrylic bathtub.



Bathroom tiling

Option 1

Option 2



Cream

Grey

GUNNI & TRENTINO

Porcelain
Tile Slim
60x30



Bathroom 1

GUNNI & TRENTINO



Bathroom 2



INCLUDES:

SLIM washbasin and cabinet by GUNNI&TRENTINO.
DURAVIT D-NEO toilet.
SLIM shower tray by GUNNI&TRENTINO.
GROHE basin faucet, GRT 800, thermostatic ESSENCE and GROHE shower.

INCLUDES:

DURAVIT washbasin.
DURAVIT D-NEO toilet.
DURAVIT D-CODE bathtub.
GROHE ESSENCE basin and GROHE ESSENCE bathtub faucets.

Spacious rooms to make your life more comfortable



9 Bathroom fittings and fixtures

Bathroom fixtures with mixer taps, except for the shower faucet, which will be thermostatic.

GUNNI & TRENTINO

The washbasin in the main bathroom will be ceramic with built-in laminate cabinet with two drawers, and the washbasin in the secondary bathroom will be wall-mounted and made of vitrified porcelain. Toilets will be made of vitrified porcelain. Shower trays will be made of resin, with chrome-plated thermostatic faucets. Bathtubs will be acrylic, with chrome-plated mixer faucets. All in white. Homes with only one bathroom will be equipped with a shower tray.

10 Kitchen

As these kitchens are open-plan, the flooring will be the same as in the living/dining room: TechStep flooring featuring high-quality coating inspired by natural wood parquet floors in a hyper-realistic design. Worktop and fronts between wall and base units in Silestone quartz with Cosentino group guarantee. The rest will be finished in emulsion paint.

Gunni Slim range furniture (or equivalent), with chrome-plated Blum hinges, Hettich drawers with 18 mm thick doors featuring two-sided colour finish, selected for their design and quality.

Relia FB 45 X 40 single-basin stainless steel sink with pull-out faucet and Neutron swivel spout in chrome finish, by Gunni&Trentino. BOSCH appliances including extractor hood, oven, microwave and induction stove.

Kitchen countertop



<p>Option 1</p> <p>A</p>	<p>Option 2</p> <p>B C</p>	<p>Option 3</p> <p>B C</p>
<p>MOKA</p>	<p>BLANCO NORTE</p>	<p>GRIS EXPO</p>

Kitchen

<p>Option 1</p> <p>A C</p>	<p>Option 2</p> <p>B</p>
<p>LAM SM2</p>	<p>LAM SM3</p>

11 Suspended ceilings and paintwork

Suspended ceiling constructed with continuous laminated gypsum boards, finished with emulsion paint, and equipped with an access panel for maintenance of installations when necessary.

Vertical walls are finished with smooth emulsion paint.

12 Electrical installations, TV and telephony



Electrical installation carried out according to Spanish electrical code (R.E.B.T.) standards with extensive electrical provision.

Schneider Electric New Unica series mechanisms.

Outdoor wall lighting with LED technology. Motion sensors in Shared Areas.

Recessed LED downlights in kitchen and bathroom ceilings. Lighting on terraces.

Photovoltaic solar panels to supply solar energy for communal facilities.

The development will be equipped with a shared aerial for television reception in accordance with current regulations. Television and telephone sockets will be available in all rooms.

Video door entry system with call and image receiver.





13 Air conditioning and hot water



Energy-efficient community aérothermal system, which produces hot water for the domestic hot water network system.

Panasonic (or equivalent) hot-cold air-conditioning by means of a system of ducts in suspended ceilings and grilles in rooms.

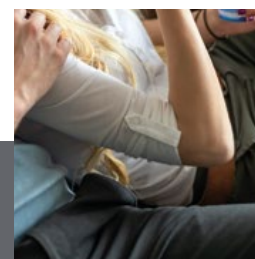
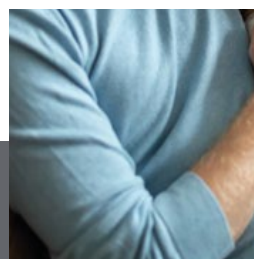
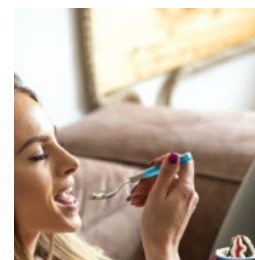
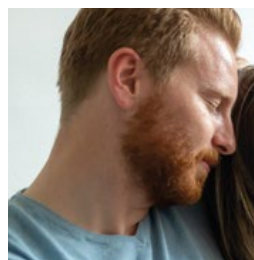
Air Zoning.

14 Ventilation and extraction system



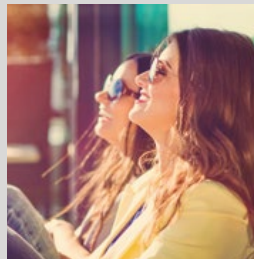
Installation of a Siber ventilation system or equivalent, according to current regulations, allowing for better energy efficiency in the home.

A simple flow ventilation system with humidity control is planned, consisting mainly of separate extraction of stale air and adequate air exchange within the homes.





A residential complex designed to improve quality of life.



15 Access and common areas



The lobby and common areas will feature flooring paved with either with polished and shined natural stone or ceramic paving, as specified in the project. Skirting boards made of the same material will complement the flooring.

Lifts will be fitted with automatic stainless-steel doors on the ground floor. Decorative elements will match the doorways and key-operated pushbutton panels for access to basement floors.

The ground floor of the building and common areas are entirely inaccessible from public roads.

Outdoor swimming pool for residents, with large landscaped areas.

Grey water and rainwater recovery systems for water saving.

Fully-fitted gym.

Bicycle parking facilities.



Automatic vehicle access door.

16 Garage

Vehicle access to the residents' garage will be through a remote control, automatic door.

The development has a separate garage in the basement with automatic vehicle access. The pavement will be finished with mechanically trowelled concrete. Interior enclosures will be finished with emulsion paint. Taps for hosing. All garage facilities have been designed in compliance with the corresponding regulations.

The garage has a shared room for bicycle storage.

17 Customisation

Options: Three distinct finishes for flooring throughout the homes, covering the five areas comprising living rooms, dining rooms, and kitchens, as well as five areas for each of the bathrooms.

You will be able to choose different customisation packages, such as the home automation package, electric vehicle charging point, etc...





18 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.

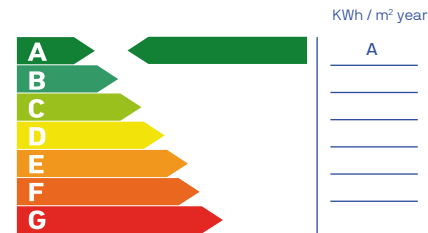


Latest technology in air-conditioning and air-quality systems, with prioritisation of the final outcome product as well as low consumption.

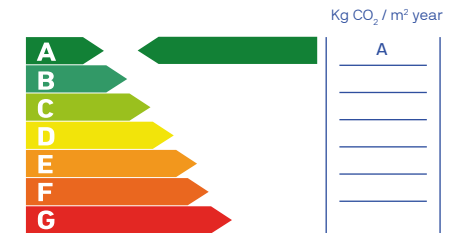


Sanitary units that are environmentally friendly. Their low consumption provides significant savings on the water bill as well as contributing to improve our environment.

Non-renewable primary energy use



Carbon dioxide emissions



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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.





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the sea and all amenities.



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