

# Residencial Ancor II. at last!

List of materials.



**metrovacesa.**  
at last!



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 Foundation and structure

Both the foundation as well as the structure will be made of reinforced concrete.

# 2 Façade

The façade will have a plastered finish and be painted with acrylic paint for exteriors. To provide comfort and energy savings, the façade enclosures will consist of hollow concrete blocks, thermal-acoustic insulation, and a lining of plasterboard panels.

# 3 Roofs

Flat, non-accessible inverted roofs will be constructed with lightweight concrete slopes, waterproofing, thermal insulation, and gravel protection.

# 4 Exterior carpentry

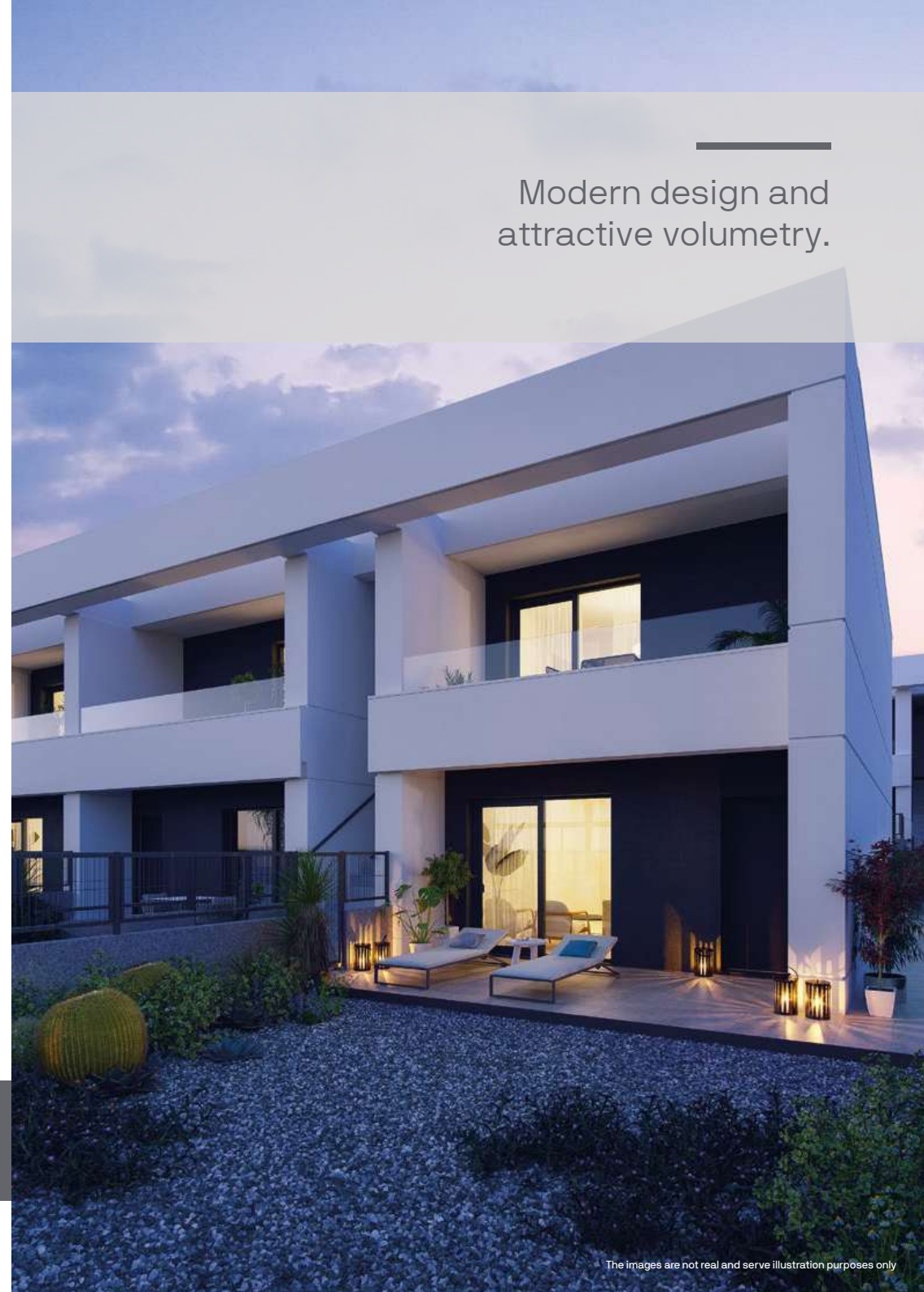
Anodised aluminium carpentry is planned, meeting the specifications of thermal and acoustic insulation required by regulations. They will be double-glazed with an intermediate air chamber, also complying with thermal and acoustic insulation standards.

Bedrooms will have aluminium blinds matching the exterior carpentry colour.

Anodised aluminium profiles  
with double-glazing  
and an air chamber



Modern design and  
attractive volumetry.





## 5 Interior carpentry

The entrance doors will be security doors with a 3-point lock. Interior doors will be made of smooth waterproof MDF, with locks in bathrooms and bedrooms and stainless-steel hardware.

The bedrooms are equipped with compact or monoblock wardrobes, with white hinged doors, linen-lined interiors, a top shelf, and a hanging rail.

## 6 Partitioning and Insulation

The partition walls between homes are composed of a core of vibrated concrete block, thermo-acoustic insulation and plasterboard lining on both sides.

The interior partition walls of each home will be made of plasterboards mounted on a galvanised steel structure with mineral wool thermal-acoustic insulation.

All the enclosures and partition walls of the common areas are made of vibrated hollow concrete blocks, coated with plaster or cement mortar rendering and acrylic paint as appropriate for interior or exterior spaces.

Maximum thermal and acoustic comfort.

The images are not real and serve illustration purposes only

Compact wardrobes with lacquered folding doors.



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## 7 Flooring and wall coverings

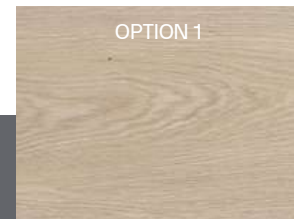
General flooring of the house will be waterproof TECH STEP laminate from GRATO with skirting boards matching the interior carpentry.

All homes have a terrace with non-slip tile finish.



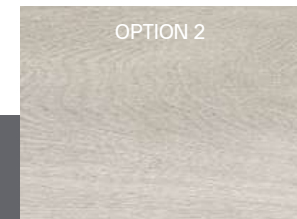
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### GENERAL FLOORING OF THE HOME



OPTION 1

TECH 02



OPTION 2

TECH 05

**GRATO**  
LIFE UNDER YOUR FEET

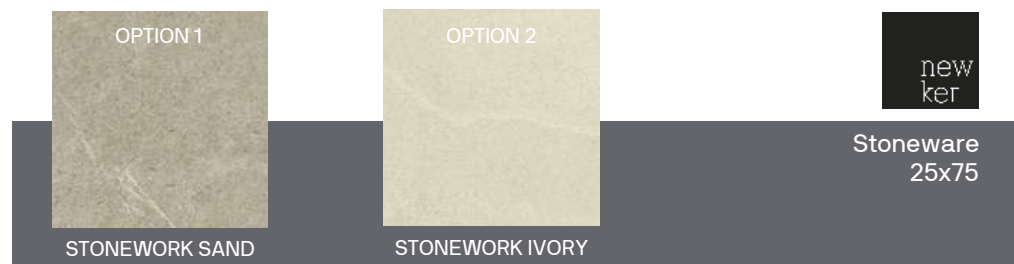
LAMINATED  
FLOOR  
TECH STEP



## 8 Bathrooms

Wall finishes combine tiles with smooth, light-coloured plastic paint based on furniture and sanitary fixture arrangement.

TILING: Bathrooms.



### Master Bathroom



#### INCLUDES:

- ROCA The Gap Square toilet.
- ROCA The Gap sink with cabinet.
- ROCA L20 sink tap.
- Fiora Elemental Shower Tray.
- ROCA L 20 shower tap with Stella rail.

### Secondary Bathroom



#### INCLUDES:

- ROCA The Gap Square toilet.
- ROCA The Gap sink.
- ROCA L20 sink tap.
- Fiora Elemental Shower Tray.
- ROCA L 20 shower tap with Stella rail.



Spacious rooms to make your life more comfortable.



## 9 Sanitary ware and taps

**Roca**

The sinks and toilets are made of vitrified porcelain, and shower trays are resin in white, from ROCA or similar.

The taps will be chrome-plated single-lever, of high quality, from Roca or similar. Each home will have a general shut-off valve and independent valves in wet rooms, according to regulations.

## 10 Kitchens

Walls will be finished with light-coloured, smooth plastic paint.

False ceilings will be made of laminated plasterboard panels with smooth plastic paint finish.

Kitchens will come fully furnished with high and low cabinets, a worktop, and a matching front panel in Compac, Silestone, or similar.

They will include a sink, taps, ceramic hob, built-in electric oven and extractor hood under the top cabinet.



## 11 False ceilings and paintwork

False ceilings will be laminated plasterboard with a smooth, interior plastic paint finish. The rest of the ceilings will be rendered and smoothed with garnish and plaster.

Walls will be finished with light-coloured, smooth plastic paint.

## 12 Electrical, TV, and Telephone Installations

The electrical installation of each home is composed of a general protection panel and a recessed network under a pipe, sized according to the required electrification level.

All mechanisms are of the highest quality.

Each home is equipped with an automatic video intercom.

The building has the infrastructure required by current telecommunications regulations, including R.I.T.I. (telecommunications installations) and R.I.T.S. (satellite installations) equipment.

In anticipation of new technologies, a sufficient number of power outlets have been provided for the connection of computers, music systems and T.V. equipment.

The building will have a communal antenna and digital TV cabling.





## 13 Climate Control and Hot Water

The house will have pre-installation of split-type air conditioning in living room and bedrooms.

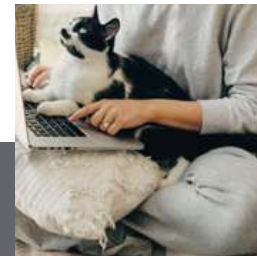
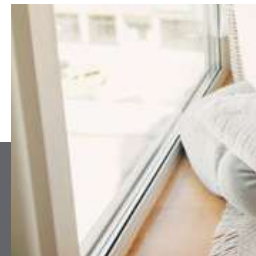
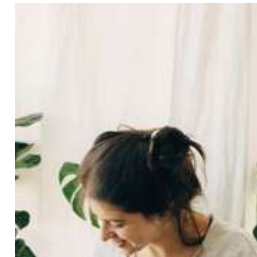
Domestic hot water will be provided by means of aerothermal energy supported by photovoltaic panels for maximum energy efficiency.

The building has water tanks with sufficient capacity to guarantee an uninterrupted water supply, as well as a pressure group to ensure water reaches each home.

## 14 Ventilation and extraction system

The surface area and layout of the openings of the homes are designed to ensure optimal indoor air quality.

In addition to **natural ventilation**, the homes will have, as required by regulations, **mechanical ventilation** by means of individual units with self-regulating extract vents located in the wet rooms.



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A Residential development designed with its occupants' quality of life in mind.



## 15 Access and common areas

The common areas of the development consist of: basement floor with garage and storage rooms, access building from the outside of the plot.

The development will be equipped with a **gymnasium** and a community room.

The main access will have a mailbox area.

Interior lighting in all these areas will be activated by motion detectors, with LED lighting.

The lift will have automatic stainless-steel doors inside the cabin.

Stairs and common areas above ground level will be, depending on the area, made of concrete or paved with stoneware and matching skirting for ease of cleaning.

### Communal open spaces.

Special attention is given to the communal open spaces, where the landscaping, swimming pool, and amenities are among the project's main attractions.

### Private open spaces.

The first-floor homes feature large private terraces finished in stoneware for exteriors and landscaped garden areas. The terraces will have lighting, an electrical outlet and a water supply.



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Motorised door with remote control.

## 16 Garage and storage rooms

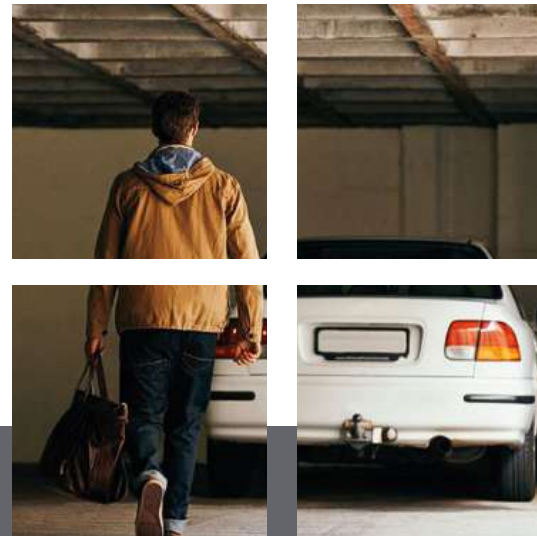
The building has a garage entrance, with a motorised remote-controlled door with anti-crushing safety device.

The storage area is located on the same floor as the garage.

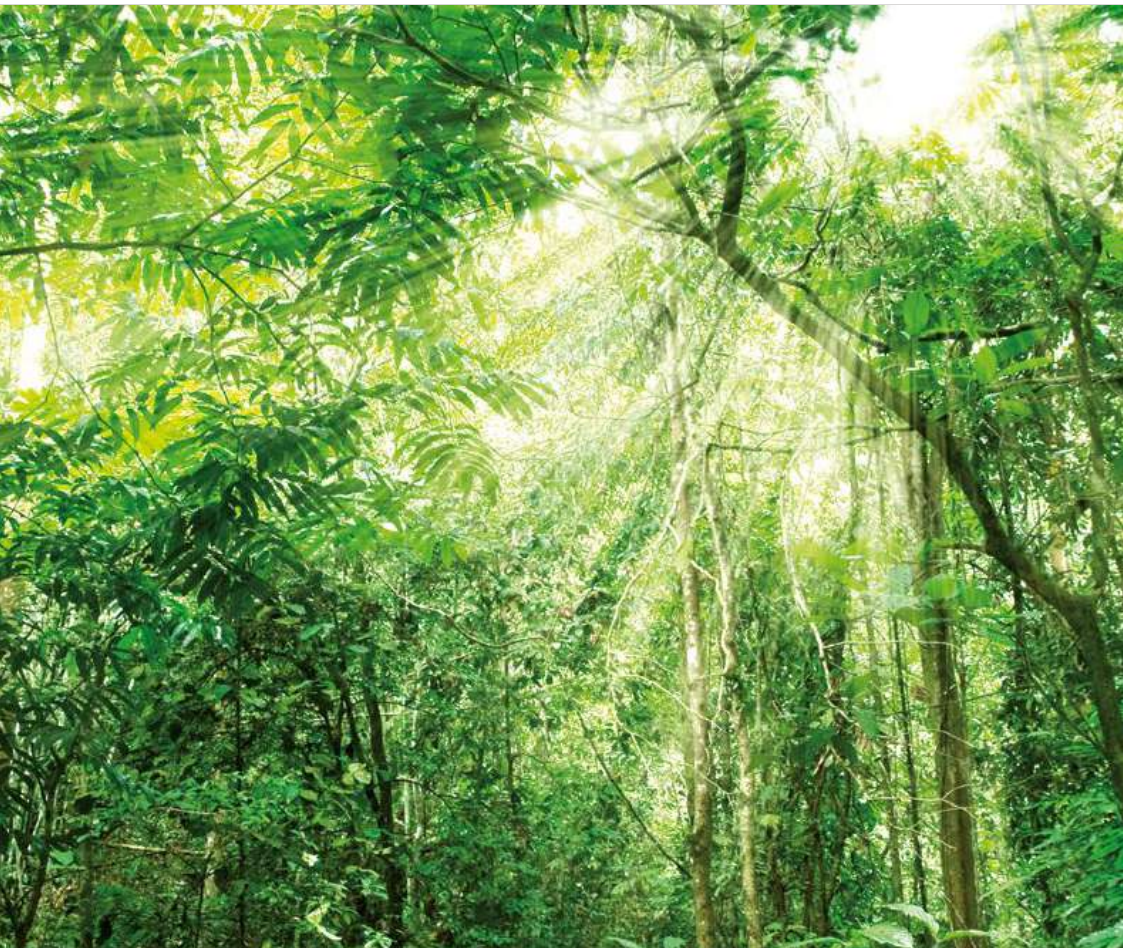
Both areas are equipped with automatic fire detection security systems in the common areas, a central alarm system, and fixed and mobile fire extinguishing equipment, in compliance with regulations.

The flooring is of polished reinforced concrete slab.

The storage rooms have an interior plastic paint finish, tiled with stoneware with matching skirting, and galvanised steel doors.



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# 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.

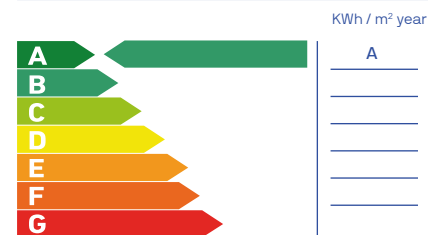


Latest technology in air-conditioning and air-quality systems, with prioritisation of the final outcome product as well as low consumption.

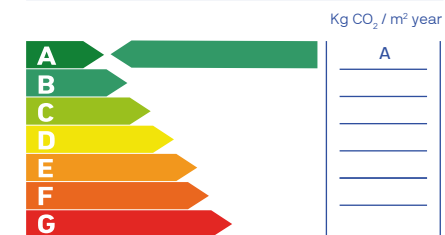


Sanitary units that are environmentally friendly. Their low consumption provides significant savings on the water bill as well as contributing to improve our environment.

## Non-renewable primary energy use



## Carbon dioxide emissions



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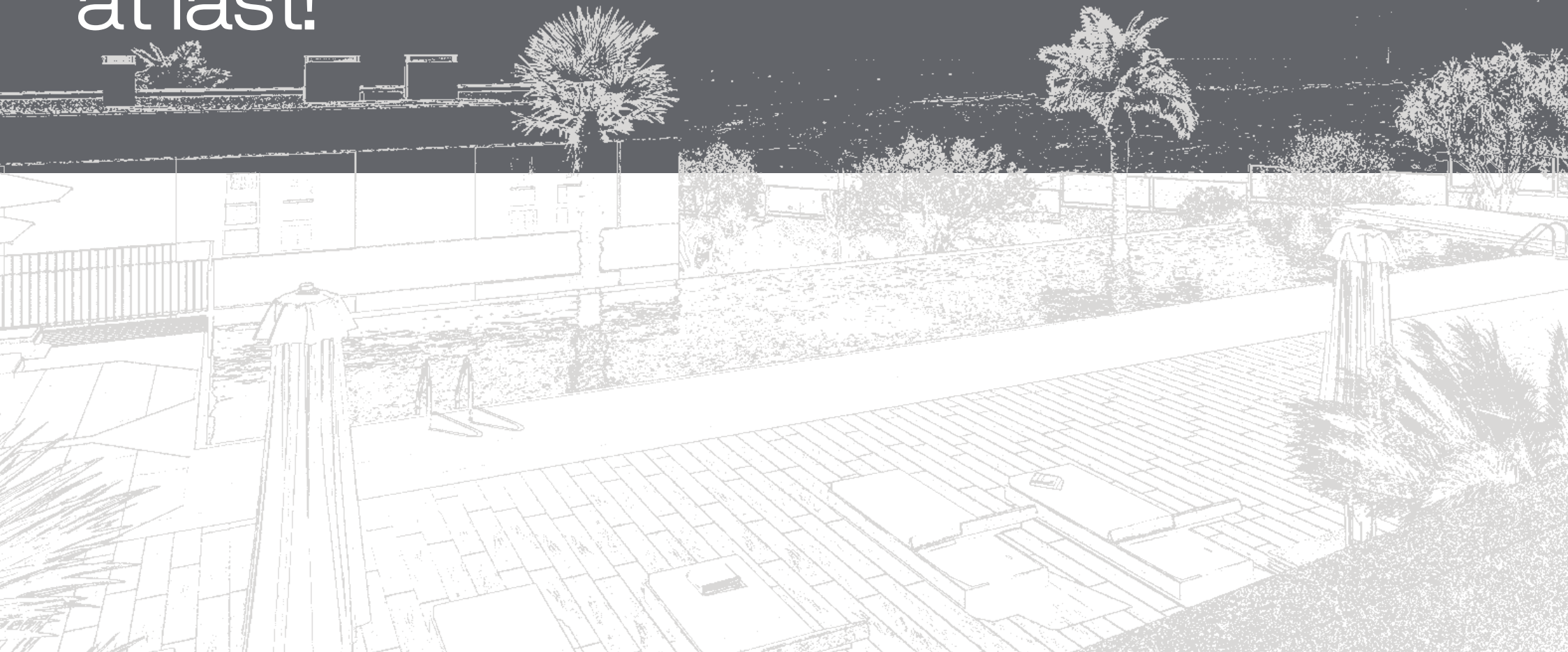
Our quality standards provide excellent outcomes to guarantee the users' comfort and enjoyment of their home, with not alone the best quality materials in the market, but also the lowest energy consumption.







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