

Venere.
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.





Contents

1 Foundations and structure

6 Walls and insulation

11 Suspended ceilings and paintwork

16 Parking

2 Facade

7 Flooring and tiling

12 Electricity, TV and telephone systems

17 Energy Classification

3 Roofing

8 Bathrooms

13 Heating, air-conditioning and hot water supply

4 Exterior metalwork

9 Bathroom units and taps

14 Ventilation and fan extraction system

5 Interior metal and woodwork

10 Kitchen

15 Access and community areas

1 Foundations and structure

Both the foundations and the structure will be built in reinforced concrete.

2 Fachada

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

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

3 Roofing

The technical rooftops, will be fitted with the external units of the air-conditioning / arothermal systems and provided with flat finishes as non-walkable roofs, with thermal insulation and gravel protection.

The terraces and solarium of the houses will be layered with anti-slip porcelain stoneware by PORCELANOSA.

4 Exterior metalwork

All exterior windows and doors (sliding, hinged or tilt-and-turn, depending on the case) will be finished in aluminium with thermal break and a lacquered finish, thermal and sound-proofed double glazing, automatic aluminium blinds with interior thermal insulation in bedrooms (except in those leading to main terraces) and insulated blind boxes.

Aluminium finishes with thermal and sound-proofed insulated double glazing



The walls between the properties are provided with high-quality sound-absorbing brickwork, drywall and insulation





5 Interior metal and woodwork

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

The remaining doors will be plain lacquered.

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

6 Walls and insulation

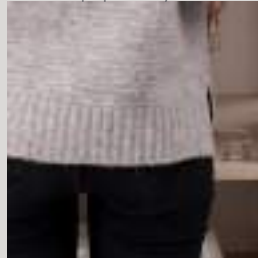
The walls between the properties will be provided with high-performance sound-absorbing cladded brickwork on both sides, drywalls and insulation.

The interior walls will be insulated drywalls.

Adequate thermal and sound-proofed comfort

Modular wardrobes with lacquered hinged doors

The images are not real and serve illustration purposes only



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7 Flooring and tiling

The property flooring will consist of porcelain stoneware by PORCELANOSA with skirting board in the same material.

PORCELANOSA Grupo

INTERIOR FLOORING
Living-room, bedrooms, kitchen and second bathroom.

A

Vela Smoke
100 x 100 cm

FLOORING
Main bathroom

B

Forest Colonial
14,3x90 cm

FLOORING TERRACE

B

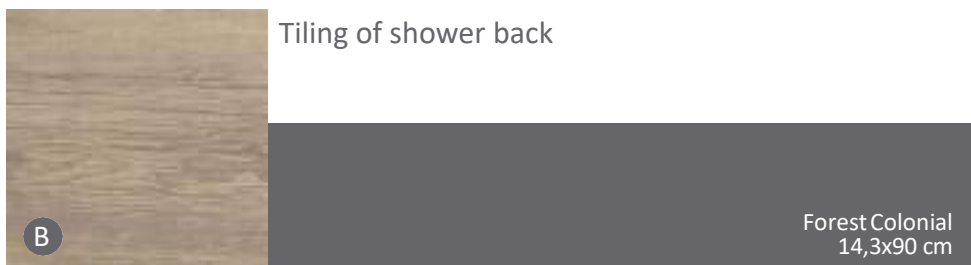
Vela Smoke 100 x 100 cm
Antislip

8 Main bathroom

All the bathroom walls will be layered in porcelain stoneware by PORCELANOSA from floor to ceiling. Mirror over the unit top basin.

Glass shower screens in all the bathrooms.

PORCELANOSA Grupo



INCLUDES:
Shower base with the customised measure shower deck system under anti-slip Forrest Colonial.
Tina Chrome thermostatic mixing valve panel.
Arquitect EU suspended WC.
Yove 1 shower screen.
Krion Ras 160 cm double-basin unit top.
Nk Concept basin taps.

8 Second bathroom

Second bath tiling.

PORCELANOSA Grupo



Deco Boston Bone
31,6X90 cm



INCLUDES:
Krion Line shower base.
Tina Chrome thermostatic mixing valve shower panel.
Yove 1 shower screen (in third bathroom, Yove 9 sliding door).
Acro Compact WC.
Krion Kole 100 cm unit top.

Large spaces to make your life more comfortable

9 Bathroom units and taps

Water supply interior ducts are made in reticulated polyurethane.

All the bathrooms and washrooms will be fitted with Porcelanosa bathroom units and taps. Vitrified porcelain WC, hidden shower base in main bathroom and resin shower base in second bathroom. Krion basins and unit tops (Solid Surface).

Thermostatic taps in the showers of the main and second bathrooms. The remaining will be single lever taps.

PORCELANOSA Grupo **KRION**[®]
PORCELANOSA SOLID SURFACE

10 Kitchens

The kitchens are furnished with Krion worktops and fully equipped with appliances

KRION[®]
PORCELANOSA SOLID SURFACE



INCLUDES:

- Krion 1100 Snow White worktops.
- Circo Therm Easyclean built-in oven.
- Electronic built-in microwave oven.
- Induction built-in cooker.
- Integrated combi fridge.
- Fully integrated dish-washer.
- Front-loading washing –machine.

11 Suspended ceilings and paintwork

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

Plain plastic paint will be applied to untiled walls and ceilings.

12 Electricity, TV and telephone systems

Electronic video telecommunication system by Fermax with receiver and colour imaging

The electrical system will be installed to provide high electrical power, following the Low Tension Electro-Technical Standards. Lighting points. Living-room and bedrooms are provided with TV, telephone and telecommunications connections. All electrical systems will be provided by Gira or a similar Brand.

The terrace will be provided with exterior lamp, a water and a TV connection, and water-proofed power sockets.



Gira electrical systems





13 Heating, air-conditioning and hot water supply

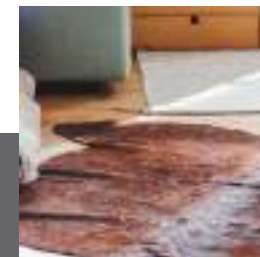
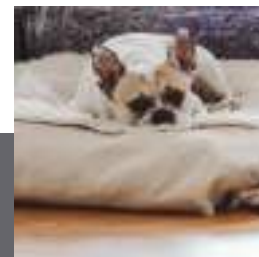
Aerothermal energy system to provide hot water and underfloor heating in the entire property. The interior unit is located in the unity room and the exterior unit on the technical roof.

Full air-conditioning system with heat pump and temperature control by a heating/cooling zoning control system (AirZone), motorised grilles and fiberglass ducst.

The interior unit is mounted in the secondary bathroom's suspended ceiling and the exterior unit is on the technical roof.

14 Ventilation and fan extraction system

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



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15 Access and community areas

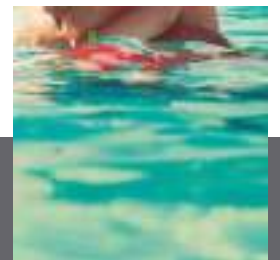
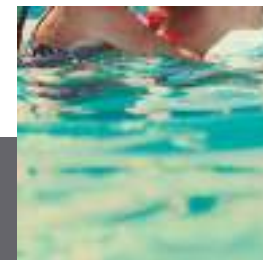
Community swimming-pool

Large garden areas

Spa with panelled sauna and benches, jacuzzis and shower area.

Gym with changing rooms.

Imágenes orientativas y no reales



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



Vehicle access is provided by an automated door

16 Garaje comunitario

Vehicle Access is provided by an automated door.

The flooring will be concrete mechanically smoothed in driving and storage room areas.

The storage rooms will be finished in plastic paint.

The walls in the parking area will be made of concrete.

Non-drinkable water supply outlets are also provided.



Parking space markings and pictograms

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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.

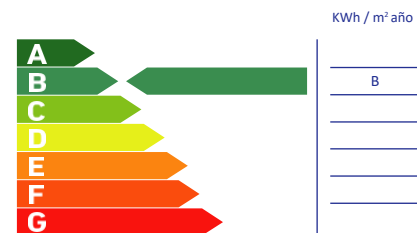


Latest technology in air-conditioning and air-quality systems, with prioritisation of the final outcome product as well as low consumption.

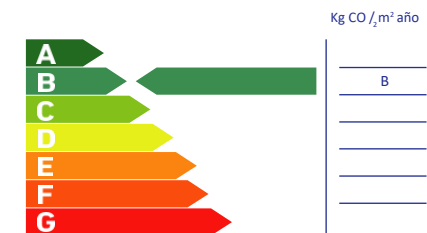


Sanitary units that are environmentally friendly. Their low consumption provides significant savings on the water bill as well as contributing to improve our environment

Non-renewable primary energy use



Carbon dioxide emissions



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.

Our quality standards provide excellent out-comes 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.



metrovacesa. At last!



Find your new home at [metrovacesa.com](https://www.metrovacesa.com)

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