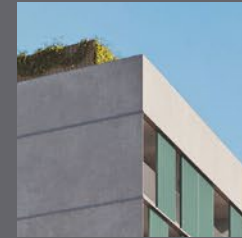


# Jardins de Llevant. Now you can Building specifications.

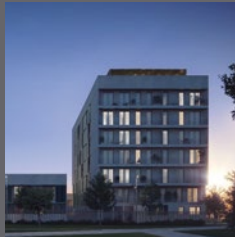


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Now you can



### 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.







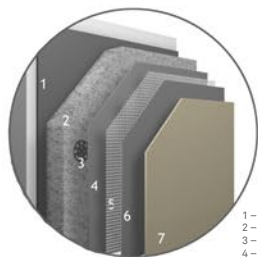
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# 1 Foundation and structure

Foundation and structure made from reinforced concrete, in accordance with current regulations.

## 2 Facade

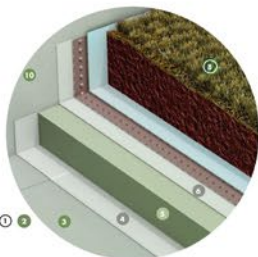


- 1 – Adhesive
- 2 – Insulating panel
- 3 – Mechanical fixing
- 4 – Base layer (1<sup>st</sup>)
- 5 – Thermal insulation
- 6 – Base layer (2<sup>nd</sup>)
- 7 – Final finish

Facade made from masonry with grey ETIS rendering. Thermal insulation, air chamber and inner cladding made from laminated plaster partitions.

External thermal insulation systems (ETIS) are technical solutions used to optimise the energy efficiency of buildings. According to statistics from the sector, buildings account for around 40% of national energy consumption, providing sufficient reasons to regulate energy consumption and ensure efficient energy use.

## 3 Rooftops



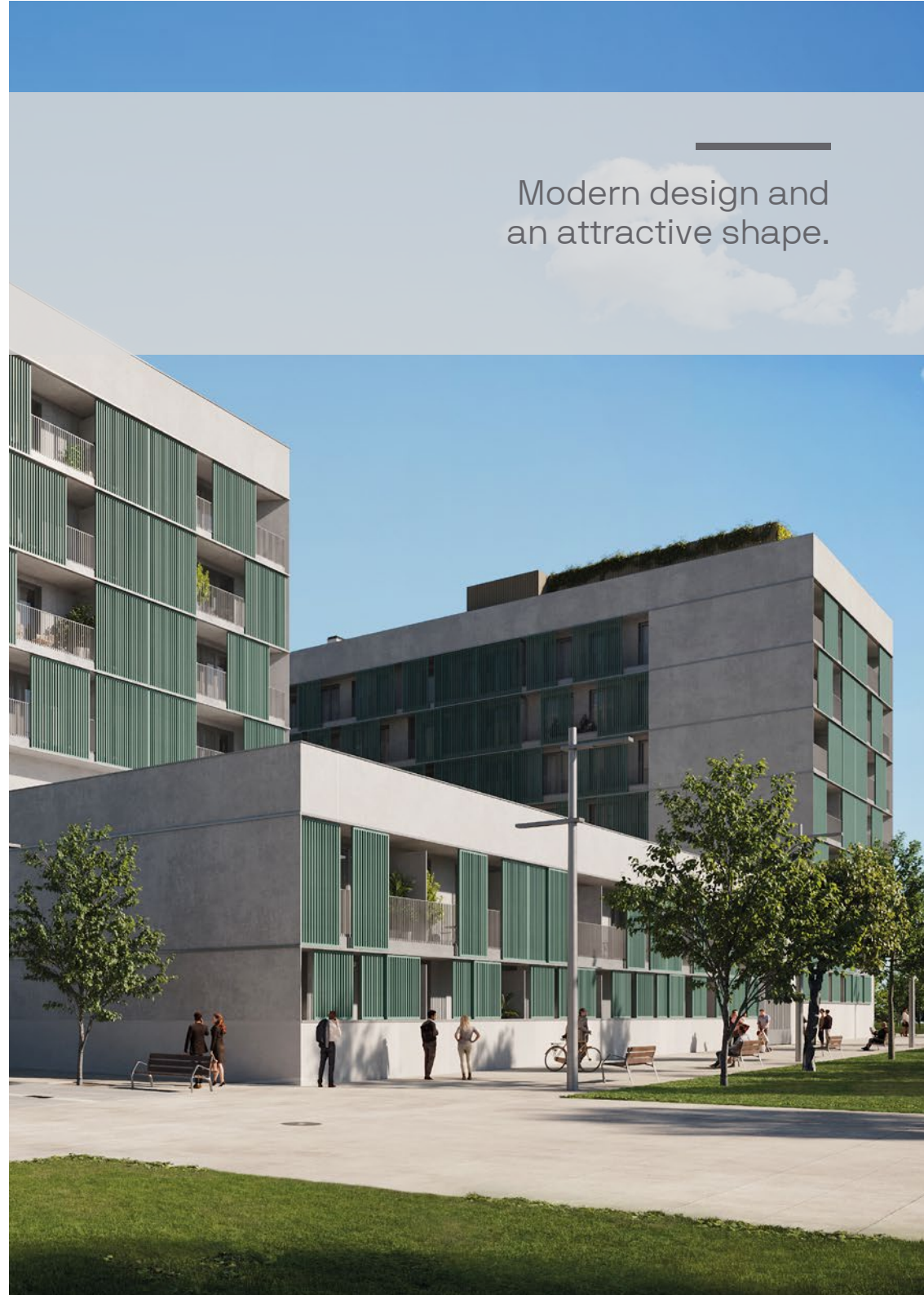
- 1 – Waterproofing base
- 2 – (illegible)
- 3 – Waterproofing sheet
- 4 – Waterproofing sheet
- 5 – Geotextile separation layer
- 6 – Thermal insulation
- 7 – Geotextile separation layer
- 8 – Retention layer
- 9 – Geotextile filtration layer
- 10 – Plant substrate and extensive plantation

The rooftop is flat, with trafficable and non-trafficable areas. Two-storey buildings have a garden rooftop. Trafficable areas have a non-slip ceramic stoneware surface for outdoor use. Both have thermal insulation, except above parking areas.

A green roof on a building is an environmentally-friendly roof that, together with rooftops fitted with thermal or photovoltaic solar energy panels and panels protected with highly reflective materials, improve the energy efficiency of buildings, helping reduce energy consumption.

Its role is to improve the energy performance of the building with respect to its environment.

Modern design and an attractive shape.





## 4 Outdoor carpentry

Anodised aluminium carpentry with **thermal bridge protection**. In the rooms specified in the plan, Persian blinds with aluminium slats with a manually-operated box for Persian blinds of the same colour as the woodwork in the rooms specified in the plan.

Climalit double glazing with clear glass windows and air chamber, depending on the project.



Aluminium profile with thermal bridge protection and double glazing.

Modern design and an attractive shape.





Images shown are for illustrative purposes only

Modular built-in wardrobes with interior lining

## 5 Indoor carpentry

White secure access door to the house the same as the inner doors, with deadbolt and peep-hole.

Plain white interior doors with semi-solid rubber perimeter and design handles.

**Modular built-in wardrobes**, depending on the project, with white semi-solid doors that match connecting doors and interior lining, and fitted with a hanging bar and interior shelf.

## 6 Partitioning and insulation

Self-supporting internal partition walls made from **plasterboard with insulation**.

Partition walls between homes and communal areas made from ceramic masonry partitions with a layer of laminated plaster and insulation, **guaranteeing thermal and acoustic comfort**

Ceramic masonry partitions with a layer of laminated plaster and insulation



Images shown are for illustrative purposes only



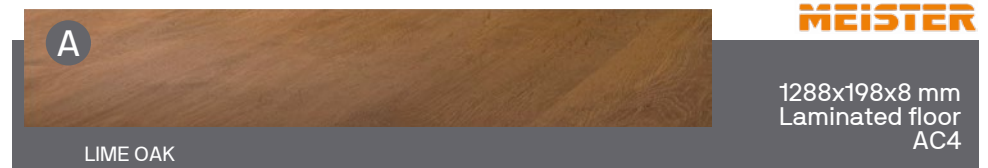
FOTO PROVISIONAL

## 7 Floor and wall tiles

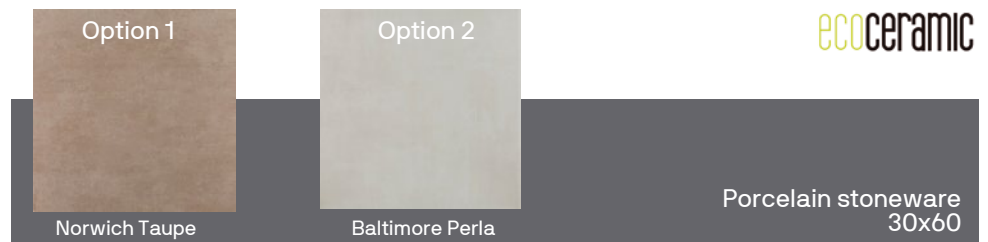
Ecoceramic porcelain stoneware tile floors or similar in the bathrooms and kitchen.

In the rest of the house, Meister or similar class AC4 laminated floorboards will be used. On the terrace, Ecoceramic non-slip stoneware or similar will be used.

INTERIOR FLOORS: Living room, bedrooms, entrance hall and hallway



INTERIOR FLOORS: Bathrooms



INTERIOR FLOORS: Kitchen



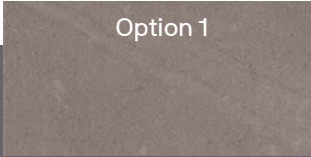
## 8 Bathrooms

In the bathrooms, Argenta ceramic tiles or similar will be used.

### Bathroom tiling

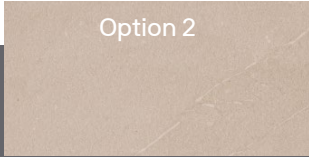
ARGENTA

Option 1



Yorkshire grey

Option 2



Yorkshire soft

White body  
stoneware 30x60



#### MAIN BATHROOM. INCLUDES:

- Ideal Standard shower.
- Ideal Standard toilet.
- Ideal Standard sink.
- Ideal Standard mounted furniture.
- Mirror.
- Ideal Standard taps.

#### SECONDARY BATHROOM. INCLUDES:

- Ideal Standard bathtub or Ideal Standard shower tray.
- Ideal Standard sink.
- Ideal Standard toilet.
- Ideal Standard taps.







## 9 Sanitary fittings and taps



White glazed Ideal Standard sanitary fittings or similar.

All taps are Ideal Standard mixer taps.

## 10 Kitchens



In the kitchen, quartz slabs or similar will be used on the front finish between low and raised-level cupboards, with clear plastic paint to be used on all other walls.

The kitchens will be fitted with wall and floor cupboards, depending on the project.

Quartz kitchen worktop or similar.

Ideal Standard stainless steel sink and non-removable mixer taps or similar.

Bosch household appliances or similar, including extractor hood, oven, microwave oven, induction ceramic hob, and dishwasher.



## 11 False ceilings and paint

Ceilings will be made from continuous and made from laminated plaster in the rooms as specified in the plan, with the registers required in the bathrooms and kitchens for maintenance purposes.

Walls and ceilings will be painted with smooth plastic paint on laminated plaster partitions, including in kitchens

## 12 Electricity, TV and telephone amenities

These amenities will be installed in accordance with the Low-Voltage Electrotechnical Regulations, with protection elements in the control panel and a number of independent circuits, depending on the degree of electrification.

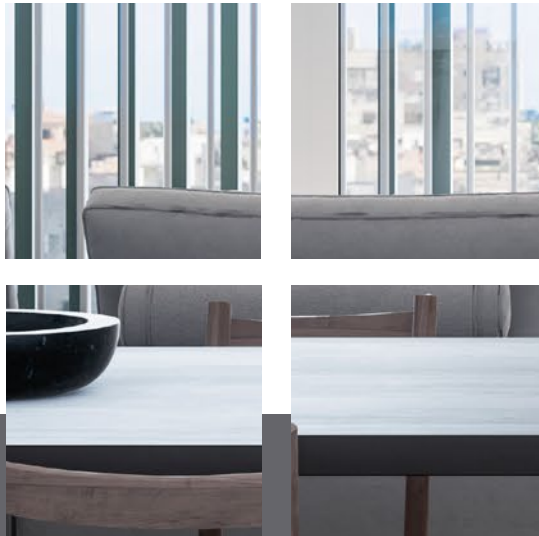
A collective TV and FM antenna will be installed, with a connection to each home.

Telephone and television outlet plugs will be installed in the dining room, kitchen, and any other rooms as determined by the project.

**Automatic video entry system.**

Installation of communal photovoltaic panels.

Elevator with an interior design finish and Orono automatic doors or similar.

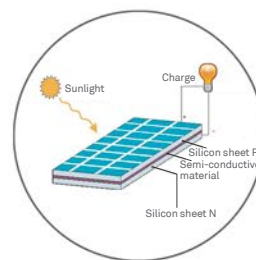






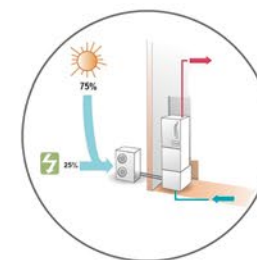
## 13 Heating, climate control and hot water

Installation of an LG central heating and air conditioning using a multisplit system or similar in the living room and bedrooms.

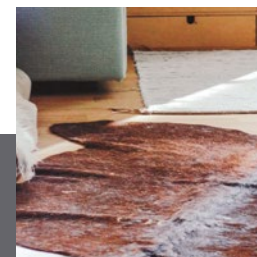
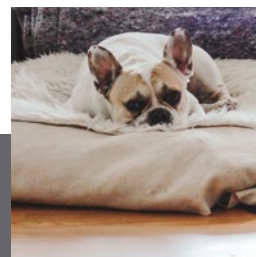


The development has photovoltaic panels, which are photovoltaic panels or modules - commonly referred to as solar panels, even though this term also encompasses other devices - made up of a group of photovoltaic cells that produce electricity from sunlight that falls on them through the photoelectric effect.

The development has centralised aerothermal energy that provides us with a high level of efficiency and the ability it provides us with to depend solely on the electricity supply and dispense with other continuous or discontinuous sources of power such as gas and biomass, significantly tilting the balance in favour of this system.



Aerothermal energy is a renewable form of energy that is one of the most efficient systems to produce heating and refrigeration and domestic hot water for households. It requires very little consumption and, while the cost per Kw/h of electricity is high, the monthly cost of heating and climate control is significantly lower than for gas.

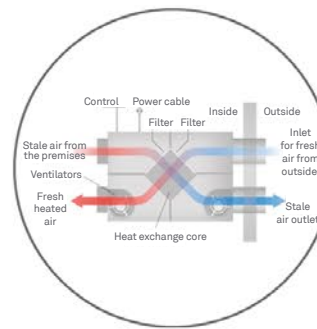


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## 14 Air ventilation and extraction system

Installation of a dual-flow mechanical ventilation system, improving indoor air quality.

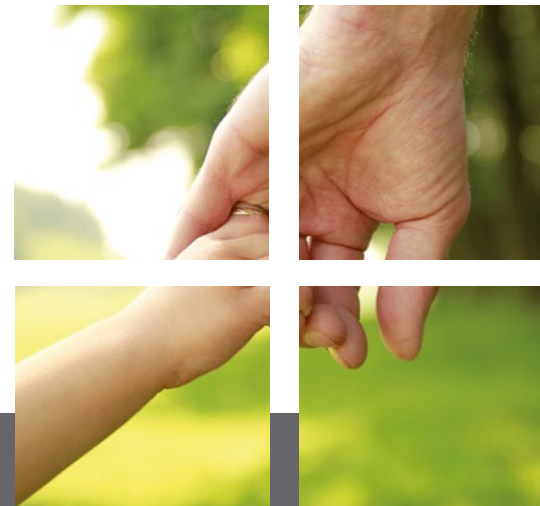
Increasingly strict energy regulations aimed at reducing CO<sub>2</sub> emissions into the atmosphere (thus slowing climate change) mean that there is a need to install ever more efficient systems.



Regulations such as the Ecodesign Directive 2009/125/EC, also known as the ErP (Energy Related Products) Directive, foster initiatives for the environmental design of products that consume energy (which, of course, include ventilation systems).

### The dual-flow system

With a dual-flow system, air is extracted from and fed into the system via mechanical means. The system contains a heat recovery system that allows some of the energy contained in the air extracted air to be transferred into the system. This allows us to reduce our energy consumption in the winter and in the summer.



Images shown are for illustrative purposes only





## 15 Communal access and areas

Outdoor communal swimming pools on the rooftop level with a sunbed area and salt electrolysis treatment.

Garden and children's play areas.

## 16 Parking

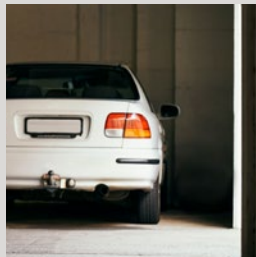
The building has a separate garage with vehicle access via an automated remote control-operated door.

Garages and storage units can be accessed from dwellings directly from the elevator, via ventilated lobbies.

The floor of the garage will consist of concrete paving smoothed with quartz dust.

There are plans to install recharge points for electric vehicles in the building in accordance with regulations.

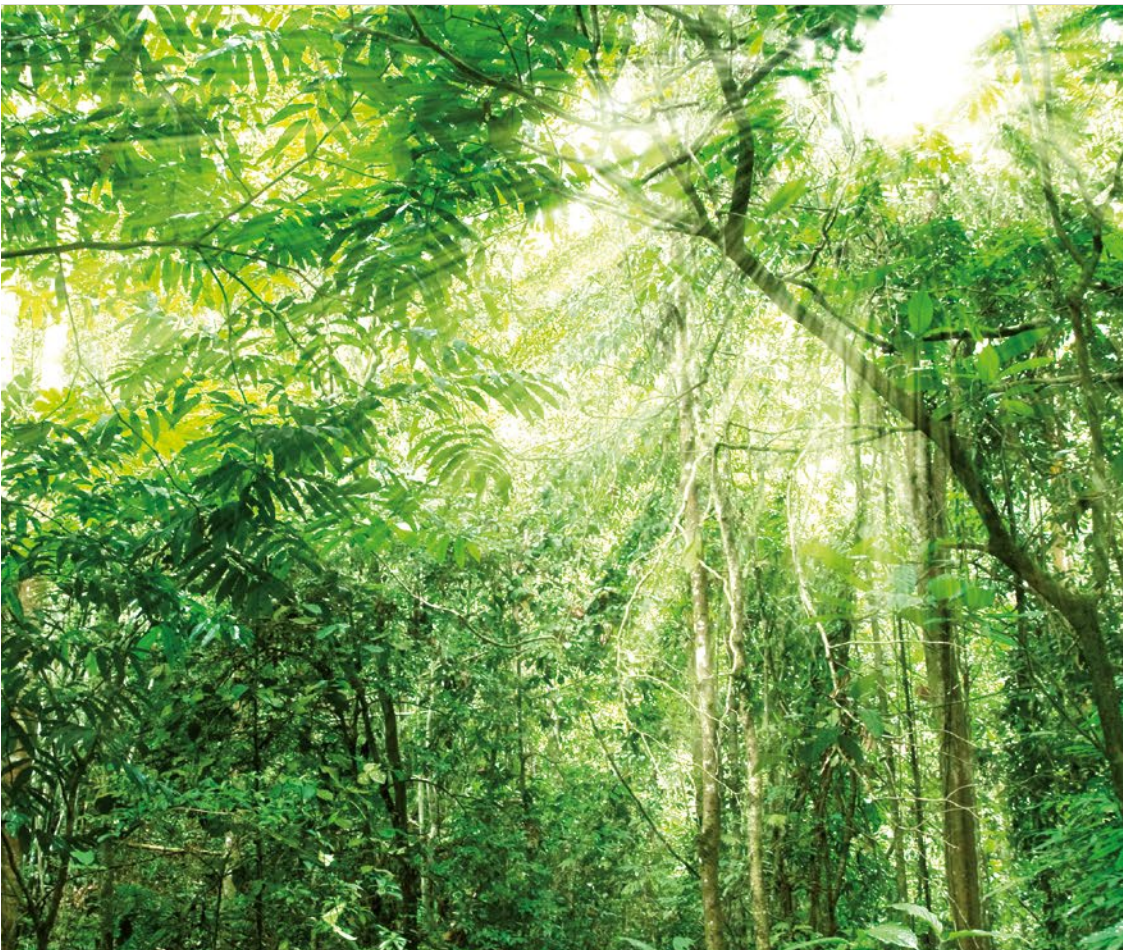
A residential complex designed with the quality of life of its occupants in mind.



Images shown are for illustrative 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.

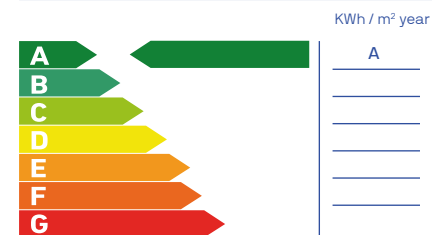


Latest technology in air-conditioning and air-quality systems, with prioritisation of the final outcome product as well as low consumption.

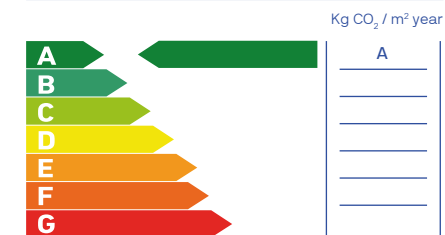


Sanitary units that are environmentally friendly. Their low consumption provides significant savings on the water bill as well as contributing to improve our environment.

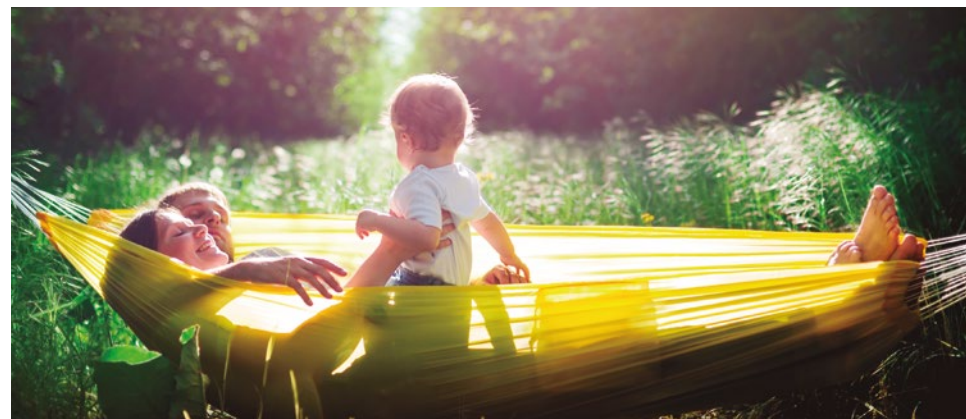
### Non-renewable primary energy use



### Carbon dioxide emissions



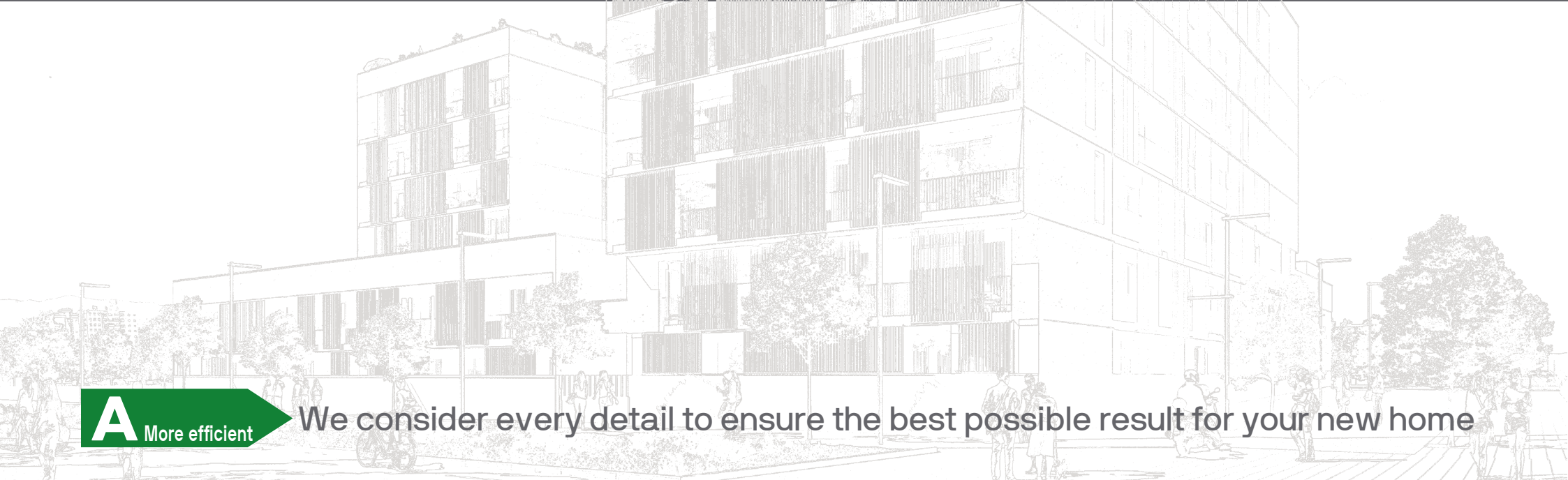
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