



MONASTERIOS
RESIDENCES

Quality Specifications



LUCAS FOX
INTERNATIONAL PROPERTIES

Quality Specifications

General Features



FOUNDATION AND STRUCTURE

Reinforced concrete foundations and structure, according to project specifications and the current Technical Building Code.



FACADES

The exterior facades are made of prefabricated white concrete panels and the enclosure itself with half-brick masonry, thermo-acoustic insulation and laminated gypsum board cladding over an auxiliary metal structure. The areas between windows and large windows will be lined with a composite panel of the same color as the aluminum windows.



INTERIOR DISTRIBUTION, PARTITION WALLS

The interior partitions will be made of laminated gypsum board. The separation between dwellings and common areas will be executed with acoustic double wall, guaranteeing a correct isolation between dwellings.



TILING

Large-format porcelain stoneware tiling in bathrooms and kitchens, with minimum joint and Porcelanosa Group marks, various tones to be chosen by the client.



FLOORING

Porcelain stoneware tiles in the floor of the house, made with minimum joint and large format of first quality, various tones to be chosen by the client. Non-slip paving on terraces.



PAINTINGS AND CEILINGS

The painting of all the housings will be plastic, smooth and of soft white color, as much in ceilings as in walls. The ceilings of kitchen and bathrooms will be painted in clean white. False ceilings of laminated gypsum boards will be installed in all the houses.



Quality Specifications

Carpentry



EXTERIOR CARPENTRY: WINDOWS AND LOCKSMITHERY

The windows will be of gray lacquered aluminum with textured finish, thermal bridge break, first brands, with Climalit 4+4/16/6(4+4) double glazing. The blinds will be roller blinds in bedrooms, made of thermal aluminum with injected polyurethane, and lacquered in the same color as the window carpentry. All casement windows incorporate the tilt and turn opening system.



INTERIOR CARPENTRY: DOORS AND CLOSETS

The entrance door is an armored security door, with anti-leverage bolted hinges and lock with three locking points, 210 cm wide, smooth lacquered finish. All interior doors will be semi-solid, white lacquered, good quality chrome hardware and floor to ceiling. They will have convictions in bathrooms and toilets. The fronts of closets will be of smooth and full leaves in white lacquered MDF. Closets will be Block type (interior paneled in melamine board, including hanging bars).

Quality Specifications

Facilities



AIR CONDITIONING, HEATING AND HOT WATER

Air conditioning is planned for each house by means of an individual arothermal system. Domestic hot water will also be installed using arothermal energy. Underfloor heating is planned, with arothermal production.



ELEVATORS

Automatic elevators, of the propelled type, which do not require a machine room on the roof.



PLUMBING AND SANITATION

The sanitary fixtures will be porcelain, Porcelanosa Grupo. The faucets will be chrome-plated single lever, black matte finish.



JACUZZI IN ATTICS

Attics will have a jacuzzi of the dimensions referred to in the plans.



LIGHTING, ELECTRICITY AND TELECOMMUNICATIONS

The installation of electricity and lighting will be in accordance with the Low Voltage Electrotechnical Regulations, as well as the specific standards of the supply company. Top brand mechanisms will be used. All homes will have a telephone, TV and FM connection and network. Integral home automation system that will allow remote control of the heating and air conditioning installations.



SECURITY AND CONTROL

The building will have automatic fire detection security systems in the common areas, as well as an alarm center and fire extinguishing systems. There is a concierge booth that will serve as an access and exit control area. All homes will be equipped with an automatic color video door entry system.



COMMON AREAS

The common areas have been designed for the exclusive use and enjoyment of the residents, with gardens, a communal swimming pool and walking areas, and a profusion of landscaped areas using native tree and shrub species with low water consumption and drip irrigation.

Quality Specifications

Furniture & Appliances



KITCHEN FURNISHINGS AND APPLIANCES

The kitchens will be made of smooth wood carpentry, with flat colors. The kitchen countertop will be made of large format porcelain stoneware. The kitchen will be equipped with an island in those houses according to the project distribution.

SINK UNDER WORKTOP

White or stainless steel.

KITCHEN FAUCETS

Hinged spout faucet, behro color, matte finish.

OVEN

Built-in. Black glass and/or stainless steel finish.

COOKTOP

Recessed induction hob. Black color, beveled edges.

EXTRACTION

Built-in integration module, or exposed stainless steel depending on the kitchen.

COOL

Built-in refrigerator and freezer, paneled with the same finish as the kitchen.

DISHWASHER

Integrated dishwasher.



EQUIPMENT OF BATHROOMS AND TOILETS

Bathrooms and toilets will be equipped with the following elements:

Wall-hung toilets, with recessed dual flush push buttons for water saving due to sustainability criteria.

Washbasin in water-repellent carpentry cabinet for the washbasin.

Single lever faucet with water-saving spray system. Mirror with polished edges.

Bathtub or low-profile shower tray, depending on wet room.

Glass partitions.

General paving

Optional finishes



Vela Smoked 100 x 100 cm



Vela Natural 100 x 100 cm



Urban Acero Nature 100 x 100 cm

Environmentally friendly ceramics



Toilet



Vela Smoked 33,3 x 100 cm



Limit Vela Smoked 33,3 x 100 cm



Inodoro suspendido
Acro Compact
Pulsador
Eclipse



Lavabo cerámico
Marne 62 cm
Sifón
Square



Grifería lavabo
Acro Compact

Environmentally friendly ceramics



Environmental
management



Energy
management



Circular economy



Carbon footprint



Environmental
product declaration.
Life cycle analysis



100%
renewable
energy

Bathroom 1

Coating finishes



Vela Natural 33,3 x 100 cm



Urban Acero Nature 33,3 x 100 cm



Deco Bremen Roble Natural 33,3 x 100 cm



Cubik Urban Acero Nature 33,3 x 100 cm

Environmentally friendly ceramics



Bathroom 1

Elements



Plato ducha
Flow



Columna ducha monomando
Smart



Inodoro suspendido
Acro Compact
Pulsador
Eclipse



Bidé suspendido
Acro Compact
Grifería lavabo
Acro Compact



Mueble
Marne N 120
Lavabo cerámico
Marne N 121 cm



Grifería lavabo
Acro Compact

Bathroom 2

Coating finishes and elements



Lamu Caliza 33,3 x 100 cm



Deco Lamu 33,3 x 100 cm



Bañera
Marne



Monomando externo baño-ducha
Acro Compact
Pack ducha
Square



Inodoro suspendido
Acro Compact
Pulsador
Eclipse



Mueble
Marne N 80
Lavabo cerámico
Marne N 81 cm



Grifería lavabo
Acro Compact

Environmentally friendly ceramics



Environmental management



Energy management



Circular economy



Carbon footprint



Environmental product declaration.
Life cycle analysis



100% renewable energy

Kitchen

BOSCH Appliances

LAVAVAJILLAS BOSCH SMV2ITX18E



FRIGORÍFICO COMBI BOSCH KIV86VSE0



CAMPANA BALAY 3BE297RW



CAMPANA PANDO NEO 52



Kitchen

BOSCH Appliances

HORNO BOSCH HBA510BR0



MICROONDAS BOSCH BFL520MS0



PLACA INDUC BOSCH PUJ631BB5E



FREGADERO BAJO ENCIMERA
EN ACERO INOX



ContractSC601_40x39

+ BIM

Contract SC601 - 40x39 cm



Ancho : 394 mm / 16"

largo : 404 mm / 16"

Altura total : 176 mm / 7"

Altura interior : 169 mm / 7"

Forma: Rectangular mm / 0"

Terrace

Floor finishes



Vela Smoked ant. 100 x 100 cm



Vela Natural ant. 100 x 100 cm



Urban Acero Nature ant. 100 x 100 cm

Environmentally friendly ceramics



Environmental management



Energy management



Circular economy



Carbon footprint



Environmental product declaration.
Life cycle analysis



100% renewable energy



MONASTERIOS

RESIDENCES



INFORMACIÓN Y VENTAS

Lucas Fox Valencia

C/ Hernán Cortés, 28 · 46004 Valencia

Telf: 960 07 77 90 · valencia@lucasfox.com