



MATERIALS & FINISHES



MONASTERIOS
RESIDENCES



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RESIDENCES

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01

GENERAL ASPECTS

Legal notice

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1.1 FOUNDATIONS AND STRUCTURE

Reinforced concrete foundations and structure, according to project specifications and the Technical Building Code (CTE).



1.2 FAÇADES

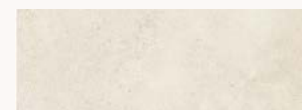


The external façades are precast white concrete and the enclosure is made with ½ foot-thick brick, thermoreflective insulation and plasterboard cladding on an auxiliary metal structure. Spaces between windows will be lined with composite panels in the same colour as the aluminium windows.

1.3 INTERNAL DISTRIBUTION, PARTITION WALLS



Interior partition walls will be Pladur®-type laminated plasterboards. The partition between flats and communal areas will be made with two 9cm-thick TC9 walls with viscoelastic insulating sheets, ensuring correct acoustic insulation between flats, as required by the CTE, and Pladur® cladding.



Natural Candle



Matika Bone



Croix Sand



Calacata Gold



Carrara

1.4 TILING

Option 1

Natural Candle coating by Porcelanosa or similar

Option 3

Croix Sand coating by Porcelanosa or similar

Option 2

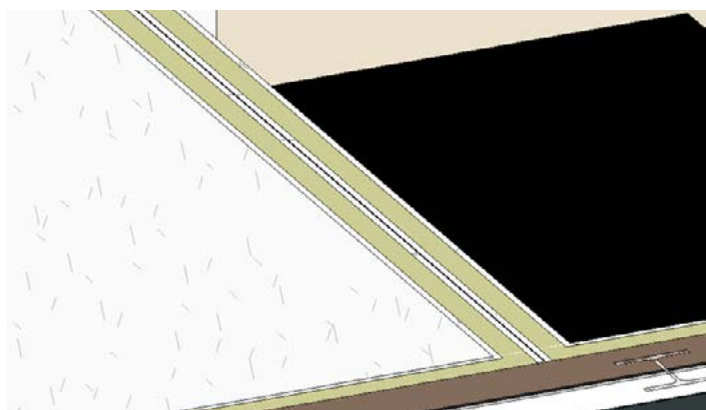
Matika Bone coating by Porcelanosa or similar

Option 4

Calacata Gold coating by Porcelanosa or similar

Bathroom option

Carrara coating by Porcelanosa or similar



1.5 FLOORING



Day area

- Bottega Limestone 80x80 or similar
- Bottega Steel 80x80 or similar

Night area and bathrooms

- Oxford Natural Pavement 19,3x120/29,4x120 or similar
- Manhattan Maple Pavement 19,3x120/29,4x120 or similar

Aseo

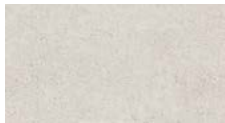
- Carrara 60x60 o similar



1.6 PAINT AND CEILINGS

The paintwork of all flats, both on ceilings and walls, will be smooth, plastic paint of a warm-white colour. The kitchen and bathroom ceilings will be painted in a clean white colour.

All homes will have dropped plasterboard ceilings. The dropped ceiling in terraces and some exterior common areas will be wood, wood imitation or similar.



Bottega limestone



Bottega Steel



Oxford Natural Pavement



Manhattan Maple Pavement



Carrara



02

CARPENTRY

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2.1 EXTERIOR CARPENTRY: WINDOWS AND LOCKSMITHING



The windows will be in lacquered aluminium with thermal break, preferably in medium grey (RAL 724 or similar), with Climalit 4+4/16/6(4+4) double glazing. They will be of the Technal, Strugal or similar brands.

Roller shutters in thermal aluminium with injected polyurethane and in the same colour as the window frames will be installed in bedrooms. All casement windows include the tilt and turn opening system.

2.2 INTERIOR CARPENTRY: DOORS AND WARDROBES

The front door will be an armoured security door, with anti-lever bolted hinges and a three-point lock, running 203 cm along the door from floor to ceiling. The door will be smooth wenge on the outside and white lacquered on the inside.

All doors inside the flats will be semi-solid, white lacquered doors, from floor to ceiling (230 cm plus top light up to 250 cm) with good quality chrome fittings. Bathroom and toilet doors will be fitted with a bolt.

Wardrobe doors will be smooth, solid, white lacquered MDF panels. The wardrobes are of the Block type (with smooth, white, melamine boards inside, including a storage unit and hanging rail).



03

FACILITIES

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3.1 AIR CONDITIONING, HEATING AND HOT WATER

Each flat will have individual
aerothermal air-conditioning.

Domestic hot water will also be
installed using aerothermal energy.

There will be underfloor heating
using aerothermal energy.

3.2 LIFTS

Five automatic, self-propelled lifts
which do not require a machine room
on the roof have been planned.



3.3 PLUMBING AND SANITARYWARE

All sanitaryware will be white by Noken
by Porcelanosa Grupo or similar. Taps
will be chrome mixer taps by Noken by
Porcelanosa Grupo or similar.

3.4 COMMON AREAS

The common areas have been designed for residents' exclusive use and enjoyment, with gardens, a community swimming pool and pedestrian areas, and plenty of landscaped areas with native tree and shrub species with low water consumption and drip irrigation.

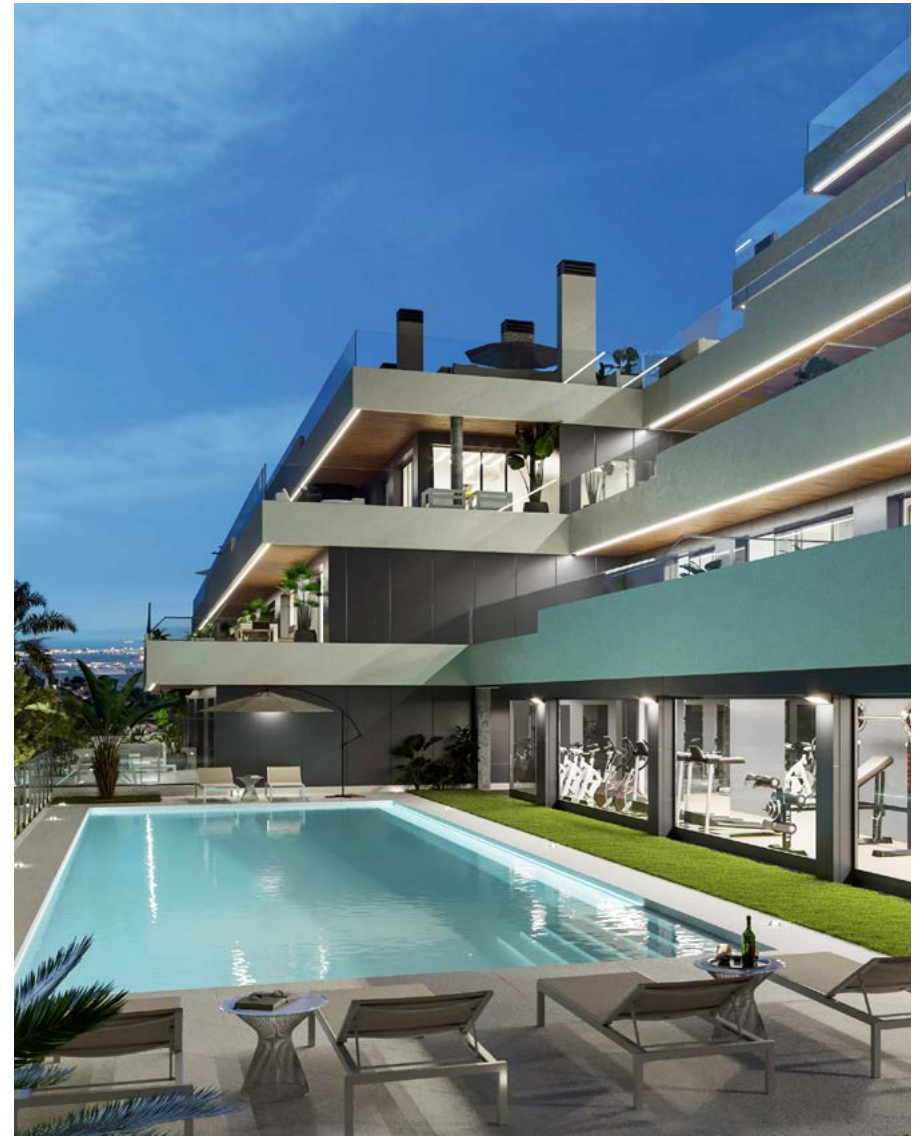
3.5 ELECTRICITY, LIGHTING AND TELECOMMUNICATIONS

The electricity and lighting installation will be done in compliance with the Low Voltage Electrotechnical Regulations and the specific regulations of the supply company.

Valena mechanisms of the Legrand or similar brands will be used.

All homes will have a telephone, TV and FM connection and network, and an automatic colour video door entry system.

All homes will have a complete home automation system that will allow to remotely control the heating and air-conditioning installations, as well as switching on and off of the entire home.



3.6 ATTIC REFLECTING POOL

All attics will have a reflecting pool with the dimensions shown in the blueprints.



3.7 SECURITY AND CONTROL

The building will have automatic fire detection security systems in the common areas, as well as an alarm monitoring centre and fire extinguishing systems. There will be a caretaker's booth at the entrance of blocks 2 and 3, right next to the entrance to block 3, which will be the access and exit control area. There will also be an automatic colour video door entry system.

04

FURNITURE AND APPLIANCES

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4.1 KITCHEN FURNITURE AND APPLIANCES

The kitchens will have furniture from Gamadecor by Porcelanosa Grupo or similar.

Smooth or embossed laminate finishes are available, in plain colours or wood imitation.

Kitchen porcelain stoneware countertops will be of the XTONE BOTTEGA CALIZA model or similar.



A set of electrical appliances (NEFF brand) and kitchen equipment will be installed. The following equipment will be supplied and installed:

UNDERMOUNT SINK

White stainless steel.

KITCHEN TAP

Swivel spout faucet.

NEFF OVEN

Built-in, black glass/stainless steel.

NEFF MICROWAVE

Built-in, black glass/stainless steel.

NEFF HOB

Built-in induction. Black/bevelled

NEFF COOKER HOOD

Integrated cooker hood. Stainless steel.

NEFF FRIDGE

Integrated combined fridge.

NEFF DISHWASHER

Fully-integrated dishwasher.

4.2 BATHROOM AND TOILET EQUIPMENT

Bathrooms and toilets will be equipped with the following elements:



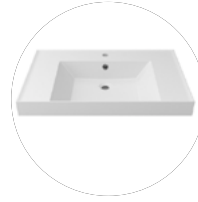
Wall-hung toilet



Double Flush Button



Bathroom furniture, white



White countertop sink



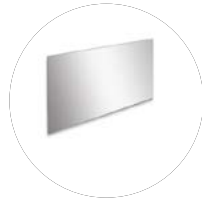
Single lever tap



Siphon



Shelf, white



Mirror with smooth and rounded edges



Bathtub



Drainage Kit



Concealed 3-way



Shower head arm



Bath screen



Shower tray



Shower screen



Wall-hung bidet



Toilet seat



Tap



05

UPGRADE PACKAGE

residence

PORCELANOSA KITCHENS

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5 UPGRADE PACKAGE

Porcelanosa Kitchens offers various elements to improve kitchen finishes.



Shelf lighting pack

A led lighting system designed to dimly illuminate the work area and shelves.



Removable corner pack

Modern system of removable oscillating shelving to take advantage of corner space in the kitchen.



Waste bucket pack

A suitable solution adapted to the modulation, fittings and aesthetics of the kitchen.



Faucet upgrade package

A differentiated design with selected finishes to make the faucet a decorative element in the kitchen.



MONASTERIOS

RESIDENCES

Architects

TOUZA
ARQUITECTOS

Master agency


LUCAS FOX
INTERNATIONAL PROPERTIES

Project management

BE^[4]
BEFOUR
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PROPERTIES

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