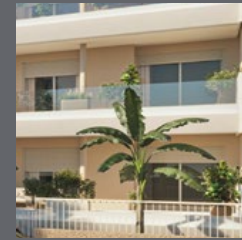


Residencial Abora. at last!

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

The **foundation and the structure** are designed in accordance with the geotechnical study of the land and the Building Technical Code.

2 Façade

The **façade** features various finishes according to the project design: a continuous light-coloured coating.

The arrangement of openings in the **façade** generates a modern design and an attractive volumetry. To provide the homes with greater comfort and energy efficiency, the **façade** enclosures will consist of vibrated concrete blocks, thermal-acoustic insulation and laminated interior plasterboard lining.

3 Roofs

Flat inverted roof with gravel finish will be constructed in non-walkable areas and non-slip ceramic tiles in walkable areas.

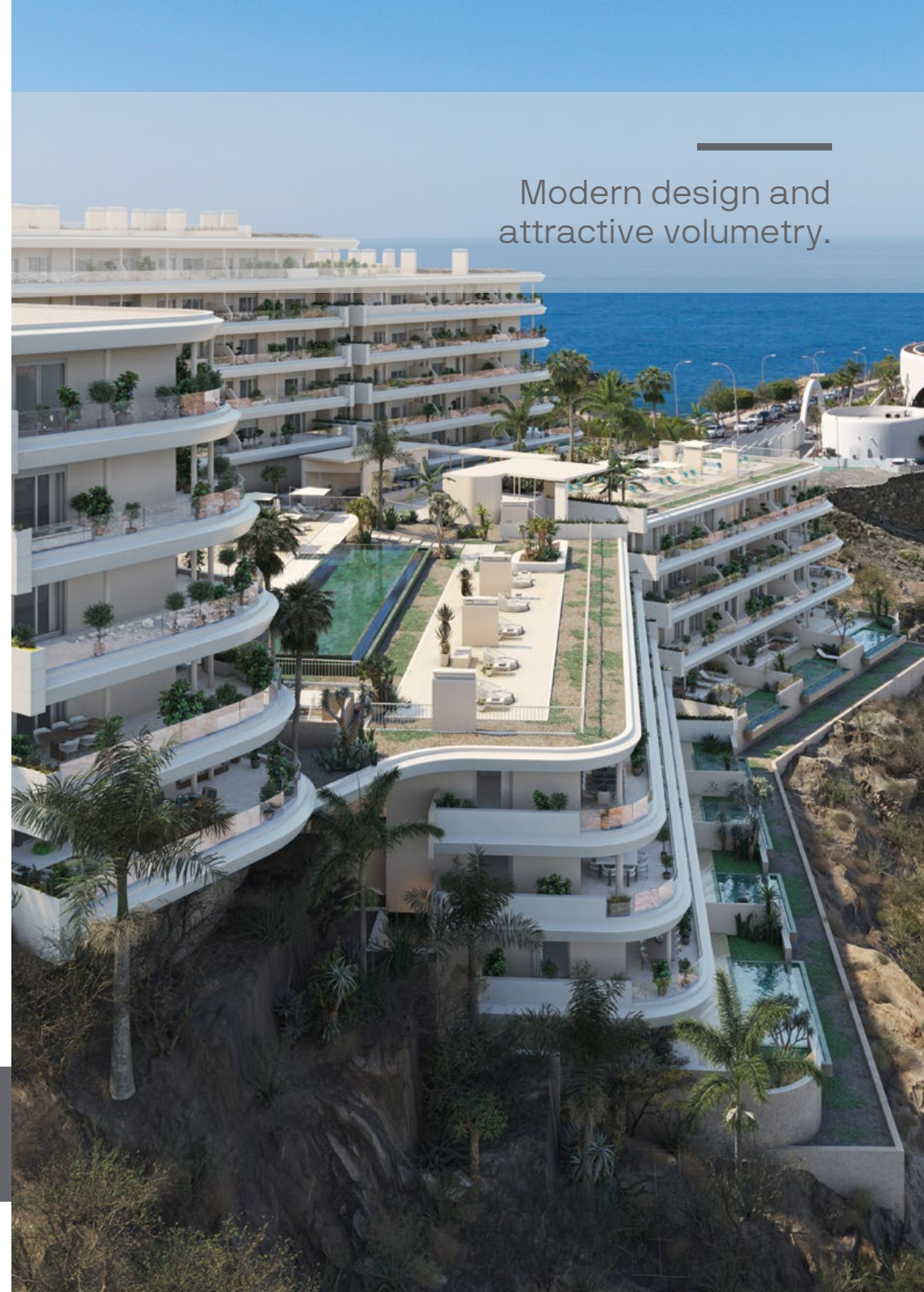
4 Exterior carpentry

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 required by current regulations. In the rooms; bedrooms and living rooms will have aluminium blinds of the same colour as the exterior carpentry.

Double-glazed aluminium carpentry with an intermediate air chamber

Modern design and attractive volumetry.





5 Interior carpentry

Armoured security door with 3-point lock. Interior doors shall be smooth, lacquered in white, with locks in bathrooms and bedrooms and hardware finished in stainless steel.

The wardrobes will be compact or monoblock, with white hinged doors, internally finished in linen, including a top shelf and hanging rail.

6 Partitioning and Insulation

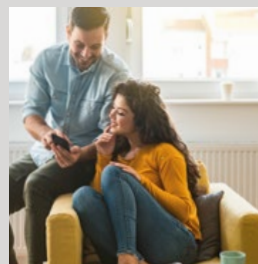
The partition walls between homes are made of vibrated concrete blocks, thermal-acoustic insulation and are lined with plasterboard on both sides.

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

The separation enclosures between the home and the common areas are made of vibrated concrete blocks, finished with plaster or cement mortar rendering on one side and plasterboard lining in the interior of the home.

Excellent thermal and acoustic comfort.

Internally finished wardrobes with top shelf and a hanging rail.



Indicative and not accurate images



Indicative and not accurate images



7 Flooring and wall coverings

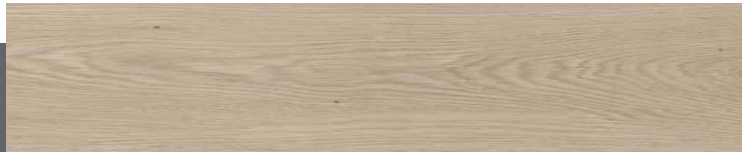
General flooring of the home will be by Grato Techstep; characterised by its large format and material composition; 70% limestone powder and 30% polymers.

The result is a continuous flooring that gives a sense of uniformity and **quality in the home**. It is completely **water resistant** and is complemented by skirting to match the interior carpentry of the home.

Terraces will have a non-slip ceramic tile finish.

FLOORING: halls, living rooms, bedrooms, corridors, bathrooms and kitchens integrated in the living room.

Option 1



GRATO

TECH STEP
1800X230X6

TECH 02

Option 2

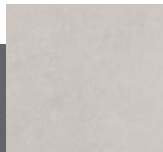


GRATO

TECH STEP
1800X230X6

TECH 05

FLOORING: private terraces



QSTONE IVORY

C3 non-slip
90x90

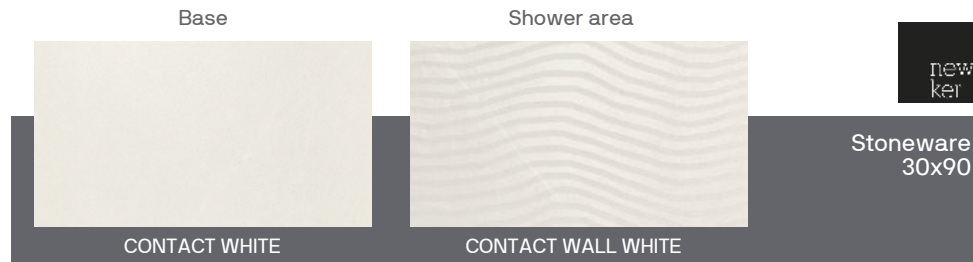


Indicative and not accurate images

8 Bathrooms

The walls are tiled according to the distribution of furniture and bathroom fixtures.

Coating: main bathroom



Coating: secondary bathroom



MAIN BATHROOM, INCLUDES: **Roca**

SECONDARY BATHROOM, INCLUDES: **Roca**

- Unit, washbasin and mirror by ROCA or similar.
- Washbasin tap by ROCA or similar.
- Toilet by ROCA or similar.
- Shower tray and shower screen ROCA or similar.
- Thermostatic shower tap by ROCA or similar.

- Washbasin by ROCA or similar. Bathroom furniture (commercial upgrade).
- Washbasin tap by ROCA or similar.
- Toilet by ROCA or similar.
- Shower tray by FIORA or similar.
- Shower screen (commercial upgrade). Thermostatic shower tap by ROCA or similar.

Spacious rooms to make your life more comfortable.



9 Sanitary ware and taps

Roca

The washbasins and toilets are of vitrified porcelain. Shower trays are made of white resin. All sanitary fixtures will be of a reputable brand, such as Roca or similar.

Premium quality chrome single-lever taps. Thermostatic taps in showers.

10 Kitchens

Kitchens will be delivered furnished, with high and low cabinets. The worktop and its front panel between the upper and lower cabinets will be made of Compac, Silestone, or similar. They will come with sink, tap, induction hob, refrigerator, dishwasher, oven-microwave column and extractor fan under the upper cabinet, all from the Balay brand or similar.

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

False ceilings, where needed, will be made of laminated plasterboard with a smooth plastic paint finish.



Indicative and not accurate images

11 False ceilings and paintwork

False ceilings, where needed, will be made of laminated plasterboard with a smooth, interior plastic paint finish.

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 and T.V. equipment.

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





13 Climate Control, plumbing and hot water

The home will be equipped with ducted air conditioning in the living room and bedrooms.

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

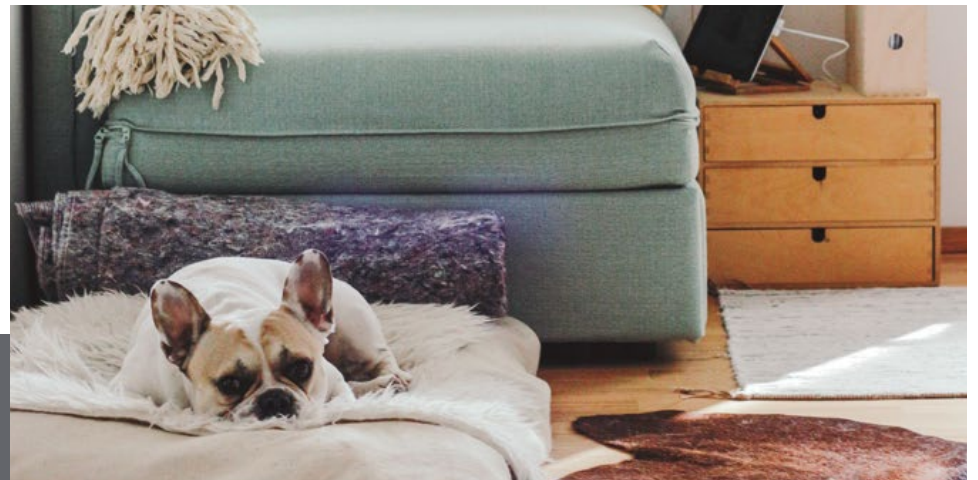
Domestic hot water will be provided by means of aerothermal energy supported by photovoltaic panels for maximum energy efficiency.

Each home will have a main shut-off valve and independent valves in wet rooms, according to regulations. The drainage network will be made of PVC pipes and siphon traps of the same material. Vertical downpipes will be acoustically treated in those horizontal sections that pass through living areas.

14 Ventilation and extraction system

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

In addition to natural ventilation, the home will have mechanical ventilation, as required by regulations.



Indicative and not accurate images



15 Access and common areas

The carefully designed entrance area to the complex will be paved with ceramic tiles. It will have mailboxes that complement the space's décor.

The hallways of the homes will have ceramic floor tiles and smooth-painted walls.

The lighting in common areas, garages and stairways will use LED technology and motion detectors to reduce energy consumption. The lifts will have automatic stainless-steel doors.

The development includes communal open spaces; **community room and gymnasium for exercise.**

The communal swimming pool will feature a sunbathing area. It will be located in the common area between the blocks that make up the residential complex. The pool is designed for maximum sun exposure and offers panoramic views of the surroundings, facing west.

It has also been equipped with a communal terrace on the top floor of the building, to enjoy the views at sunset.

16 Private pools

Some units in the residential complex have been equipped with **private pools**, which, depending on the home's location, can be installed either in the private garden or on the terrace.



A Residential complex with spaces suitable for the whole family.



Vehicle access door with automatic operation

17 Garage, storage rooms and terraces

The building has a garage entrance. Each floor of the building has a motorised remote-controlled door with anti-crushing safety device.

Access to the garage from the homes will be by means of a key inserted in the push button located in the cabin.

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

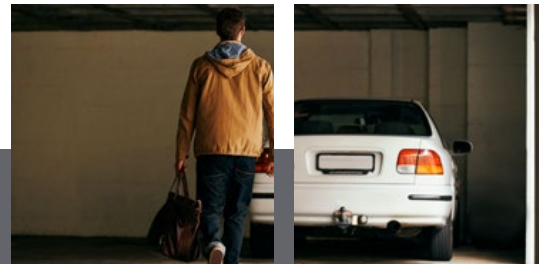
Both areas are equipped with automatic fire detection security systems in the common areas, a central alarm system and both fixed and mobile fire extinguishing equipment, in compliance with regulations.

The garage floor will be made of polished reinforced concrete.

The storage rooms, divided with vibrated concrete blocks with plaster coating, are finished with interior plastic paint, tiled with matching skirting, and fitted with galvanised sheet metal doors.

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

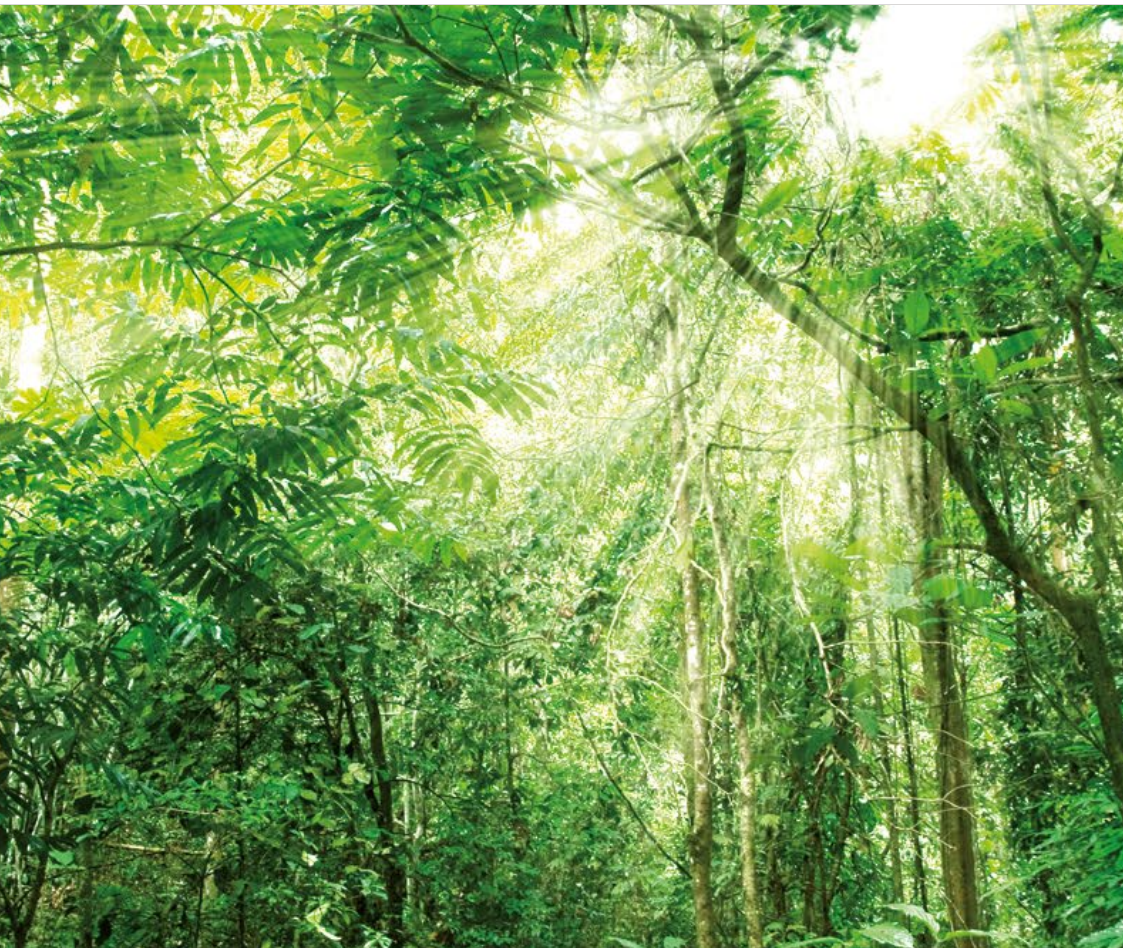
The ground floor homes feature large private terraces finished in outdoor ceramic tiles and some also have a garden area, finished in topsoil.



Indicative and not accurate images







18 Energy qualification



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.

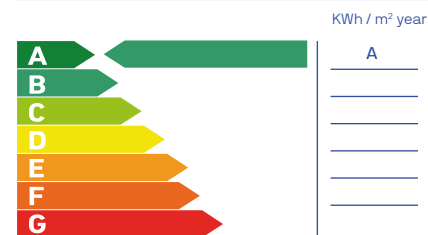


Latest technology in air-conditioning and air-quality systems, with prioritisation of the final outcome product as well as low consumption.

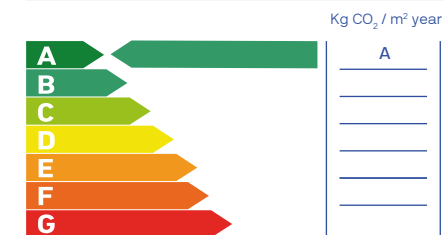


Sanitary units that are environmentally friendly. Their low consumption provides significant savings on the water bill as well as contributing to improve our environment.

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. The customisable options must comply with the customisation schedule. Energy certification under progress. Estimations according to initial project calculations.

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.



metrovacesa. at last!



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