Medblue Los Monteros.
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List of materials.

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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 Foundations and structure

The foundation and structure will be built in **reinforced concrete.**

2 Facade

The exterior facades will be layered with a continuous **mortar coating** and provided with **high-quality thermal insulation.** The interior of the walls will be insulated cladded **drywalls.**

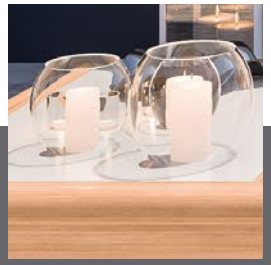
3 Roofing

Non-walkable **technical roofs** will be finished with gravel protection.

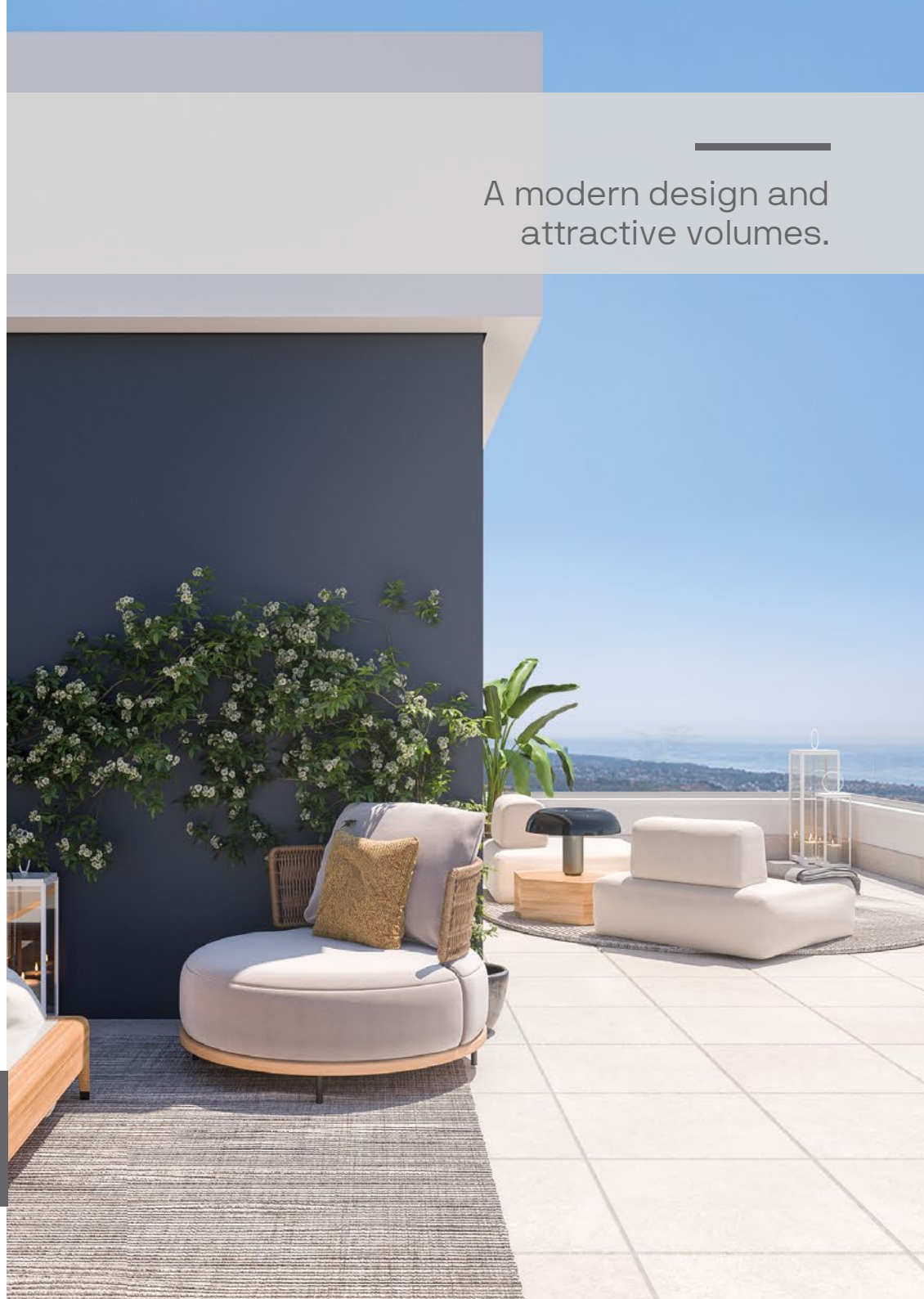
Terraces will be laid in **large slabs of anti-slip porcelain stoneware.**

4 Exterior metalwork

Sliding or hinged exterior doors (depending on the case) will be provided with **aluminium finishes and thermal break insulation,** lacquered in colour, and **sound-proofed thermal-insulation double-glazing,** Automated blinds in bedrooms will be provided with aluminium with thermal break insulation in the interior and insulated blind boxes.



Aluminium finishes with thermal break insulation and sound-proofed thermal-insulation double-glazing.



A modern design and attractive volumes.

5 Interior metal and woodwork

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

The remaining doors will be plain and lacquered.

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

6 Walls and insulation

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

The interior walls will be insulated **drywalls.**

Modular wardrobes with top shelf, hanging bar and interior lining.

The images are not real and serve illustration purposes only

Adequate thermal and sound comfort.

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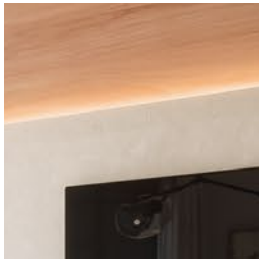
7 Flooring and tiling

The flooring of the interior areas of the property and the kitchen will be layered with large-slab porcelain stoneware and water-repellent white-lacquered wood skirting boards.



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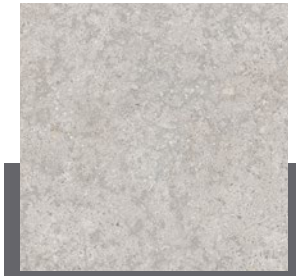
Flooring

AZUVI

Option 1



Sand 120x60

Option 2

Grey 120x60

Option 3

Sand Wood 120x20

8 Bathrooms

The main bathroom will be tiled from floor to ceiling.

A back-light mirror will be installed over a basin unit, with another suspended white storage unit under the basin. Glass shower screens in the shower area of all the bathrooms.

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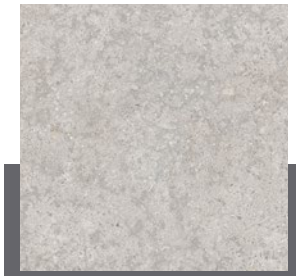
Tiling of the main bathroom

AZUVI

Option 1



Sand 120x260

Option 2

Grey 120x260

Option 3

Black 120x260

Bathroom 1 ZUCCHETTI. KOS DURAVIT UNIBAÑO

INCLUDES:
Solid Surface embedded double wash basin.
Suspended WC.
Solid Surface shower base.
Wall-mounted thermostatic taps in wash basin and shower.

Bathroom 2 ZUCCHETTI. KOS DURAVIT UNIBAÑO

INCLUDES:
Solid Surface embedded basin.
Suspended WC.
Solid Surface shower base.
Thermostatic taps in wash basin and shower.

9 Bathroom units and taps

ZUCCHETTI. KOS

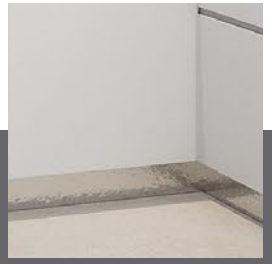
All bathrooms and washrooms will be provided with premium brand units and taps. **Wall-mounted thermostatic taps** in showers. Main bathrooms with embedded single-lever taps for wash basin. The others are provided with single-lever taps.

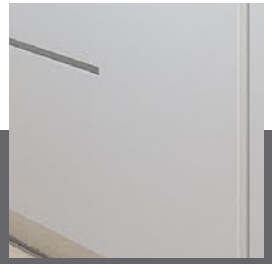
Suspended vitrified porcelain WCs and anti-slip resin shower bases, wash basins and unit tops.

10 Cocina

The kitchens are furnished with large floor and wall units and include a sink with single-lever tap.

With Solid Surface worktop and equipped with appliances: oven, microwave oven, induction cooker, washing-machine, dishwasher and fridge.





11 Suspended ceilings and paint

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

Plain plastic paint will be applied to non-tiled walls and ceilings.

12 Electricity, TV and telephone systems

The electrical system will be installed to provide high electrical power, following the Low Tension Electro-Technical Standards. Lighting points will be provided in the ceiling. TV, telephone and telecommunications connections will be provided in the living-room and bedrooms.

Anthracite Grey Siemens Delta Style switches.

Downlights or LED lights in terraces.

Video intercom with call receiver and colour screen.

Integrated home automation system with video intercom, with potential remote control using mobile devices and virtual assistant to control blinds, fire detection and lighting in living-room.

FERMAX

Video intercom by Fermax

SIEMENS

Siemens Delta Style anthracite-colour switches

Imágenes orientativas y no reales

13 Air-conditioning and hot water supply

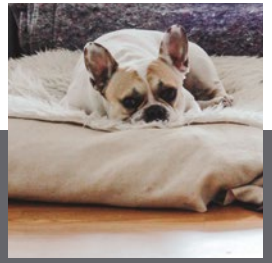
Hot water and underfloor heating are provided by an **aerothermal system.** The interior unit is mounted in the utility room and the exterior unit in the technical roof.

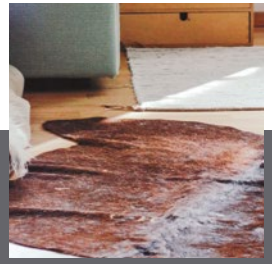
Full air-conditioning system with heat pump (cooling and heating) and fibre glass ducts with zoning air-conditioning control using home automation.

The interior unit is mounted in the suspended ceiling of bathrooms and the exterior unit in the technical roof.

14 Ventilation and fan extraction system

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





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

15 Access and community areas

Community **swimming-pool.**

Large **garden areas.**

Equipped gym area with exterior terrace and multipurpose room for scheduled activities.

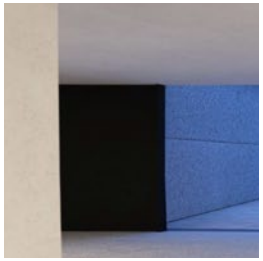
16 Community garage

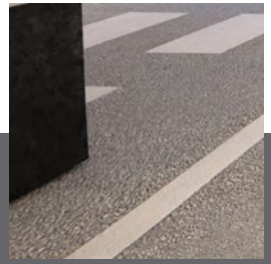
Vehicle access is provided by an automated door.

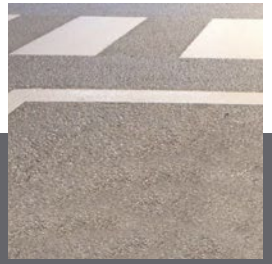
The flooring will be mechanically-smoothed concrete on lanes and in storage rooms.

Storage rooms will be finished in plastic paint.

The walls in the parking area will be finished in plastic paint.







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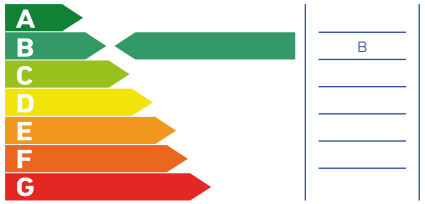
Our quality standards provide excellent outcomes to guarantee the users' comfort and enjoyment of their home, with not alone the best quality materials in the market, but also the lowest energy consumption.

17 Energy classification

- Improvement of construction solutions in order to optimise energy consumption and guarantee user comfort and enjoyment.
- Latest technology in air-conditioning and air-quality systems, with prioritisation of the final outcome product as well as low consumption.
- LED bulbs are used in various areas of the building, thus guaranteeing optimal consumption, durability and efficiency.
- 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.

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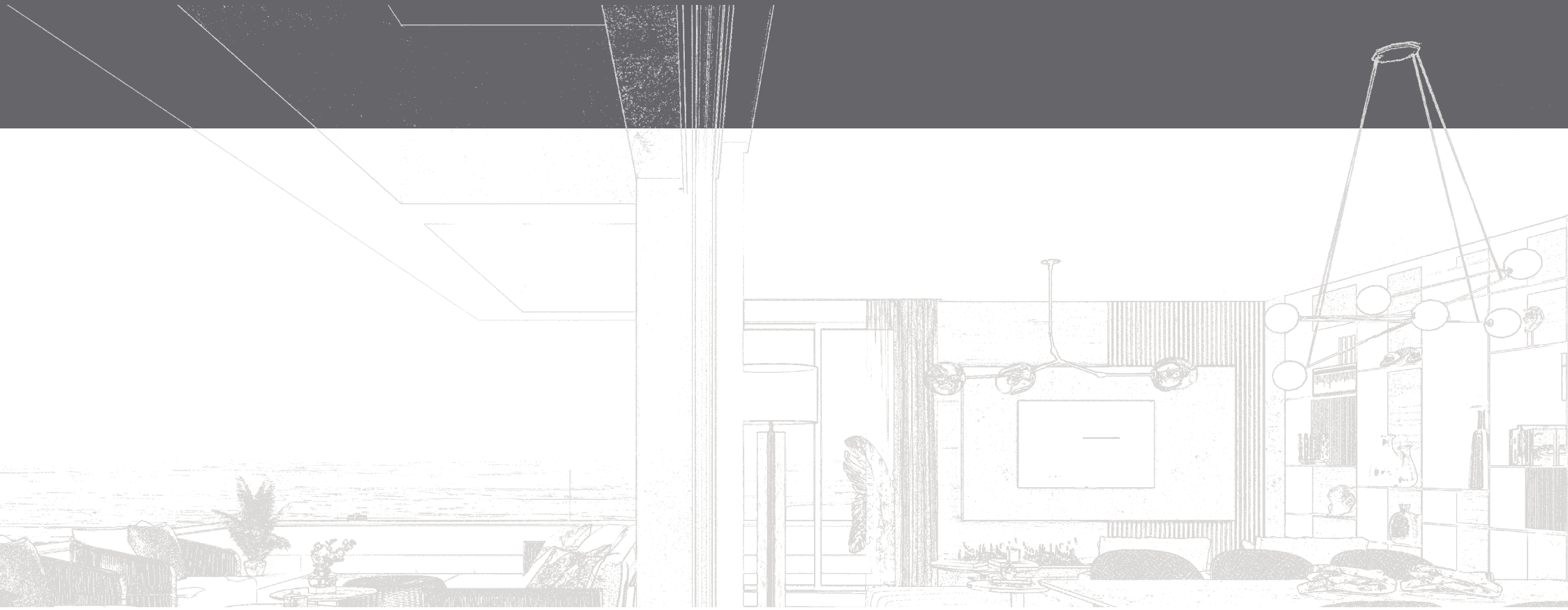

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