



General Information

Living Madrid, The chance of being privileged

The chance of being privileged in an ecological environment of wide green spaces Residencial Puerta Magna is specially designed for self-confident people with an evolutionary conception of "to be and to know how to live". For people with a clear modernist balance, people who look for quality.

Developed by: Inonsa S.L.

Residencial Puerta Magna - Edificio Alcazaba - Fase IV

c/ Deyanira, 1-15, 28022.

Madrid - Nudo de Eisenhower





Housing types

Flat with 3 rooms

115,39 m2





Housing types

Flat with 3 rooms

104,83 m²





Specifications

GENERAL CHARACTERISTICS

FOUNDATIONS Reinforced concrete by isolated footings in pillars and ditch in enclosure walls of the basement. **STRUCTURE** Reinforced concrete in main beam and pillars. Reticular forged in all floors. **FACADE** Face brick in all floors of the building except for ground floor and penthouse that will be with single layer of rendering. **ROOF** Mix ceramic roofing tiles over moldings. **INSULATION** Thermal and sound insulation air chambers in facade and under the ceramic roofing tile in the roof.

COVERINGS

METAL WORK Metal work in attic pergolas, handrails and accessing doors to the inside of the complex. **BLINDS** Aluminium rolling blinds in all rooms except bathrooms and kitchens. **GLAZINGS** Double thermal and sound insulated glazing with air chamber in the inside. **FALSE CEILINGS** In bathrooms, kitchens and corridors of smooth plaster panels. Recordable in bathrooms where will be located the air conditioning device. Plaster mouldings in living room, bedrooms, halls and bathrooms perimeter of the ceiling. **FLOORSS** Semi-stoneware platelets in kitchen, bathrooms and drying area. Parquet floor of varnished noble wood in living-dining room, bedrooms, corridors and halls. **COATINGS** Ceramic platelets from floor to ceiling on kitchen and bathrooms walls. **PAINT** Stippled-finish paint on vertical surfaces. Smooth plastic paint on ceilings and plaster mouldings. Varnish on woodwork.

JOINERY

EXTERIOR FINISHING WORK Lacquered aluminium frames in doors and windows. **INTERIOR FINISHING WORK** Reinforce entrance door made of varnished wood. Inside pass doors with varnished noble wood plates. Living room and kitchen glazed doors. Built-in wardrobes with wood-plated doors from floor to ceiling of varnished oak wood, lined inside with melanine with boot separation and hanging rail.

KITCHEN

Tall and short furniture with extractor hood, glass-ceramic cook top, sink and natural stone countertop. Pre installation for washing machine and dishwasher.

INSTALLATIONS

PLUMBING: Individual copper pipes protected according to Basic Standard of application. Vitrified porcelain sanitary ware in white colour. Chrome single lever mixer taps. Inlets and outlets installation for dishwasher and washing machine in the kitchen. Inlets and outlets installation in drying area. **HEATING:** Individual installation of gas boiler for heating and sanitary hot water. Aluminium radiators. **AIR CONDITIONING:** Pre installation of air conditioning (without device) **ELECTRIC INSTALLATION:** Built in installation that can be inspected in accordance with REBT. High level of electrification Phone power point will be in living-dining room, main bedroom and kitchen. Automatic entry-phone in all apartments connected to its corresponding entrance hall, also to the inside complex entrance door. Communal aerial installation of TV, FM and private channels that receive the TV and radio signals by satellite, as well as accessing to service of cable telecommunication.

COMMON AREAS

COMMON AREAS Entrance hall finishing work and stairs nucleus in lacquered aluminium. Marble paving in entrance hall and stairs. Walls and ceilings painted with stippled-finish paint.

Lack on handrails and metallic protections.

Water counter and electric energy centralizations. Decorative lights on entrance halls and common areas.

Mail box in the complex entry.

Swimming pool with its corresponding service area (toilets, water purification...)

Playground area.

GARAGE Polished concrete paving with labelled and signposted garage places.

Walls painted with smooth tempera paint.

Automatic entrance door using key to open.

Fire protection installation according to NBE-CPI-96.

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Location of the development

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