

# REF.H2326

Cuenca Street Nº 27, 4 floor, 7 door.

**Renovated house in  
Arrancapinos Extramuros.**



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## **Apartment located at Cuenca street**

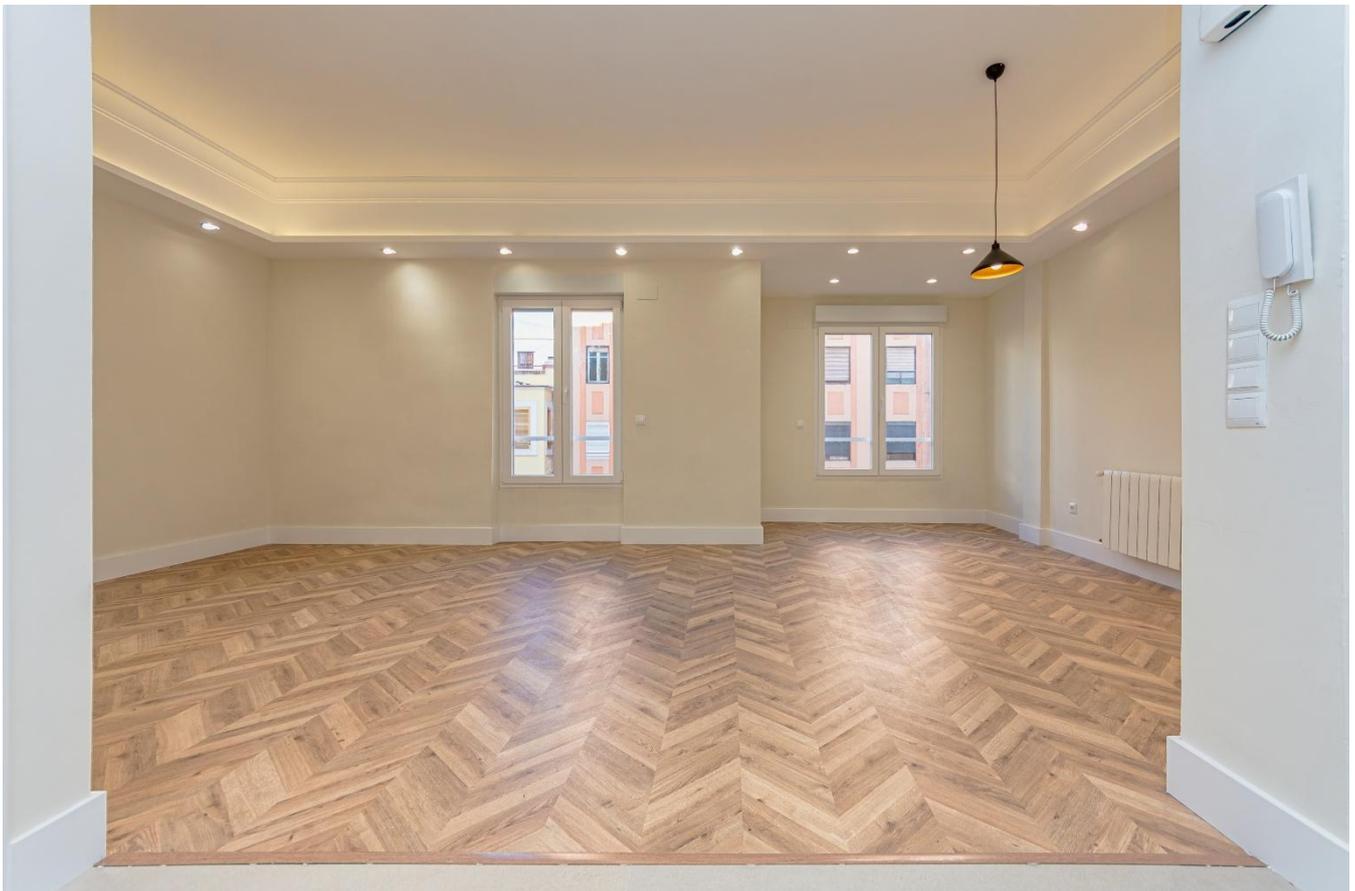
**Completely renovated house, its distributed in 4 bedrooms, living room, kitchen and 2 bathrooms, one of them en suite.**

**105 m2 registered in cadastre and off plan.**

**Located on the 4 floor of a 7-storey building with a wide hallway and an elevator, its an exterior house near the Abastos Market.**

**With northwest and suth orientation, it has a living room, living room (outside), kitchen and 3 double bedrooms, 2 bathrooms (one of them on suite) and a simple bureau.**

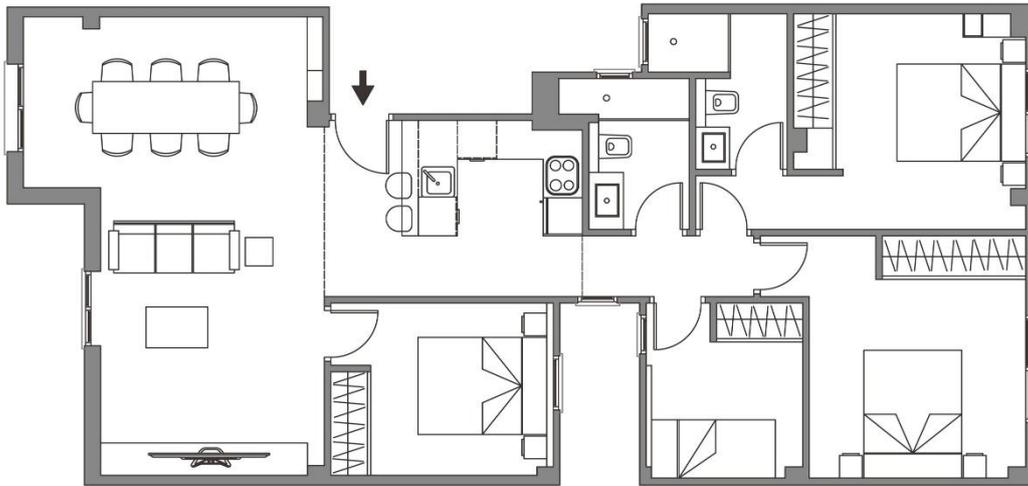
**The house is completely exterior.**



# Location and plan



Plano a título informativo y no es vinculante ni tiene valor contractual



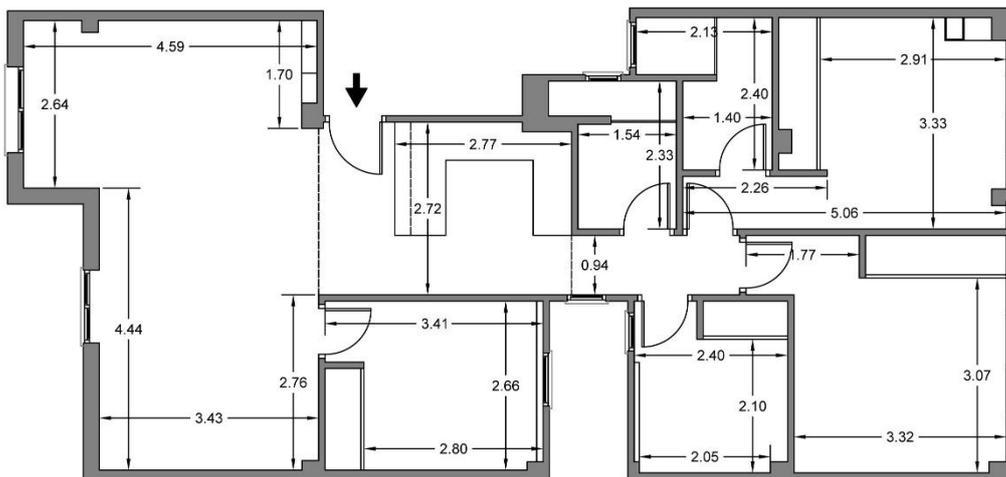
PLANO DE DISTRIBUCIÓN

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 **API**  
nº 1528

M<sup>a</sup> Dolores Miranda Gañán  
Arquitecta Técnica - Gerente  
G.V Germanias, 45 Bajo

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PLANO DE COTAS

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# Quality memories

**Completely and new work carried out from the water and electricity connections, renovating and placing absolutely all its new elements.**

## Flooring

Flooring made with materials for the correct leveling of the ground, isolating thermally and acoustically the difference between plants and exteriors.

## Partitions and walls

All partitions have been made of brick, excluding plasterboard.  
The entire house has been plastered in two-phase plaster and finishing in Mecafine, Providing greater RESISTANCE, CONSISTENCY AND THERMAL AND ACOUSTIC INSULATION

## Roofs

The whole house seeks the maximum height in its ceilings, except for the places where the Air Conditioning, Electronics and lighting system or Electricity elements conduct, all possible conflictive points have THERMO-ACOUSTIC Insulation.  
The original moldings on the ceilings have been recovered.

## Electrical and computer installation

Complete electrical installation with grounding system.  
The installation is double dividing the floor in main phases.  
Telephone system and automatic door entry system.  
The TV system is accompanied (in an adjoining box) with Electric Power, to avoid seeing cables when placing devices.  
All rooms have a TV system.  
Low consumption LED lighting of the latest generation 4,000K.  
In the living room, kitchen and bedrooms there is installed a cascading ambient light system with low consumption LED ceilings.  
The living room has a Smart TV pre-installation space for the main TV.  
The entire house is prepared in each of its rooms with an independent internet point wired by RJ45 and digital system for each Smart TV including kitchen.

## Plumbing and Heating Installation.

Complete installation of independent hot and cold water with a 5 cm separation channel.  
Hidden cut keys in kitchen and bathroom differentiation.  
Heating system by city gas boiler system by condensation with power 26/26.  
Refractory support system for heat condensation.  
Digital thermostat with independent autonomy via radio control.  
Top quality radiators with an independent thermostatic system, with a total of 145 elements.

## Air conditioning system

Air Conditioning System through double insulation ducts and impulsion - expulsion system in all rooms.  
Including machine with inverter system and power 14.54kw for cold (maximum peak of 16.02kw) and with 16.13kw for the heat pump in winter.  
Intelligent digital thermostat with independent autonomy.

## Carpentry and Floor

White lacquered handmade wood carpentry, mechanized passage doors in detail of 3 squares  
Solid door sliding in suite bathroom also in detail of 3 sparrow beak lines.  
Cabinets in white lacquered with opening and closing system Top made to measure and looking for the maximum.  
Solid steel handles.  
Laminate Parquet flooring with superior AC6 quality bevel with double foam insulation.  
Handmade white lacquered skirting board with back compaction and expansion joint.  
The house has a custom-made and mechanized dressing room along with its doors located in the master suite room.

## Kitchen room:

Kitchen made to measure in gloss white, top in Tezerho white polished compact quartz Silestone.  
It has a central island and multiple storage systems in drawers, pots and pantry.  
Integration modules and custom furniture.  
Provided with communicated access to heating and air conditioning.  
It is independent or completely integrated into the living room since it has an aesthetic partition in carpentry that integrates the two spaces with the island.  
Floor in ceramic mosaic finish.

## Bathrooms:

The two bathrooms have separate shower trays.  
For the shower and toilet area there is a low intensity blue-Relax LED light point.  
Made of porcelain materials, with water-repellent benches in the main bathroom and in the suite,  
Grohe chrome range taps, shower trays made to measure in natural resin hollow, Roca model Stonex Terran (or similar), with tempered laminar glass doors.  
The toilets are from Roca's Ht series built-in.  
Moisture and odor extraction system.

Floor in ceramic mosaic finish, natural white river stone is placed on the walls of the shower trays.

## Painting

Matt white on ceilings in order to enhance the maximum of light and monochrome in the rest of the house.

## PVC carpentry in windows:

All the carpentry is made of white PVC with double insulation blinds on the facade.  
The range is PVC with a 70mm frame and climalit plus glass with thermal and acoustic insulation in the blind drawers and the general planitherm system.  
A + A + certification.

Blinds with insulating inlay and security slats.  
The crystals are laminar tempered with a thickness and chamber of 4-16-4 mm.  
The windows have a tilt-and-turn option for better ventilation.  
The largest width of the leaf has been sought to show as much light as possible to the house without losing its technical insulation capabilities.  
motorized blinds in living room and balconies.