



General Information

To live Madrid

Flats and studios with 1 and 2 bedrooms with the best specifications, air-conditioning installation, high technology systems and landscaped common areas with a swimming pool and a recreational area.

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.

1 and 2 bedrooms flats and penthouses.

Private enclosure with pool and garden areas.

Parking spaces.

Lumber rooms.

Social site for the community.

Developed by: Inonsa S.L.

Residencial Puerta Magna - Edificio Generalife - Fase VI

c/ Euterpe, 28022.

Madrid - Nudo de Eisenhower





Housing types

Flat with 1 rooms

61,89 m2





Housing types

Flat with 2 rooms

74,51 m2





Housing types

Flat with 2 rooms

84, 57 m2





Specifications

GENERAL CHARACTERISTICS

STRUCTURE: Foundations and structure of reinforced concrete with reticular forged in all floors, given more strength to the architectonic complex.

FAÇADE: Enclosure of half a foot thick face brick or architectonic concrete panel, air chamber with thermal and sound insulation and sheeting of the wall with brick partition wall, pladur type or similar in the inner leaf.

ROOF: Flat roof with thermal insulation and waterproofing. In case of passable roofs they will be finished with outside platelets and in the no passable roofs the finishing will be made with loose chippings for an easier maintenance.

OUTSIDE FINISHES: Exterior facade finished with face brick combined with architectonic concrete panels, creating a solid and attractive building.

INSULATION

Thermal insulation in facades and roofs.

Sound insulation in divisions between apartments and between apartments and common areas.

Anti impact plate under the apartment paving for better sound conditions with the adjacent apartments.

COVERINGS

FLOORS

Ceramic stoneware paving of up-to date design in kitchen, drying area and bathrooms.

Laminate flooring finished with wood and high resistance varnish on hall, corridor, living room and bedrooms.

Special stoneware paving for outside on terraces

VERTICAL SURFACES

Bedrooms: gypsum laminated panels pladur type or similar to improve the flatness of the walls and finishing with smooth plastic paint.

Kitchen and bathrooms: Tiled walls with up-to date ceramic tiles.

Drying area: single layer revoking.

CEILINGS

False ceiling in kitchens, bathrooms, hall and corridors and where necessary to hide canalisations.

Plaster moulding or pitted in hall and living room.

Recordable in bathrooms where will be located the air conditioning device.

Pladur type or similar sheeting of the wall in the rest of ceilings.

INTERIOR DIVISIONS: Modern partition walls of pladur type or similar, by metallic profiling and gypsum laminated plates, system that improve the thermal and sound insulations as well as the finishing qualities.

PAINT

Stippled-finish paint on walls of the whole apartment in a colour to be chosen by the T.M.

Smooth plastic paint on ceilings of the whole apartment

JOINERY

INTERIOR FINISHING WORK (IN BEECH, OAK OR SIMILAR WOOD)

Armoured entrance door varnished with anti-jemmy hinges, security lock and peephole. The security of this door is superior to the reinforce door.

Inside doors of up-to date design, finished with noble wood varnished

Living room and kitchen glazed doors of identical characteristics as the inside doors.

Built-in wardrobes with sheets of similar characteristics as the rest of the finishing work, self, hanging rail and lined inside, incorporating drawers in bedrooms.

Chrome iron works.

EXTERIOR FINISHING WORK

Lacquered aluminium frames with quality stamps.

Lacquered aluminium blinds with single bloc system for space reducing and improving the insulation.
"Climalit" type or similar glazing with thermal and sound glass.
Metal work for handrails, accessing doors, railings, etc. Using lacquered still with anti oxidant protection.

SANITARY WARE

First brand name of vitrified porcelain sanitary ware.
Enamelled lacquered bath with anti-slip base and handles in main bathroom. (Some apartments will have vitrified porcelain shower plate)
Sink with countertop in bathrooms stated on project.
Chrome single lever mixer taps.

KITCHEN

Kitchen equipped with tall and short furniture with up-to date design handles and finishing. Granite worktop with stainless still sink.
Equipped with glass-ceramic cook top, oven and extractor hood.

INSTALLATIONS

INSTALLATION OF AIR CONDITIONING: Individual installation of air conditioning by interior device installed in false ceiling, and ducts net and individual grilles up to the living room and bedrooms.
HEATING AND SANITARY HOT WATER
Heating production and sanitary hot water by gas mural boiler.
Aluminium radiators in rooms stated in project.
Towel type radiators in bathrooms stated on project.
Programmable ambient thermostat.
ELECTRÓNICO VIDEO-ENTRY PHONE INSTALLATION
Will have a plate with camera in the outside of the housing state and sound plate in entrance hall.
Colour monitor in each apartment. Allowing a security accessing control.

COMMON AREAS

The building has a living room for the community that can be use for meetings or celebrations.
Entrance hall decoration according to the T.M. design.
Natural stone or ceramic tiles paving for entrance hall and lifts halls.
Lifts with decorated cabin and stainless still doors of cabin and floors.
Descent manoeuvre memory to optimize waiting and maintenance.
Entrance hall and lifts hall with automatic switch on lights by presence detector.

INTERIOR COMMON HOUSING STATE

Interior housing state according to the Technical Management profile, finished with sunny areas and garden, with plantations and watering system.
Porter's lodge next to complex entrance.
Common swimming pool and solarium.
Common area for swimming pool toilets.
Close circuit of television for accessing control, to increase the security inside the complex.

BASEMENT-GARAGES

Box rooms.- divisions made of ceramic bricks, rendered and painted, stoneware platelet for paving.
Garage.- Rendered and painted concrete walls. Polish concrete paving or micro asphalt with signalized places and skirting board.
Automatic opening system of garage door using remote control.



Location of the development

It is a residential complex located at an important interchange and location of amenities in the eastern area of Madrid near the International Madrid-Barajas Airport.

It is opposite Alameda de Osuna and next to the new and largest shopping centre in Europe: Plenilunio. A large spectrum of green areas, amenities, sports, health and leisure areas make the Puerta Magna residential complex the ideal offering for the most demanding customers, and all this just five minutes from the centre of Madrid.

The imminent opening of a new underground metro station and the large number of bus lines, together with an extensive road network, mean that Puerta Magna is very close to the commercial and financial centre of Madrid, without having to give up the advantages of living in a healthy environment near the city.

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