



## Residencial Las Avenidas - Fase V

C/ Miguel Castillejo (esq C/ Manuel Caballero Venzala), 23008.

Jaén - Bulevar



### General Information

#### WHEN DESIRE BECOMES REALITY

With a wonderful location, Avenidas Pahase V offers you the possibility o living in the city, but also with pleasant cultural surroundings, next to Paseo de la Estación and C/ Doctor García Treviño.

Flats with between 2, 3 and 4 bedrooms, business premises, parking spaces and storage rooms.

Enjoy an excellent and high quality building, with singular characteristics and a very personal style,like you.

Las Avenidas Phase V is located between Calle Miguel Castillejo and Calle Manuel Caballero Wenzala. This development is the result of experience, and this makes Avenidas V one of the best homes in Jaen.

Live in a pleasant surrounding.

Developed by: Inonsa S.L.U



Office of Residencial Las Avenidas - Fase V  
c/ Doctor Eduardo García-Triviño López, s/n, 23009  
Tlfnos 953 266 334 - 953 228 450

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### Housing types

Flat with 2 rooms

87,58 m<sup>2</sup>





Housing types

Flat with 3 rooms

114,86 m<sup>2</sup>



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### Housing types

Flat with 4 rooms

129,47 m<sup>2</sup>

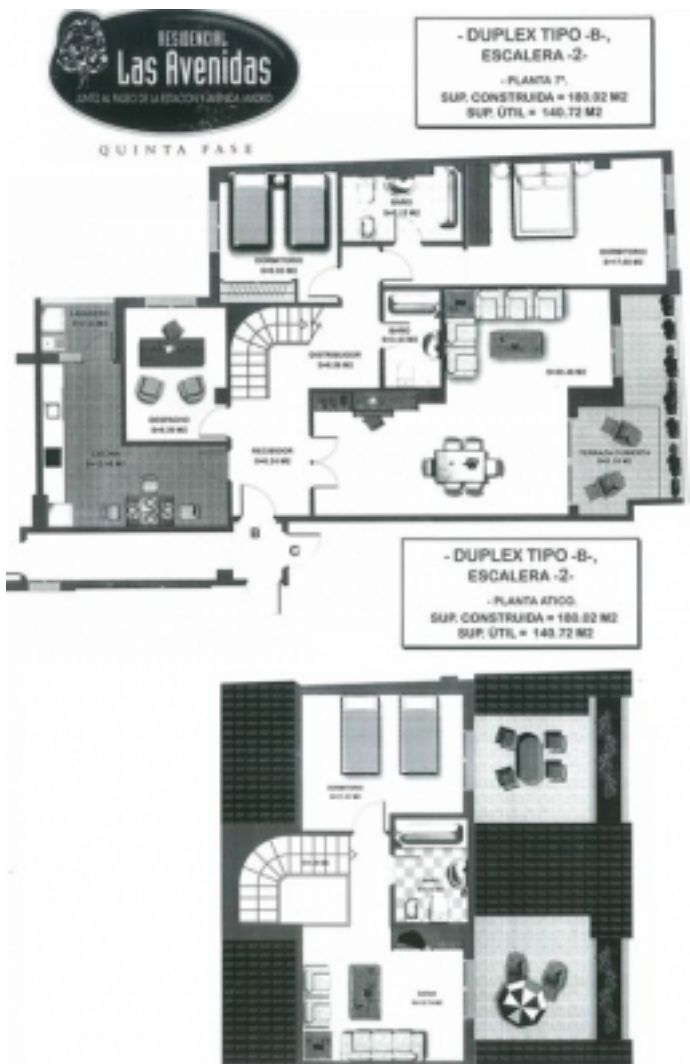




Housing types

Flat with 5 rooms

180,02 m<sup>2</sup>





## Specifications

### GENERAL CHARACTERISTICS

Structure: Reinforced concrete foundations and structure.

Facade: Cavity wall formed of an outer leaf of brickwork half a foot thick, air chamber with thermal and sound insulation and brick partition wall in the inner leaf.

Roof: Passable flat roof with ceramic paving or curve ceramic roofing tile depending on area both with thermal and sound insulation.

Outsides finishing: Facade finished with a single layer of mortar rendering or face brick depends on area in a colour to be chosen by the T.M.

### COVERINGS

Natural stone paving in hall, corridors, living room and bedrooms, with skirting board of the same material.

Stoneware paving in kitchen, bathrooms and laundry room.

Stoneware paving in terraces, balconies and yards.

Vertical surface:

Rooms: lining and gypsum plaster with hidden corner protectors.

Kitchen, laundry room and bathrooms: ceramic tile walls with trim or decorative moulding

Ceilings:

Smooth plasterboards in kitchen, bathrooms, hall and corridors and where necessary to hide ducts and pipes.

Plaster mouldings or pitted in living room, hall, corridor and bedrooms.

Paint: Smooth plastic paint in the whole apartment in a colour to be chosen by the T.M.

### JOINERY

Interior finishing work:

Reinforced entrance door finished on varnished wood with anti-jemmy hinges, security lock and peephole

Inside moulding doors finished on varnished wood.

Glazing doors on living room and kitchen of identical characteristic as the inside doors

Built-in wardrobe with sheets finished on wood to be varnish, a shelf, hanging rail and lined inside with panels finished in the same shape as the doors.

Exterior finishing work:

Aluminium frames in a colour to be chosen by the T.M.

“Climalit” type or similar glazing with thermal and sound glass.

### SANITARY WARE

Vitrified porcelain sanitary ware

Enamelled metal bath with anti-slip base and handles in main bathroom.

Chrome single lever mixer taps in all the bathrooms.

### INSTALLATIONS

Common installation of telecommunications.

Common installation of TV, FM and telephone with communal aerials.

Qualified for satellite TV and cable TV.

Plumbing:

Plumbing using copper pipes. PVC pipes will be used for drains.

Inlets and outlets for dishwasher and washing machine.

Electricity:

Electrical installation that can be inspected in accordance with REBT

Telecommunications Installation (TV and Telephone): in accordance with current Telecommunications Standards. The number of sockets depends on the apartment type, with a minimum of two.

Air conditioning pre installation: Formed by lacquered aluminium grilles and ducts, as well as preparation for electric installation.

Heating and sanitary hot water: Individual gas mural boiler for heating and sanitary hot water, aluminium radiators in rooms stated in project and ambient thermostat.

Electronic video entry phone installation: By means of a plate outside the doorways and an intercom in each apartment with an electric door opener.

#### COMMON AREAS

Common areas paving on natural stone floor tiles in entrance hall, halls and stairs way.

Entrance halls decoration according to the T.M.

Garage door with automatic opener system

Underground parking paving with anti abrasive polished concrete finishing.

Lifts with automatic doors in cabin and floors. In each entrance hall will be a lift with underground access.

Interior common yard: According to project profile with determined sunny areas and others with gardens.



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### Location of the development

Privileged homes as they are in one of the most appreciated areas of expansion in Jaen. The area is only a few minutes away from the centre, even on foot, and it is near the train station, very close to the bus station and there are urban bus stops and a taxi rank.

There are sports areas nearby, large green areas, supermarkets, shopping areas, teaching centres and very good routes taking you outside the city.



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