

Edificio César - "Viviendas desde 173.000€*"

c/ Octavio Augusto, 06800.

Badajoz - Mérida - Teatro Romano



General Information

YOUR HOME IN A PLACE STEEPED IN HISTORY

Flats with 4 bedrooms, parking spaces, storage rooms and business premises. Located next to the Romano Theatre of Merida. The César Building will be the fourth that Inmobiliaria Osuna completes in Las Termas Residential Complex. Located in the street called Calle Octavio Augusto, next to the N-V Dual Carriageway and next to Romano Theatre of Merida, you will be able to enjoy living right near the centre, surrounded by all the services you need and with direct access to one of the city's main thoroughfares.

In this building you will find a quality home to meet your requirements: natural stone flooring, air conditioning pre-installed, complete heating system...

Developed by: Inonsa S.L.

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Housing types

Flat with 4 rooms

132,15 m2





Specifications

GENERAL CHARACTERISTICS

FOUNDATIONS: By footings, carrying out the reckoning specifications.

STRUCTURE: Cross-linked forged type, carrying out the reckoning specifications and seismic areas standards.

FACADE

Exterior facade enclosure with two type of finishing, one of brickwork of face brick and other with cement mortar rendering, both with air chamber formation with inclusion of insulation on the inner face and partition wall of single hollow brick.

INTERIOR DISTRIBUCIÓN

Separation between apartments by solid brick of half a foot thick, with exception of whenever exist expansion joints, then it will be made with double partition wall of double hollow brick with insulation.

All the inside divisions will be made with double hollow brick partition walls.

COVERINGS

PAVING

Ceramic tiles paving on kitchen, bathrooms, toilets, laundry room, terrace and box rooms, to be chosen by the T.M.

Natural stone paving (also called commercial marble) in the rest of the apartment in a colour and dimensions to be chosen by the T.M. The living room will have inlay trim in a colour and dimensions to be chosen by the T.M.

COATINGS

Ceramic platelet (floor/ceiling) in bathrooms, toilets and kitchen with inlay or independent trim depending on case in a colour and dimensions to be chosen by the T.M.

Ceramic platelet (floor/ceiling) in laundry room, in a colour and dimensions to be chosen by the T.M.

Smooth plaster ceilings in corridor, bathrooms, toilets and kitchen, depending on case.

Dismantle plaster ceiling in second bathroom or toilet.

Plaster mouldings in living room and bedrooms

Plastic stippled-finish paint on apartments walls.

Ceilings with plastic paint with smooth finishing.

JOINERY

INTERIOR FINISHING WORK

Both sides reinforced entrance doors on sapelly plated wood.

Pass way doors of living room, kitchen and corridor will be with grids for glass and blind for the rest, on sapelly plated wood and blind for the rest

EXTERIOR FINISHING WORK

Lacquered aluminium outside windows in a colour to be chosen by the T.M. with sliding or factible system, with exterior guides depends on cases.

Double glazing "Climalit" type or similar.

PVC slats blinds except for wet areas.

SANITARY WARE

Enamelled lacquered bath.

Vitrified porcelain sanitary ware.

Chrome single lever mixer taps in bathrooms and toilets.

Inside installation of cold and hot water made of copper pipes with individual supply in each wet room.

HEATING AND SANITARY HOT WATER

Heating production and sanitary hot water by mix boiler of gas supply.

Heating by aluminium radiators and ambient thermostat.

INSTALLATIONS

CLIMATISATION

Pre installation of air conditioning, formed by fibreglass ducts, interconnection between condenser and evaporator location areas, as well as expulsion and returning grids.

ELECTRIC AND SOUND-VISUALS INSTALLATION

Medium level of electrification.

Independent electrical circuits for electric oven or glass-ceramic cook top, air conditioning, force plugs and lightning

Television power points in main bedroom and living room in each apartment.

Phone power points in main bedroom and living room in each apartment.

Entry-phone in main door.

COMMON AREAS

A lift in each entrance hall, carrying out the current Industrial standards and the regulations for the handicapped accessing, decorated with noble materials to be chosen by the T.M.

Natural stone paving will be on entrance hall and stairs in a colour and dimensions to be chosen by the T.M.

Entrance halls will be decorated with noble materials to be chosen by the T.M.

Stairs areas will be painted with plastic rough paint or similar in a colour to be chosen by the T.M.

GARAGES

Vehicles door accessing with motor and magnetic key opener, prepared to remote control.

Mechanical troweled concrete paving.

Accessing ramp with anti-slip finishing.

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Location of the development

Located in the historical city of Mérida, seven minutes away from the Museum of Roman Art and five minutes away from the Roman Theatre. The César Building is in a residential area just ten minutes from the centre of Malaga. A city of monuments where we can offer you a privileged spot to live in.

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