



Residencial Illes Medes

Avda. del Garraf s/n, 08720.

Barcelona - Vilafranca del Penedes - Molí d'en Rovira



General Information

Come to live on your island

Who has not dreamed about living on a desert island, a small private paradise where there is peace and equilibrium, where we can be ourselves with nobody to bother us? But on desert islands there are no shops, no cinemas, no restaurants, nor anything that makes our lives more pleasant and comfortable. We propose a halfway solution: Illes Medas residential development. The peace, quiet and privacy of a desert island... and the best of civilisation.

Your island is the new Vilafranca, in the expanding Molí d'en Rovira area, a stone's throw away from the centre and with magnificent communication routes.

Illes Medas consists of 25 houses in terraced buildings. The houses include a basement, garage, ground floor with a patio and a floor with a terrace. The patio leads to the community gardens for private use where the swimming pools and the playground are located, all totally finished.

How many islands can give you all that?

Developed by: Grupo de Inversiones Noga S.A.U.



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Housing types

House with 3 rooms

191,6 m2





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Specifications

GENERAL CHARACTERISTICS

STRUCTURE: Reinforced concrete foundations and structure.

FACHADA: Enclosure formed by double brickwork, air chamber and thermal insulation.

OUTSIDE FINISHING: Facade finished with single layer of rendering combined with areas of facebrick.

ROOF: Ceramic roofing tile over pitch roof or flat roof depends on area, both with thermal and sound insulation

COVERINGS

Floors

Laminate flooring with synthetic finishing and wood imitation in hall, corridor, living room and bedrooms.

Ceramic stoneware paving in kitchen, bathrooms, basement, parking and terraces.

Vertical surface

Rooms: Lined with gypsum plaster with hidden corner protectors in the edges

Kitchen and bathrooms: Tiled with up-to date design ceramic pieces.

Ceilings

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

Lined and gypsum plaster on the rest of the apartment ceilings.

Paint: Smooth plastic paint on walls and ceilings of the whole apartment, in a colour to be chosen by the T.M.

JOINERY

Interior finishing work

Inside doors with modern line sheets finished with varnished wood.

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

Built-in wardrobe in bedrooms stated on project with sliding or collapsible sheets, shelf, hanging rail and wood shape plated inside lining.

Exterior finishing work

Lacquered metal entrance door with security lock and peephole

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

"Climalit" type or similar glazing with thermal and sound glass

Blinds with lacquered aluminium slats in a colour to be chosen by the T.M.

Painted iron railing in ground floors

SANITARY WARE

Vitrified porcelain sanitary ware.

Washbasin with countertop in bathrooms stated on project

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

Shower plate in secondary bathroom.

Chrome single lever mixer taps in all the bathrooms.

KITCHEN

Fixtures and fitting: formed with shorts and talls furniture, granite worktop, stainless still sink and single lever taps.

Electrical appliance: cook plate, oven and extractor hood.

INSTALLATIONS

COMMON INSTALLATION OF TELECOMMUNICATIONS:

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

Qualified for satellite TV and cable TV.

Plumbing

Plumbing installation with supply valves to divide each wet room Instalación. 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: according to current standard of Telecommunication with sockets in bedrooms, kitchen and living room

Heating

Individual mural boiler for heating and sanitary hot water production.

Lacquered aluminium radiators.Solar energy collection for sanitary hot water production.

Canalised gas: Individual gas installation for heating and sanitary hot water.

Electronic entry phone: Plate outside the doorways for the apartment's ring.

COMMON AREAS

INTERIOR HOUSING STATE

The inside complex will be made by a combination of paved floor areas and gardens.

Including benches, litter bins, fountains and elements for outside lights

Playground for children.

Swimming pool divided into adults area and children area with a gresite type of coating.

The private gardens of apartments will be given with vegetable land.



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Location of the development

VILAFRANCA DEL PENEDES

Communication routes:

- Direct entry and exit off the AP-2 road.
- Access to the Garraf tunnels.
- Direct access to the Vilanova- Sitges road (C-244).
- Direct access to the N-340 road.
- Two minutes from the train station.
- 50 m from the bus stop of a line that connects the development with the centre of the municipality.

Surroundings:

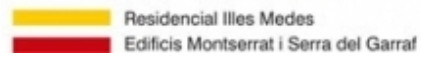
- Development located two minutes from the population centre.
- Population of over 36,000 inhabitants with access to all the amenities you may require: hospital, schools, sports area, etc.



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