



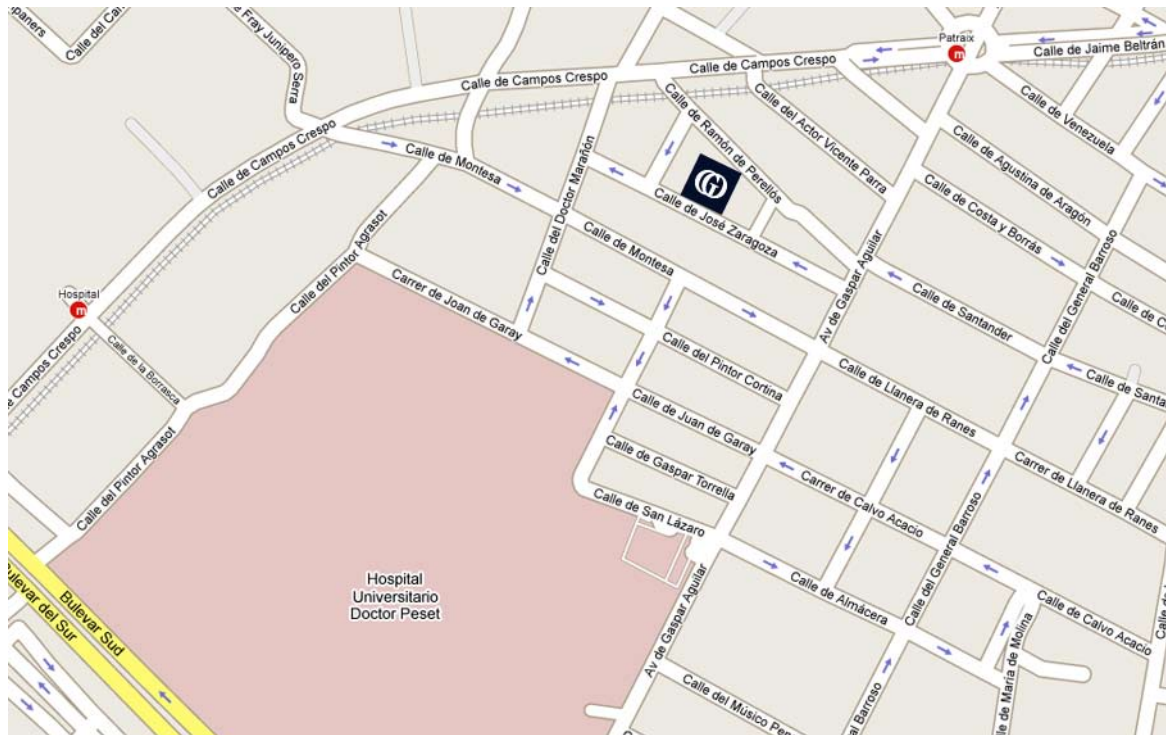
## José Zaragoza. Valencia



### Description

A three storey development with ten 2 and 3 bedroom homes and two attics with terraces and unbeatable views, right in the centre of the Patraix neighbourhood and at a short distance from the Dr. Peset Alexandre hospital. Has a magnificent quality/price/surface area ratio.

### Location



C/ Filipinas, 39  
46006 VALENCIA

Telf. 96 333 88 02  
Fax. 96 333 90 05

info@grupogarciaojeda.com  
www.grupogarciaojeda.com

## Memoria de Calidades

---

**STRUCTURE:** Earthquake resistant reinforced concrete.

**FAÇADES:** High quality water repellent heat and sound insulated cavity brickwork. Climalit type double glazing and aluminium shutters for selective light and ventilation control in the dining room and bedrooms.

**PORCHES:** Spacious and exclusively designed in which only materials of the very highest quality are used, with a high level finish.

**STAIRS:** With ventilation, lighting and emergency evacuation protection in keeping with the level of the complex. The construction aesthetics are exquisitely finished. The steps and access landings to the homes are paved in marble.

**LIFT:** Latest generation incorporating the very latest technology and mechanisms. Very quick and silent with a spacious lift cabin.

**GARAGE:** Remote control door opening.

**TILING AND PAVING:** High resistance Pergo type or similar laminated floating flooring. Highest quality large format gres in kitchens and bathrooms.

**EXTERIOR CARPENTRY:** Aluminium and Climalit type 6/6/4 double glazing, with shutters in the dining room and bedrooms.

**INTERIOR CARPENTRY:** Very high quality. The front door to the home has armour plate with metal door frames and security lock and fittings. The inside doors are veneered in hardwood. The built-in wardrobes are internally lined and have a shelf and hanging bar. The doors are flat and veneered in hardwood.

**COATINGS:** The tiling is in design tiles. The walls are plaster screeded and finished with smooth paint. The ceilings are plaster screeded or plaster-board.

**BATHROOMS:** Roca brand or similar white sanitaryware. Highest quality mixer taps.

**KITCHEN:** Equipped with high and low modern design high quality kitchen cabinets, with stainless steel appliances consisting of a decorative three-speed fan extractor hood, an electric oven, and a worktop with a four hob gas stove (vitro-ceramic in the homes with a pantry kitchen).

**VARIOUS INSTALLATIONS:** Both the plumbing and electricity installations have been designed with leading brand items and components. They fully comply with current official regulations and are fully guaranteed. Natural gas installations throughout, including consumption points in the galleries and kitchen, (except in the homes with a pantry kitchen). All homes have video entry phones, and a common telecommunications infrastructure for satellite and digital terrestrial television and radio, and telephone and cable television in the lounge, master bedroom and the kitchen.

**ACCLIMATISATION:** Complete installation of centralised hot and cold air conditioning is included.

**NOTE:** During the carrying out of the building works, the DEVELOPMENT COMPANY reserves the right to carry out any necessary modifications that may be arise due to technical, legal or commercial requirements, without this involving any prejudice whatsoever to the global quality level.

## Finance

---

Personalised financing conditions. Please see our sales manager at the point of sale and let us have your proposals. Always provided that no really exceptional reasons are involved, we will always be able to offer you a satisfactory solution.