

SINGLE FAMILY SEMI DETACHED HOUSES IN LLUCMAJOR
MALLORCA
FINISHES REPORT



BUILDING DESCRIPTION AND REGULATIONS

This real estate development is located in Lluçmajor, Mallorca. The residential compound is made up of 6 single-family semi-detached houses.

Every house comprises a ground floor with large rooms, kitchen/diner, one bedroom, washroom and washing place. The first floor includes 3 double bedrooms with en-suite bathroom and access to roof floor and a large terrace.

Houses possess a backyard and individual swimming pool.

BUILDING REGULATIONS

- Project and implementation according to CTE (Spanish Technical Building Code).
- Justification of thermal and acoustic insulation coefficients as described in the executive project.
- Energy Rating 'B'.



CONSTRUCTION FEATURES

STRUCTURE

- Structure is made of slabs and reinforced concrete pillars.

FACADES

- Facades are made of concrete blocks with rendering finish and painted white.
- Aluminum finishes between front facade windows.
- PUR thermal insulation, polyurethane foam, in the inner side of the closing. Inner sheet made of gypsum plasterboards with rock wool at the core of the structure.
- Balconies equipped with translucent laminated glass.
- Partition walls of balconies on the first floor will be made of a 1,1-meter-tall bare wall and a 70-centimeter-tall translucent glass.

TERRACES AND COVERINGS

- Private use balconies and terraces, finished with non-slip ceramic tiles, model 'materia Blanco de Rocersa'.
- Non-crossable, gravel-finished roofs, designed to install solar panels.

FINISHES OF SHARED AREAS

ENTRANCE

- Pedestrian and vehicle accesses made with grey concrete cobble stone for the circulation area and sand-color for the parking area.
- Entrance to homes through stairs made of sand-color concrete steps.
- Lighting of shared areas will be through movement sensors and LED lights in order to favor energy saving.

FINISHES AND FACADES

OUTER CLOSINGS

Balconies and façade windows made of lacquer aluminum, color ral 9007, with thermal bridge breakage, practicable or balance panels depending on type of window/balcony. "Climalit"-type double-glazed windows, with low-emissive treatment and sun control to favor thermal and acoustic comfort and secure energy saving.

INNER FINISHES

WALLS AND CEILINGS

- Vertical partitions and ceilings of laminated gypsum panels so as to improve planimetry and acoustic insulation between inside rooms. In damp areas, damp-proof panels will be used.
- White paint for walls and ceilings. Ceilings in damp areas also painted white.

PAVEMENTS

- Inner pavement made of ceramic tiles Materia Blanco 60x60 or similar.
- In terraces, the same tiles, for outdoor use, will be placed.
- Inner staircases with metallic structure, painted white and with decorated wood steps. Steel and template or laminated glass hand-rail.

INNER CARPENTRY

- Main door equipped with security lock in three points and anti-leverage hinges, with white lacquer finish on the inner side and with "Land Deck" outdoor technical wood strips or similar finish.
- Prefabricated, plain inside doors, "block" type, with white lacquer finish.
- Modular fitted wardrobes, with swing or sliding doors where it be needed, with white lacquer and inner melamine finish, with a shelf and hanging bar.
- Latches and fittings with matte chrome finish.

KITCHEN FINISHES

CUPBOARDS

- Kitchen equipped with modular cupboards. Upper ones with white lacquer doors and lower ones made of white post-form. Doors and drawers mount braking systems. Chest of fully removable drawers mounting slides with bearings.

COUNTERTOP

- "Silestone"-type countertop made of agglomerate of natural quartz, plus antimicrobial protection, "Zeus white" or similar and front in the same material reaching the upper cupboards.
- Chrome mixer tap which includes a flow limiting atomizer, by TERS, model Max Tres or similar.
- Stainless steel double sink, fixed under countertop.

PAVING

- Inner paving made of ceramic tiles, model 'materia Blanco' 60x60 or similar.

APPLIANCES

- By SIEMENS:
 - o Induction hob model "Touch Control", 3 cookers, including a giant one, time-program and acoustic indications, power control (Ref. EH651FJ17E) or similar.
 - o Column unit for stainless steel electric oven, which features electronic programming, 7 functions, removable guides (Ref. HB22AR521E) and stainless steel integrated microwave oven, with 7 pre-set recipes, 5 power levels and 21-liter inner size (Ref. HF25M5R2) or similar.
 - o Decorative extractor hood.

BATHROOMS FINISHES

WALLS

- Bathroom walls will be tiled according to design. Tiles will be ceramic.
- A mirror will be placed to match the washbasin width.

SANITARY FITTINGS

- Sanitary fittings made ROCA white porcelain, model "The Gap" (Ref. 3424720) and faucets from ROCA, model LANTA (Ref. 5A3011C00) or similar.

MASTER BATHROOM

- Master bathroom equipped with a washbasin from ROCA, model "Diverta", mounted on "Zeus white" "Silestone" top or similar.
- Toilet and bidet equipped with soft-close covers.
- Flat attachment shower-bath.
- Showers and bath-tubs equipped with chrome-finish thermostat mixer taps from TRES, model Max Tres or similar.

ADDITIONAL BATHROOMS

- Master bathroom equipped with a washbasin from ROCA, model "Diverta", mounted on "Zeus white" "Silestone" top or similar.
- Toilet equipped with soft-close cover.
- Flat attachment shower-bath.
- Showers and bath-tubs equipped with chrome-finish thermostat mixer taps from TRES, model Max Tres or similar.

AIR CONDITIONING

- One electric radiator towel rack will be installed in each bathroom, so as to complement hot- and cold-air conditioning.

FIXTURES

ELECTRIC

- Homes possess an “all electric” fixture, which includes a control panel and protection of the different circuits through automatic safety mechanisms against surges and current leakages.
- Mechanisms will be by SIMON, model 82, white.

COMMUNICATIONS

- TDT/DSB/FM aerial and parabolic dish for satellite reception, initially pointing to “Astra”, which enables the reception of Digital+.
- Cables inside the building (from RITI – lower installation for cables - to PAU – final user access point) in optical fiber, coaxial cable or twisted pair so as to grant access to the phone and broadband services, depending on the operators’s response (*see note).
- Satellite TV installation in the living room, kitchen and each bedroom. Star signal distribution, with coaxial cable from PAU (installed in the hall) to each of the signal installations in each room.
- TV-reception installation through coaxial cable in the dining room and master bedroom.
- Data reception installations with RJ45 connector and UTP Cat 6 cable in the living room, kitchen and each bedroom for distribution of phone and broadband (Internet) services. Double installation in the living room and master bedroom. Star signal distribution from PAU to each of the individual installations.
- Communication with the outside via video door phone equipped with TFT monitors.

WATER SUPPLY

- Drinking water supply system with cross-linked polyethylene pipes, a material which improves durability and duration of the system, and is chemically neuter.
- Each humid room will be equipped with individual cut-off valves in each supply point.
- Cold and hot water supplied for all services, as well as washing machine and dishwasher. Supply through water valves for laundry rooms, kitchens and bathrooms.
- General shut-off valve provided.

HEATING-AIR CONDITIONING-HOT WATER PRODUCTION

- Air source heating pump system to control air conditioning, heating and sanitary hot water (split system) by Daikin model Altherma Bibloc Standard. Integrated design or similar.
- Homes have been furnished with a cooling-heating system made of, on the one hand, radiant floor placed under the tiles of each home and controlled through thermostats in each of the rooms. Cooling, as well as backup for heating if necessary, through pipe-like fan convectors by AERMEC or similar, hidden from view by the suspended ceilings, and canalized through acoustic glass fiber pipes to the double-convection air supply grilles. Fan convectors powered through an independent circuit starting at the laundry room and are individually thermostat-controlled. Generation of both cold and heat comes from a water-air split hydronic pump, made up of an outside unit placed on the rooftop and an inside unit called "HYDROKIT", which in turn includes a 180-liter sanitary water storage tank.
- Each home has been furnished with a solar energy collection system through a solar collector. This collector includes a 195-liter integrated tank, serially connected with the Altherma heating pump accumulator.

LIGHTING

- Common inner lighting will be through low-consumption LED bulbs, equipped with motion sensors to illuminate each area, so as to favor energy saving.

HAND-OVER

Before officially handing the property over, a general basic cleaning will be carried out.

Note: Each and every element described in this document may be substituted by equivalents, provided the Project Management grants its consent.

