

Building Specifications

plein soleil mallorca

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EXTERIOR

Plot enclosure

In order to achieve the best views and to adapt to the natural orography of the terrain, we decided to enclose the plots with a concrete block wall on which a metal frame is placed, which will soon be camouflaged by the planned planting. On the outer side facing the street, the wall will be clad in natural stone.

This solution not only fulfils its intended function of resistance, but also contributes to the aesthetics of the complex through the use of natural elements.

In the access area to the plot there is an entrance landing that incorporates the pedestrian gate and the car gate, equipped with the necessary automation elements for easy operation.

STRUCTURE

We believe that quality starts with what you cannot see and that is why the skeleton of our buildings includes the most suitable structural solutions based on a prior geotechnical report, with continuous monitoring by an approved laboratory to ensure quality.

The ground floor is made of concrete slab and is suspended, creating a space that can be entered to allow easy access to the installations as well as avoiding possible damp and infestations in the home.

Foundations

Made of reinforced concrete foundation elements.

Pillars

Reinforced concrete and metal depending on the area.

Floor slabs

Reinforced concrete.

EXTERIOR ELEMENTS

Façade

To achieve perfect thermal and acoustic insulation, our façades are made with the SATE system, and are composed of an exterior cladding of acrylic paint or Marés stone veneer depending on the area, exterior insulation on cement mortar rendering, brickwork with mortar and river sand, air chamber and laminated plaster lining with double plate on the inside and thermal-acoustic insulation between the profiles of this lining.

This system significantly improves the energy performance of the house, giving continuity to the exterior insulation and guaranteeing total thermal and acoustic comfort inside.

Roofs

The roofs feature the so-called 'inverted roof' system, which is made up of the following layers: slope mortar, welded asphalt fabric, protection mortar, double sheet of expanded polystyrene insulation, geotextile, regulation layer and paving.

The non-trafficable and technical areas of the roofs will be finished with a layer of porcelain tiles. In some houses, skylights allow natural light to enter in certain areas.

Terraces and Porches

The pavements of the ground floor porches and first floor terraces are made of honed limestone.

Swimming pool

Each house has its own private swimming pool with independent purification.

Exterior carpentry

To guarantee optimum airtightness and the best thermal and acoustic insulation, anodised aluminium window and balcony frames from Schuco or a similar brand with thermal break combined with Climalit-style double glazing with reinforced thermal insulation and an air chamber have been chosen.

The profiles of the sliding windows will be minimalist, giving a cleaner finish to the exterior.

Reinforced metal entrance door with security lock, externally clad with technical wood slats.

INTERIOR ELEMENTS

Partition walls

The non-visible aspect of luxury is silence, which is why we have adopted the solutions with the highest levels of acoustic and thermal insulation.

The interior partition walls are made of double laminated plasterboard and rock wool acoustic insulation.

Interior finishes

Limestone has been chosen for the flooring throughout the house. Its format is 70 x 70 with skirting board of the same characteristics.

The walls are finished with top quality smooth white water-based paint.

The dropped ceiling in each room consists of a Pladur-style plasterboard suspended from a metal structure. These elements conceal the installations that run along the ceiling and provide additional acoustic insulation.

Interior carpentry

In the interior carpentry we have also used top quality materials, providing the house with solid doors, finished in gloss white that enhance the elegance of each room.

The spacious wardrobes and dressing rooms, the designs of which we studied in detail, are fully finished, with drawer units, shelves and storage space.

Bathrooms

The richness of the materials used in the spacious bathrooms make them truly luxurious rooms.

The large showers are lined with limestone walls and floors.

The same limestone is used for the counter tops. In addition to the shower, the main bathrooms feature a separate bathtub.

The Villeroy & Boch lavatories are white. The cast iron bathtubs are made by Kaldewei.

The chrome taps are by Grohe.

Kitchens

The spacious and bright kitchens are fully fitted and equipped with state-of-the-art Gaggenau appliances with high energy certification.

The wall and base units, the layouts of which have been designed with functionality in mind, have a large capacity. They are finished in lacquer or natural wood depending on the area and have top quality handles and hinges. The worktop is made of state-of-the-art porcelain material, alternating with areas of natural wood.

The electrical appliances include independent fridge and freezer, integrated dishwasher, large multifunction oven, microwave, touch-control ceramic hob with 4 cooking zones and wine cooler.

The laundry room, located in a separate room, is fully equipped with fittings, sink, and Miele washing machine and tumble dryer.

INSTALLATIONS

Drainage

To prevent leaks and odours, water drainage has been provided with an integral PVC system.

Plumbing

The general water network and the interior distribution of the house is made of cross-linked polyethylene. This material is resistant to all types of corrosion, does not produce calcareous residues on the walls, does not modify the properties of the water and has a low conductivity coefficient, which reduces heat loss.

Each house is equipped with a water softener to prevent the corrosive effect of limescale.

The house includes the construction of cisterns to recover rainwater and use it to irrigate the garden.

Air conditioning and hot water

The general air-conditioning in the house is provided by aerothermal heat pump for hot and cold air, with independent regulation and units for each of the rooms. All the units are from Daikin.

For the heating of all the rooms, including bathrooms and kitchen, a hot water underfloor heating system has been chosen, to achieve complete comfort.

Domestic hot water is produced by a high-performance Daikin aerothermal system, powered in turn by the photovoltaic panels and two 200-litre accumulators integrated into the system's hydroboxes.

Electricity, Telephony and T.V.

The high number of electrical mechanisms in the house allows a high degree of electrification, facilitating

multiple decoration options. The top-quality mechanisms used are from Jung.

All the rooms, including the kitchen, have telephone connection and TV with the possibility of tuning in to a large number of international channels.

The house has high-performance photovoltaic panels to generate self-consumption of electricity.

The control of the systems will be provided by KNX home automation that allows remote control via mobile phone app.

Security

The property is equipped with an alarm system that can be connected to the security centre of the company of the client's choice.

In the bathrooms, kitchen and laundry room there is a flood detection system that immediately cuts off the water supply in the entire property in the event of a water leak. In addition, a smoke detector has been installed in the kitchen and laundry room.

COMMON AREAS

Garages

The house has two parking spaces in the ground floor garage, avoiding ramps and basements that would alter the natural morphology of the land.

Landscaping

The extensive gardens have been designed by one of the best landscape designers in the country.

The plantation includes elements of indigenous vegetation and large specimen trees.

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