

Description of constructive qualities

Multifamily block of 16 housing locations and parking

c/ Sant Nicolau 129 Ciutadella de Menorca; Balears according to the architect Ferran Mateu Soler's executive project.

It is comprised of 16 housing locations, 16 underground parking spaces and communal area with solarium, garden and exterior pool.

STRUCTURE, SIDING AND COVER

Structure forged in reinforced cement tiles. Primary siding with cement block facade with a chamber that includes a thermal isolation shield. Finishing with mono-layer coating base of Cempral type or similar, of a Menorcan tone style, with typical Menorcan stone coverings, slate and/or dry stone; in facades according to the project. The main facade will have large glass windows. Layout of Menorcan style Persian blinds that slide, as well as Persian blinds that roll up, according to the type of window. The attic level will have ample solarium spaces, and a "Broadway" model hydro-massage from the ROCA brand or similar. The covering is tilted with prefabricated cement tile.

PAVEMENTS AND TERRACES.

The interior floors will have synthetic parquet with a matching skirting board and cream coloured "BEIDE" high quality marble tiles in bathrooms and closed kitchens. Ceramic stoneware with "calaf", "fang mallorquí" type or similar skirting board in terraces, in the ground level and attic flats, there will be IPE treated wood platforms for exteriors. Stainless steel railing, and in some cases with treated wood handrails with "Xiladecor mahogany" tint. At the ground level there will be a treated wood pergola for exteriors

BATHROOMS

Toilets will be of the "DAMA" model or similar from Roca.

Marble countertop with guard. Built in sinks of the "BERNA" model or similar. "LOGICA" model faucets or similar, chromed, mono-control, with general stopcock. Specialised showers that require a treated wood platform. The bathroom walls will have white marble stones that match the countertop.

DOORS

Solid varnished entrance door with safety lock. Includes the door that accesses the building. The doors are of semi-enamelled wood in white and with mate stainless handle and fittings. Everything of high quality. The lock is a silent model with surrounding rubber seal

WARDROBES

The bedrooms have wooden built in wardrobes with wooden doors that match the interior carpentry of the home, interior covers in melamine resin, a shelf with a bar and whole doors.

CEILINGS, INTERIOR PARAMETERS AND PLASTERING

Plaster finish on walls and ceilings, and double layer of plastic paint. A false ceiling with plaster plates in the bathrooms, kitchens and pantry.

EXTERIOR CARPENTRY: WINDOWS

“Climalit”, or similar, enamelled aluminium double glass windows. Menorcan style enamelled aluminium Persian blinds that can be rolled up (see project), and will be installed in the dining room.

KITCHEN

The High and low wooden kitchen furniture will be treated with an impermeable marine finish, and in the interior with a melamine resin finish; and mate exterior doors. The kitchen walls will have stones tiles to match the counter top which has a built in, stainless steel sink and a mortar with a fine pearlite layer and decorative paint (washable stucco) in closed kitchens.

Installation of 2/4 vitro-ceramic plates, electric oven and decorative hood with smoke extractor.

The kitchen will have power points and drain pipes that can be adapted to the following furniture: refrigerator/freezer, microwave ovens and dishwashers.

The laundry room has power points and drains for both washers and dryers.

ELECTRICAL INSTALLATION

Built in electrical installation and individualised panels in the entrance hall of each home.

Light points in balconies and terraced on the ground floor and attic.

PLUMBING INSTALLATION, HOT WATER, CLIMATE CONTROL AND TELECOMMUNICATIONS.

The plumbing installation will be done with built in polypropylene pipes and general stopcocks. There will be a water deposit for the 18m³ building.

The production of hot water will be carried out with electric heaters.

There will be a water intake in the terraces of the ground level and attic.

All the homes will have individual climate control with heat pumps, a split unit in each living room and bedrooms.

Installation of wiring network between the main rooms and TV intake with connection to the satellite dish. The electrical, television and telephony mechanisms will be of the highest quality.

There will also be automatic video porters.

Telephone intakes in the living room and bedrooms.

TV intake in the living room and bedrooms.

COMMON INFRASTRUCTURE AND URBANISATION

Halls with natural stone flooring.

The common areas are Landscaped garden areas with automatic irrigation, and the walkways are paved with false “Mares”.

1.6 metre high dry stone exterior wall all around with finish. Specialised wall between parking spaces of natural stone.

The pool will have an anagram, shower areas and a solarium on a wooden deck treated for exteriors. Metallic post boxes in the vestibule and sensitised illumination.

LIFTS AND STAIRWAYS

The vertical communication nucleus is comprised of a stairway and a lift that covers each level that access the homes of the building including the basement level. The finishing of the lift will be in stainless steel and will comply with the accessibility regulations.

The stairways will be in national marble with metal railing of the Menorcan style with wooden handrails and direct ventilation from the exterior.

PARKING

With underground parking, underneath the building, with main entrance/exit ramp.

Garage doors decorated with wooden strips treated for exteriors and automatically operated by remote control.

Sensitised illumination.

Also with storage shelving and installation room with galvanised steel doors enamelled in white.

HOME SYSTEM INSTALLATION (separate valuation)

Home system installation connected to the climate control system (telephone activation), Persian blind motorization, alarm and lighting mechanisms, it also includes medical alerts, switching on and off electrical appliances.

OTHERS

Supply and installation of inverse osmosis and individual installation of lime eliminator.

Description of constructive qualities.

Gustavo Mas Street corner with Zaragoza Street, Ciutadella de Menorca.

It is comprised of 9 housing locations, 3 business locations, 10 underground parking spaces, and an ample communal area with:

- Outside swimming pool with connection to gymnasium & Jacuzzi during summer months
- Jacuzzi (inside)
- Well equipped gymnasium (including walking machine, exercise bike, running machine & weights)
- Male & female changing rooms
- Male & female toilets
- Anti-slip flooring
- Reception/waiting room equipped with sofas
- Sun terrace
- Landscaped garden areas
- Wooden gazebo treated for exteriors (Teka or similar depending on the project)