



PINARS DE MURADA R-3

Mallorca / Cala Murada (Manacor)

QUALITY REPORT

GROUNDING WORKS

The foundations were built using a system of isolated footings and reinforced centring concrete beams, in accordance with the geotechnical survey.

STRUCTURE

Structure based on reinforced concrete columns and beams, and waffle slabs with permanent coffers. All reinforcing metal for the structure is tied and also linked to a grounding ring to divert any potential electrical charges away from the property. The ground floor slabs are separated from the ground with a ventilated air chamber to prevent rising damp in the property while providing excellent thermal insulation.

ROOFING

Flat paved trafficable roofs, with anti-slip ceramic stoneware tiles, allowing for the use and enjoyment of solariums. Extruded polystyrene is used for thermal insulation.

FAÇADE

The façade design incorporates shutters, a traditional, local architectural element, with more current modern design features: minimalist lines, glass balustrades, and stone and ceramic surface coverings.

The exterior wall cladding is double brick wall (11 cm-5-7) with rock wool insulation. Exterior surface finished in white cement render with white paint and rounded edges. The white surfaces alternate with stone and imitation wood ceramic surface coverings, based on the elevation designs.

BRICKWORK AND INSULATION

Interior walls: Ceramic brick system.

Properties will be separated by double brick walls (9 cm-5-9) with inner rock wool soundproofing. Acoustic insulation is fitted on floors between properties to alleviate impact noise and on the lower floors, extruded polystyrene thermal insulation.

INTERIOR WALL PAINTWORK

Finishes: Fine coat plaster on walls and ceilings, smooth finish with two coats of acrylic paint (*choice of colours available). Ceilings in hallways, entrance halls, bathroom 1, bathroom 2 and kitchens will have plaster panels finished with two coats of smooth acrylic paint.

EXTERIOR FLOOR AND WALL TILING

Porches, terraces and solarium: anti-slip stoneware tiles, known for their durability and excellent outdoor performance over time.

INTERIOR FLOOR AND WALL TILING

Premium quality stoneware floor tiles. Premium quality stoneware wall tiles in bathrooms and two wall surfaces in the kitchen, with coloured paint on the rest of the kitchen (*choice of flooring, tiling and paint colour options available).

EXTERIOR CARPENTRY AND GLAZING

Exterior joinery with grey aluminium profiles. These will be double glazed with an air chamber (3+3x6x2+2 thicknesses), except for the living room balcony door (dimensions: 2.80 wide x 2.10 high), that will be 3+3x6x3+3 thickness. The windows and balcony doors will have coloured aluminium shutters, with a security system.

Balustrades with double glass panels and aluminium profiles, compliant with current regulations.

INTERIOR FITTINGS AND GLAZING

Reinforced front door to the property, with exterior hydrolacquered leaf and interior melamine leaf finished according to the catalogue options, with peephole and security lock.

Flush room doors with melamine veneer, according to the catalogue options.

Built-in wardrobes with sliding doors in the same finish as room doors. Fitted with drawers, shelf and rail, with a vertical separation panel.

PLUMBING

Interior plumbing in ceiling-hung plastic piping made from certified material. A forced natural ventilation system is distributed throughout the properties, taking air flow from living areas (living room and bedrooms) to wet areas (kitchens and bathrooms).

A rainwater collection system is used where water is filtered and stored for reuse in irrigating gardens.

System of collection, treatment, filtering and chlorination of grey water (water from sinks and washing machines). After the water has been treated it is stored along with the rainwater for reuse in irrigating gardens.

The water that is collected from both systems is for irrigating both private and communal gardens. These measures make significant savings in the cost of irrigation water and are environmentally-friendly.

Bathrooms will have the following fittings:

- Main bathroom (1): concealed cistern, wall-hung washbasin unit, mirror, halogen lights and vanity top.
- Semi-pedestal washbasin in bathroom 2.
- Acrylic shower trays, with glass screens in all bathrooms.
- Premium quality sanitaryware and single-lever mixer taps, fitted with flow economisers.



A solar panel system will be installed on the rooftops to produce DHW (Domestic Hot Water). Back-up 100-litre electric water heater.

ELECTRICITY

The properties are equipped with a robust electrical installation rated at 9.2kW with overload and short circuit protection. Premium quality fittings on all interior installations. TV sockets in living room, all bedrooms, terrace and solarium. Telephone sockets in living room and master bedroom. Wiring runs through flame resistant tubing. Electric socket for fan heaters or heated towel rails in bathrooms.

KITCHEN

Fully furnished with upper and lower kitchen units (*choice of finishes available), single-bowl sink, stainless steel drainer and pre-installation fittings for dishwasher.

Granite worktop (*choice of colours available) and telescopic extractor hood.

There is a plate-service bar between the kitchen and living/dining room made from the same material as the worktop, with overhead halogen lighting.

GALLERIES

Equipped with sink, light point, 100-litre electric water heater and pre-installation fittings for a washing machine and dryer. Finished in spray-on stone render.

AIR CONDITIONING SYSTEM

Pre-installation of hot-cold climate control with split units.

TELECOMMUNICATIONS

Satellite dish fitted to capture the ASTRA signal plus individual digital satellite receiver to tune in free-view channels in several languages.

PRIVATE GARDENS

Each ground floor property will have a front and back garden. Both have access via a private gate.

Exterior enclosure with low wall and metal fax-type mesh fence. Simple twist mesh fencing between gardens. Cypress hedge around the entire perimeter. Programmed automatic drip irrigation connected to the rainwater and treated grey water collection tank. An additional tap will be fitted.

The garden areas are covered with anti-weed mesh barriers, gravel and are landscaped. Pedestrian access to properties using premium quality non-slip porcelain stoneware.

PARKING



One numbered parking space per bungalow in the outdoor communal car park.

SOLARIUM

Pergola, shower, barbecue and tap. Direct access from the property via a private stairway, where the roofing is formed with a fully automatic, soundproofed, thermally-insulated sliding aluminium panel system. With lighting and electricity and TV points.

URBANISATION

The R-3 phase is part of a large development with roads connecting all the plots and a social club, covering an area of approximately 81,000 m2 with public green zones and landscaped rest and recreational areas, with native trees and plants. The recreation areas are equipped with urban furniture such as benches, street lamps, pedestrian walkways, etc. with a drip irrigation system.

POOL

The development has a 400 m2 infinity pool with gresite lining, pool filter system and showers. Two swimming areas, one for adults and one for children. Gresite water beds. Poolside lawn area (approximately 2,800 m2) with trees and landscaping. Brushwood parasols surrounding the swimming pool. Perimeter fence around the swimming pool area for protection.

SOCIAL CLUB

Community building comprising a social room with café and TV room, with tables, chairs, sofas and open fire. Bar area with kitchen and storeroom. Sauna and hot tub with changing rooms and toilets. Spacious open-air terrace facing the social room, equipped with chairs and tables. 130 m2 fenced area adjacent to the social club. Equipped with playground equipment for children.

PROPERTY CUSTOMISATION

*Your choice of finishes must be submitted within 30 days of the publication and delivery of the customisation catalogue.

*You may choose the following materials at no extra cost, according to the catalogue.

- Kitchen units and worktop
- Paintwork
- Room doors
- Floor tiles
- Kitchen and bathroom tiling

(*)

** All properties have a 10-year warranty insurance covering damages in basic structures in accordance with [Spanish] Building Regulations Act 38/99 dated 5 November [Ordenación de la Edificación - LOE]. For technical reasons, the above-mentioned materials may be replaced by others of similar or superior quality.



PROTECCIÓN CONTRA INCENDIOS

All residential blocks comply with the applicable fire protection regulations (DB-SI – CTE).



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