



PINARS DE MURADA R-12

Mallorca / Cala Murada (Manacor)

QUALITY REPORT

GROUNDING WORKS

The grounding works were designed with isolated reinforced concrete footings and reinforced concrete centring beams, in accordance with the results of the geotechnical survey.

STRUCTURE

Structure with reinforced concrete columns and beams, and reticular stay-in-place forms. All metal reinforcements in the structure are joined together and connected to an underground ring network that absorbs possible loads outside the building.

Two-way floor and roof forms. Ventilated air chamber for accommodating installations and preventing transmission of humidity into the home while providing excellent thermal insulation.

The ventilated air chamberspace is accessible via an outdoor communal stairway.

ROOFING

Thermo-acoustic insulation using extruded polystyrene panels and waterproofing with asphalt laminate.

Private roofs are flat walk-on roofs finished in low-slip stoneware ceramics for use around the solarium. The communal area that accommodates the installations has non-walk-on roofs finished in gravel.

FAÇADE

The façade is a reinterpretation of local architecture. Traditional Majorcan-style shutters are combined with modern elements: smooth surfaces, cement mortar rendering in white and outdoor paint in the same colour, natural stone coverings and imitation wood ceramics.

All Façades will be made using laminated plasterboard, insulation and ceramic partition with a rendering or imitation wood ceramic finish, or prefabricated concrete panel with a natural stone finish.

BRICKWORK AND INSULATION

The separation between the houses is made up of laminated plasterboard on galvanized steel profiles with rock wool acoustic insulation, and intermediate separation using perforated ceramic brick.

The interior partitions of the house are made with double laminated plasterboard on galvanized steel profiles with intermediate thermal and acoustic insulation.

Bungalows: The ground floor flooring of all homes will have thermal insulation using extruded polystyrene. The first-floor flooring will have acoustic insulation to prevent impact noise.



INTERIOR WALL PAINTWORK

Walls finished with smooth plastic paint in two layers on the laminated plasterboard (* possibility of choice of colors).

Lowered ceiling in hallway, vestibule, bathrooms and kitchen, with smooth-finish laminated plasterboard and two coats of acrylic paint.

It can be accessed in bathroom 2 for placement and maintenance of the air conditioning installation.

EXTERIOR FLOOR AND WALL TILING

Stoneware tiles with slip-resistant finish on porches, terraces and solariums.

INTERIOR FLOOR AND WALL TILING

Premium-quality stoneware floor tiles throughout the house. Premium quality stoneware wall tiles in all homes. Bathrooms have wall tiles in all wet areas, with smooth paint on other surfaces. Kitchens have wall tiles above worktop, with other surfaces in smooth paint (* see no-extra-cost options in catalogue).

EXTERIOR CARPENTRY AND GLAZING

Outdoor joinery in PVC profiles finished in dark grey. Climalit or similar brand double-glazing with air chamber. Sliding balcony doors in living room and sliding windows in bedrooms and tilt-and-turn in bathrooms, guaranteeing total thermal and sound insulation. Aluminium shutters in the same colour as joinery, with safety closing catch.

Handrails with double glazing and aluminium profiles, pursuant to current standards.

INTERIOR FITTINGS AND GLAZING

Armoured front door, outer leaf in hydrolacquered panel finished in dark grey and inner leaf lacquered depending on catalogue options, with peephole and security lock. Built-in wardrobes, fully-lined, with sliding doors in same finish as indoor doors. With drawer unit, upper space and hanging rod.

Room doors lacquered, smooth, as per catalogue options.

PLUMBING

Indoor plastic-pipe plumbing with approved tubing material. Forced natural ventilation system throughout the house, taking air from the rooms (lounge and bedrooms) to the wet areas (kitchens and bathrooms).

The rainwater collection system filters and stores rainwater in tanks for re-use in garden irrigation.

Faucet on the ground floor porch.

Greywatercollection system for re-use in toilet cisterns and for irrigating private and communal grounds.

These systems provide for substantial water savings for re-use and irrigation, help protect the environment and contribute to overall sustainability.

Domestic Hot Water (DHW) is produced by an aerothermal heat pump, fed to a 150-litre hot water storage tank with back-up support from an electrical hot water heater.

Bathrooms have:

- Main bathroom (1): recessed cistern, wall-hung washbasin, mirror, LED lighting and vanity unit.
- Bath 2: Wall-hung washbasin unit and recessed cistern.
- Shower trays in acrylic material, with shower enclosure in all bathrooms.
- Washbasins with lever taps.
- Premium quality sanitaryware and mixer taps, with flow economisers.

ELECTRICITY

Robust electrical installation rated at 9.2 kW. Protection against power surges and short circuits. Premium quality Schneider brand indoor electrical devices. Wiring runs through flame resistant tubing. Power socket for thermoventilators or towel racks in bathrooms.

The development has infrastructure for the distribution of fibre optic broadband services.

Bungalows have:

- TV sockets in lounge, all bedrooms, terrace and solarium.
- RJ45 data sockets in lounge and in all bedrooms.
- Perimeter lighting on ground floor façades.

IRONWORKS

Outdoor walls are cavity walls with FAX-type mesh fence on top. FAX-type mesh fence between adjacent gardens, total height 1.80m, except on main façade, with 1.60 m high.

KITCHEN

Totally fitted with upper and lower kitchen units (*finish choice available), pull-out extractor hood, single-basin sink, draining area in stainless steel, and preinstallation for dishwasher. Worktop in Silestone or similar (*colour choice available).It has space for dishwasher integration and combi fridge with paneled front (see detail).

GALLERIES

Bungalows utility areas have a light point, Sanitary Hot Water (SHW) inter-accumulator and installation for washing machine and dryer.

AIR CONDITIONING SYSTEM

Duct-type pre-installed aerothermal climate control (hot/cold), with outdoor unit or heat pump located on the roof. Indoor unit located in the ceiling of the bathroom, utility room or landing, depending on the property type. Thermostat in the lounge/dining room. Electric radiant underfloor heating in both bathrooms.

Note: For the optional radiant underfloor heating throughout the house using the aerothermal heat pump (extra-cost option), the radiant underfloor heating in bathrooms would still be electrical.

TELECOMMUNICATIONS

Installation of communal TV signal receiving devices for cost-free viewing in languages: Spanish, French, English and German.

GARDENS

Cypress hedge around block perimeter and dividing garden areas. Each ground floor property has a front gardenwith anti weedmesh, gravel and tree gardening. All gardens have automatic programmable drip irrigation, connected to rainwater collection tanks. There will be an additional tap connected to the drinking water supply. It will also have a small cupboard, with double doors and lock, for the storage of possessions.



(Optional pool with extra cost). The pool option must be decided before October, 30th, 2021

PARKING

One numbered parking space in outdoor community parking area.

SOLARIUM

Pergola, shower with tap for drinking water, barbecue, and an additional tap connected to rainwater and greywater collection tanks (this tap does not supply drinking water). Direct access from the home via private stairway to the roof through a fully automated sliding panel with thermal and acoustic insulation. With lighting and sockets for electrical power and TV.

It will also have a small cupboard, with double doors and lock, for the storage of possessions.

URBANISATION

Phase R-12 forms part of a large development with an approximate surface area of 81,000 m² and has:

- Fully asphalted paths which connect all areas.
- Public green areas for recreation with trees and native plants.

POOL

The estate has an overflow-type swimming pool with a water surface of 400m² with Gresite surround, and:

- Water purifier.
- Showers.
- Two bathing areas, one for adults and another for children.
- Water beds in Gresite.
- Poolside lawn area (approximately 2,800m²) with trees and landscaping. Brushwood parasols around swimming pool.
- Perimeter fence around swimming area for protection

SOCIAL CLUB

Community building comprising:

- Social club with café and TV room, equipped with tables, chairs, sofas and fireplace. Bar with kitchen and storeroom.
- Sauna and heated whirlpool with changing rooms and WCs.
- Spacious open-air terrace in front of social club equipped with tables and chairs.
- 130m² area around social club fenced in around perimeter. Children's play area fully equipped.

PROPERTY CUSTOMISATION

* The following materials may be chosen at no extra cost based on the Personalisation Catalogue, within the dates given:

BUNGALOWS

- Notifying your choice before 01/11/2021
- Porcelain stoneware throughout the home.
- Kitchen and bathroom tiling.
- Notifying your choice before 30/01/2022

- Kitchen furniture and worktop finishes
- Indoor doors and wardrobes.
- Notifying your choice before 01/03/2022
- Paintwork.

* All homes have a 10-Year Warranty Insurance policy covering damages in basic structures in accordance with [Spanish] Act 38/99 of 5 November on Construction Planning [Ordenación de la Edificación - LOE]. At the criteria of the technical team, certain materials may be replaced by other materials of a similar or superior quality.

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Integrated dishwashers and refrigerators are smaller in size than standard appliances found on the market, so herewith at the measurements of the appliance models and spaces available for installation.

Integrated dishwasher

Brand AEG

Model: FSB52637P

Number of plates: 13

Appliance sizes

Height: 81.8 cm

Width: 59.6 cm

Depth: 55.0 cm

Brand: ELECTROLUX

Model: EEQ47200L

Number of plates: 13

Appliance sizes

Height: 82 cm

Width: 60 cm

Depth: 55 cm

Kitchen module space sizes:

Height: 83/90 cm

Width: 62 cm

Depth: 57 cm

Integrated Combi Fridge

Brand AEG

Model: SCE81826TS

Capacity: 254 L.

Appliance sizes

Height: 177.2 cm

Width: 54,8 cm

Depth: 54.9 cm



Brand: ELECTROLUX
Model: ENT8TE18S
Capacity: 253 L.

Appliance sizes
Height: 177.2 cm
Width: 54 cm
Depth: 54.9 cm

Kitchen module space sizes:
Height: 178 cm
Width: 56 cm
Depth: 55 cm
Always check with the model reference.

(***)

The translation of this document is a courtesy translation. The draft is purely for information purposes without any legal effect and therefore, in the event of any discrepancy or doubt in its interpretation, the version in Spanish shall prevail.

BUILDING SPECIFICATIONS WITH DATE:

09/06/2021



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