



ES MOLI DES TRENC 2ª FASE

Mallorca / Playa Es Trenc y Sa Ràpita

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 of reinforced concrete columns and beams. All floor slabs with permanent coffers, apart from the suspended floor which will span in one direction, with beams and filler blocks. All metal reinforcement in 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, trafficable roofs, finished with anti-slip ceramic stoneware tiles.

Thermal and acoustic insulation with extruded polystyrene panels and asphalt sheet waterproofing.

FAÇADE

The façade is in the style of local architecture. It combines a mix of traditional elements with more modern elements: smooth surfaces, white cement mortar-based finishes painted in the same colour, natural stone and imitation wood ceramic surface coverings. Suspended ceilings beneath porches and eaves finished in white cement render.

All façade enclosures are ceramic brick, double-hollow brick in render and ceramic finishes and single-brick for stone panel with air chamber and thermal insulation using extruded polystyrene.

BRICKWORK AND INSULATION

Interior walls are constructed with ceramic brick.

Ground level flooring will be insulated using extruded polystyrene.

INTERIOR WALL PAINTWORK

Walls finished with gypsum plaster and smooth acrylic paint (*colour choices available).

Suspended ceilings have been installed throughout the property, made of laminated plasterboard plates finished with smooth acrylic paint. These are removable in the bathrooms for the installation and maintenance of air-conditioning.

EXTERIOR FLOOR AND WALL TILING

Anti-slip stoneware tiles on porches, terraces and solarium.

INTERIOR FLOOR AND WALL TILING

Premium quality porcelain stoneware floor tiles throughout the property. Premium quality wall tiles in bathrooms and kitchen, combined with painted walls (*see catalogue for combination options at no extra cost).

The stairways will be finished in porcelain stoneware floor tiles to match the rest of the property.

EXTERIOR CARPENTRY AND GLAZING

Exterior carpentry with PVC profiles in graphite grey, with tilt-and-turn opening in bedrooms and bathrooms. 'Climalit' (or similar) double glazing with air chamber for balcony doors and windows, ensuring excellent thermal and acoustic insulation. Motorised shutters with aluminium slats in the same colour as carpentry, except in bathrooms where there are no shutters. Frosted glazing in bathroom windows.

Balustrades have double glass panels and aluminium profiles.

INTERIOR FITTINGS AND GLAZING

Reinforced front door to the property with steel core and sub-frame, blocking mechanism, peep-hole, double security lock and anti-leverage hinges. Exterior leaf finished in graphite grey and interior with the same finish as the internal doors. Built-in wardrobes with sliding and/or hinged doors depending on location, internally-lined. These include drawer unit, shelf and hanging rail.

Room and wardrobe doors lacquered in choice of three colours (catalogue option at no extra cost), with lock in bedrooms and storage room.

PLUMBING

Interior plumbing in 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 stored for reuse in irrigating gardens. The system is individual in each of the properties.

This measure achieves significant savings in the cost of irrigation water and is environmentally-friendly.

Bathrooms will have the following fittings:

- Integrated resin shower trays with imitation slate finish in beige or similar colour to the bathroom floor with glass screen.
- Concealed cisterns in all bathrooms.
- Premium quality sanitaryware.
- WC 1: shower with hydromassage column and natural rain effect. Resin vanity top with integrated washbasin.
- In bathrooms 2 and 3: recessed shower fittings, wall-hung washbasin.
- Shower on solarium with footwash tap.

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.

Osmosis water purification system supplying a tap in kitchen.

Installation of water softening system throughout property.

ELECTRICITY

The property is equipped with a robust electrical installation rated at 11.5 kW, the maximum energy contract that can be taken out. It has overload and short circuit protection. Premium quality Schneider fittings or similar on all interior installations. Wiring runs through flame-resistant tubing. Electric socket for heated towel rails in bathrooms.

Equipped with:

- Fittings with dimmer switch in the living room.
- Two TV sockets in the living room and one in each bedroom, porch, terrace facing the pool and solarium.
- RJ45 data sockets in the living room and all bedrooms.
- USB charger outlet in bedrooms and living room.
- Outdoor lighting around the entire perimeter of the property.
- Automatic intercom at the access point to the plot.

IRONWORKS

Enclosure to the front of the plot with a metal strip fence on a concrete block wall, with an average height of 1.5 m.

Between gardens, it will be with a masonry wall and mesh fencing around the perimeter with an average height of 1.5 m.

Pedestrian entry gate and motorised vehicle access gate.

KITCHEN

Fully fitted with lower (between 92 cm and 95 cm height) and upper kitchen units to ceiling, with cooker hood, self-closing drawer units, quartz worktops (Silestone, Compac or similar brand), with worktop sink and drainer grooves (*choice of colours available for units and worktops). It has space for a built-in dishwasher and fridge with panelled front (see detail) and a column with a conventional oven and microwave (domestic appliances not included, optional).

Installation of a tap in the kitchen with osmosis water purification system providing drinking water.

All kitchens have an island or peninsula with a cut-out for an induction hob and a ceiling-mounted decorative extractor hood.

GALLERIES

Equipped with a power point, DHS storage tank, as well as pre-installation for a washing machine and dryer, and finished in white cement render.

GARAGE

Property types B, C, D, E and F have a lockable garage, with space for one car. Properties A and G have a carport, with space for one car. Access from the street is along a road surface finished in stamped concrete. Motorised entry gates for vehicles, operated with remote control. This garage is equipped with an electric vehicle charging point, in accordance with current regulations.

AIR CONDITIONING SYSTEM

Duct-type pre-installed aerothermal climate control (hot/cold), with outdoor unit or heat pump located on the roof. The indoor units are located inside the bathroom ceilings of each floor. The thermostat is in the living/dining room.

Preinstallation of a fireplace.

Underfloor heating throughout the property delivered via the aerothermal heat pump, except in bathrooms which will have electric underfloor heating. The property can be heated by both air conditioning and underfloor systems.

Domestic Hot Water (DHW) is also produced by the aerothermal heat pump, fed to a hot water accumulator with back-up support from the electrical resistance.

TELECOMMUNICATIONS



Installation of TV reception equipment offering free-to-air television in the following languages: Spanish, French, English and German, with an HD digital satellite receiver in each property.

GARDENS

Cypress hedge around the entire perimeter. Approximately 50% of the plot will be planted with natural lawn, landscaped areas, trees and/or palm trees, all with programmable automatic drip irrigation system. The rest of the plot will have anti-weed mesh and white gravel finish. Two taps will be fitted; one connected to the drinking water network and the other to the rainwater storage tank, if one exists, which is not suitable for human consumption.

Movable steel barbecue with wheels.

Organic vegetable plot (extra-cost option) with drip irrigation system planted with basic vegetables.

SOLARIUM

Shower with drinking water tap and tap connected to the rainwater collection tanks. The water from this tap is not suitable for human consumption.

There is also pre-installation for a jacuzzi. Direct access from the property via a private stairway, where the roofing is formed with a fully automatic, soundproofed, thermally-insulated swing-out panel system. With lighting and electricity and TV points.

There will also be a low cupboard, with double doors and a lock to store belongings.

POOL

Rectangular swimming pool with a water surface area of 21 m² in semi-detached properties and 24 m² water surface area in detached villas. Depth of the pools between 1.2 and 1.5 m, with masonry steps and stainless steel handrail. Equipped with skimmers, main drain, underwater lighting, with gresite finish and a paved area adjacent to property porch. Outdoor shower.

PROPERTY CUSTOMISATION

*Choice of the following finishes at no extra cost according to the Customisation Catalogue, within the specified dates:

Submit your choices before 05.08.2020

- Porcelain stoneware in properties.
- Kitchen and bathroom tiling.

Submit your choices before 27.10.2020

- Finish of kitchen units and worktop.
- Room doors and wardrobes.

Submit your choices before 13.12.2020

- Paintwork.

There are 3 extra-cost customisation models for both gardens and solariums.

**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]. The technical team may replace any of the above-mentioned materials with others of similar or superior quality.

ASCENSOR-ELEVADOR

In two-bed semi-detached properties, space has been left to install a lift (extra-cost option). If the lift is not installed, the enclosure will be fitted out for use as a storage room.

(***)

The built-in dishwashers and refrigerators are a little smaller than standard on the market. Therefore, we provide the sizes of the domestic appliances and those of the spaces provided for their installation.

Built-in dishwasher

Brand: Miele

Model: G 4980 SCVi Jubilee

No. of place settings: 14

Brand: Siemens

Model: SN636X05ME

No. of place settings: 14

Dimensions of the appliance

Height: 81.5 cm

Width: 59.8 cm

Depth: 57 cm

Cut-out dimensions in kitchen cabinets

Height: 93 cm

Width: 60 cm

Depth: 58 cm

Built-in fridge freezer

Brand: Miele

Model: KFNS 37432ID

Capacity: 192 litres

Brand: Siemens

Model: KI86NAF30F

Capacity: 254 litres

Dimensions of the appliance

Height: 177.2 cm

Width: 56 cm

Depth: 54.9 cm

Cut-out dimensions in kitchen cabinets

Height: 179 cm

Width: 60 cm

Depth: 56 cm



BUILDING SPECIFICATIONS WITH DATE:

19/05/2020

NOTA INFORMATIVA

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 draft in Spanish shall prevail



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