



SANT PERE COLLECTION BY TM

Mallorca / Colonia de Sant Pere

QUALITY REPORT

GROUNDING WORKS

The foundations were built using a system of isolated footings under columns and continuous footings under a concrete wall, with 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 metal reinforcement in the structure is tied and also linked to a grounding ring to divert any potential electrical charges away from the property.

Two-way floor and roof slabs. Crawl space prepared for housing installations, properly ventilated to prevent rising damp in the property, while also providing excellent thermal insulation.

ROOFING

Flat trafficable roof with thermo-acoustic insulation with extruded polystyrene panels and asphalt-sheet waterproofing, with anti-slip ceramic stoneware tiles allowing for the use and enjoyment of solariums.

The areas which house the installations are non-trafficable and will be finished in gravel.

FAÇADE

The façade combines a mixture of elements that provide a state-of-the-art appearance with finishes consisting of white cement mortar rendering painted in the same colour, natural stone cladding and composite panels in the same colour as the joinery.

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

Armoured access doors to the properties, with structure and sub-frame in steel, blocking mechanism, double security lock and security hinges. Exterior coat finished in graphite grey and interior with the same finish as the internal doors. Built-in wardrobes with internally lined sliding or hinged doors, drawer unit, shelf and hanging rail.

Smooth lacquered room doors and wardrobes (catalogue option at no extra cost), with lock in bedrooms and storage room.

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

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EXTERIOR CARPENTRY AND GLAZING

Exterior joinery with graphite grey lacquered aluminium profiles with thermal break, and with tilt-open windows. 'Climalit' (or similar) double glazing with air chamber for balcony doors and windows, ensuring excellent thermal and acoustic insulation. Aluminium slat blinds, in the same colour as the joinery, sealed with injected polyurethane for improved thermal insulation and with self-blocking motorised system.

Balustrades with double glass panels and stainless steel profiles.

INTERIOR FITTINGS AND GLAZING

Armoured access doors to the properties, with structure and sub-frame in steel, blocking mechanism, double security lock and security hinges. Exterior coat finished in graphite grey and interior with the same finish as the internal doors. Built-in wardrobes with internally lined sliding or hinged doors, drawer unit, shelf and hanging rail.

Smooth lacquered room doors and wardrobes (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 greywater and rainwater collection system is used where water is filtered and stored in tanks for reuse in irrigating gardens, with a drinking water storage tank too.

Individual filter system for the pool in each of the villas.

These measures achieve significant savings in the cost of irrigation water and are environmentally-friendly.

Bathrooms will have the following fittings:

- Integrated stone resin shower trays with the same white finish as, or similar 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 double sink vanity unit.
- In bathrooms 2 and 3: recessed shower fittings, wall-hung washbasin.
- Porch water tap and solarium shower.

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.

ELECTRICITY

The properties are equipped with a robust electrical installation rated at 9.2 kW with 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.

The following are installed:

- Fittings with dimmer switch in the living/dining room.
- Two TV sockets in the lounge and one in each bedroom, porch, terrace and solarium.
- RJ45 data sockets in the lounge and all bedrooms.
- Outdoor perimeter lighting around the whole property, automatic intercom at the access point to the plot.

IRONWORKS

Enclosure of the front of the plot facing the street with metalwork on the brick wall. There will be a masonry wall and simple twist mesh fencing around its entire perimeter. Both with a total approximate height of 1.70 m. Motorised pedestrian and vehicle access gate.

KITCHEN

Fully fitted with lower and upper kitchen units right up to the ceiling, self-closing drawer units, quartz worktops (Silestone, Compac or equivalent brand) with worktop sink and draining board (*choice of colours available for units and worktops). It has space for a built-in dishwasher and combination fridge freezer with a panelled front (see details) and a column for a conventional oven and a microwave (domestic appliances not included, optional). Includes installation for dishwasher. All kitchens have an island or peninsula with a cut-out in the worktop for a vitroceramic hob and a ceiling-mounted decorative extractor hood.

LED strip lighting fitted under bench worktops (not on the island or peninsula).

GALLERIES

Equipped with a light point, DHS storage tank, as well as installation for a washing machine and dryer, and finished in white cement render. The utility area has an exit door to the rear garden.

AIR CONDITIONING SYSTEM

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

Domestic Hot Water (DHW) is also produced by the aerothermal heat pump, fed to a 150-litre hot water storage tank with back-up support from the electrical resistance. Electric underfloor heating in bathrooms.

Installation of electric underfloor heating in bathrooms. Possibility of underfloor aerothermal heating throughout the property. (Extra-cost option)

If the underfloor aerothermal heating option throughout the property is chosen, the underfloor heating in the bathrooms will still be electric.

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.

Broadband fibre optic telecommunications service access.

GARDENS

1.50 m high 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 gravel finish. Two taps will be fitted, one connected to the drinking water network and the other to the rainwater storage tank which is not suitable for human consumption.

BASEMENT

Space set aside for the installation of the drinking water tank and the greywater and rainwater collection tanks for the filtering of this water and its subsequent reuse to water gardens.

Its finish will be as follows:

- Untreated concrete floor around the tanks, and smoothed in the rest of the areas.
- Walls with a white acrylic paint and plaster finish.
- Ceilings finished in a white acrylic paint, with both the sanitary fittings of the property and those necessary for the tanks being exposed.
- Illumination through a light point with a fluorescent lamp.
- Special area for the installation of the swimming pool filter system, with a smooth concrete floor and the same finishes as the rest of the basement on the walls and the ceiling. Illumination through a light point with a fluorescent lamp.

PARKING

The villas have a metal structure covered outdoor car parking area, with space for one car. Access from the street is along a road surface, finished in stamped concrete.

SOLARIUM

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.

It will include:

- Pre-installation for Jacuzzi.
- Shower with drinking water tap and tap connected to the rainwater collection tanks. The water from this tap is not suitable for human consumption.
- Lighting and electricity and TV points.

POOL

6x3 m rectangular pool in all the villas. Depth of the pools between 1.2 and 1.4 m, with glass mosaic tiles, masonry stairs with stainless steel railing. They will be equipped with skimmers, interior lighting with colour changes, and have a paved area around the perimeter connected to the porch of the villa. Outdoor shower.

PROPERTY CUSTOMISATION

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

(17, 18)

- Submit your choices before 08/11/2021
- Porcelain stoneware in properties.
- Kitchen and bathroom tiling.
- Submit your choices before 21/01/2022
- Finish of kitchen units and worktop.
- Room doors and wardrobes.
- Submit your choices before 05/03/2022
- Paintwork.

(5, 6, 7, 8, 19, 20)

- Submit your choices before 01/02/2022
- Porcelain stoneware in properties.
- Kitchen and bathroom tiling.
- Submit your choices before 09/05/2022
- Finish of kitchen units and worktop.
- Room doors and wardrobes.
- Submit your choices before 15/06/2022
- Paintwork
- (11, 12, 13, 25, 26, 27)
- Submit your choices before 19/04/2022
- Porcelain stoneware in properties.
- Kitchen and bathroom tiling.
- Submit your choices before 20/09/2022
- Finish of kitchen units and worktop.
- Room doors and wardrobes.
- Submit your choices before 10/10/2022
- Paintwork
- (9, 10, 21, 22, 23 y 24)
- Submit your choices before 10/09/2022
- Porcelain stoneware in properties.
- Kitchen and bathroom tiling.
- Submit your choices before 09/02/2023
- Finish of kitchen units and worktop.
- Room doors and wardrobes.
- Submit your choices before 01/03/2023
- Paintwork

****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.**

(*)**

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

Dimensions of the dishwasher

Height: 80.50 cm

Width: 59.80 cm

Depth: 57 cm

Brand: SIEMENS

Model: SN636X05ME

No. of place settings: 14

Dimensions of the dishwasher

Height: 81.50 cm



Width: 59.80 cm

Depth: 57 cm

Dimensions of the space for the dishwasher.

Height: 83 cm

Width: 60 cm

Depth: 57 cm

Built-in fridge freezer

Brand: MIELE

Model: KFN 37282 iD

Capacity: 237 litres

Dimensions of the fridge freezer

Height: 177 cm

Width: 55.90 cm

Depth: 54.50 cm

Brand: SIEMENS

Model: KI86NAF30F

Capacity: 187 litres

Dimensions of the fridge freezer

Height: 177.20 cm

Width: 55.80 cm

Depth: 54.50 cm

Dimensions of the space for the fridge freezer

Height: 177.50 cm

Width: 56 cm

Depth: 55 cm

BUILDING SPECIFICATIONS WITH DATE:

07/05/2025

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 version in Spanish shall prevail.

PROTECCIÓN CONTRA INCENDIOS

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



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