

SON JORBO

Building specifications of the finca Son Jorbo

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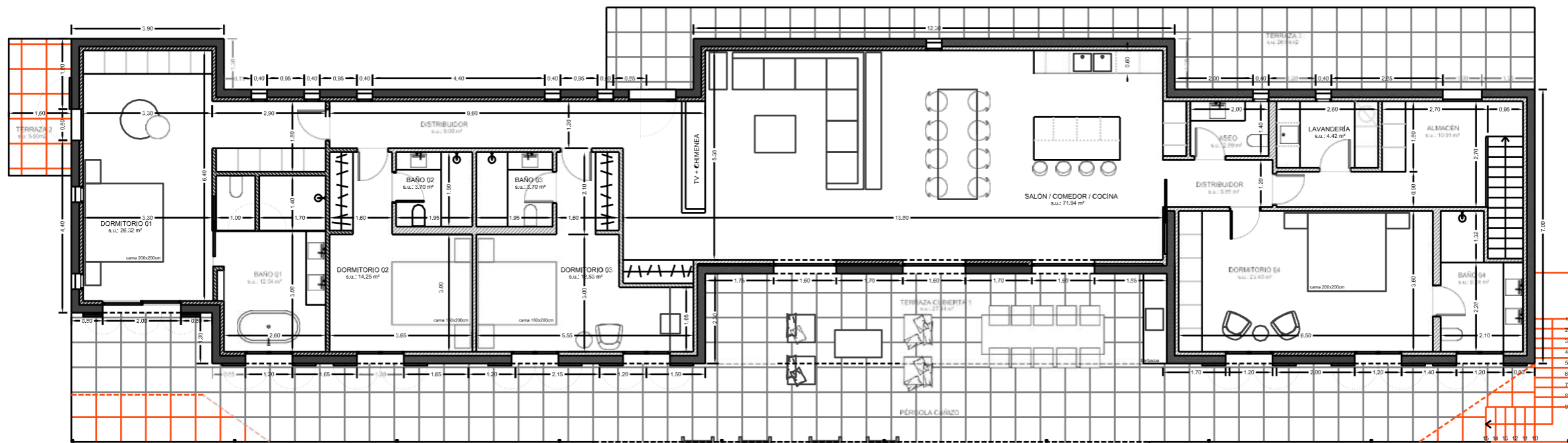


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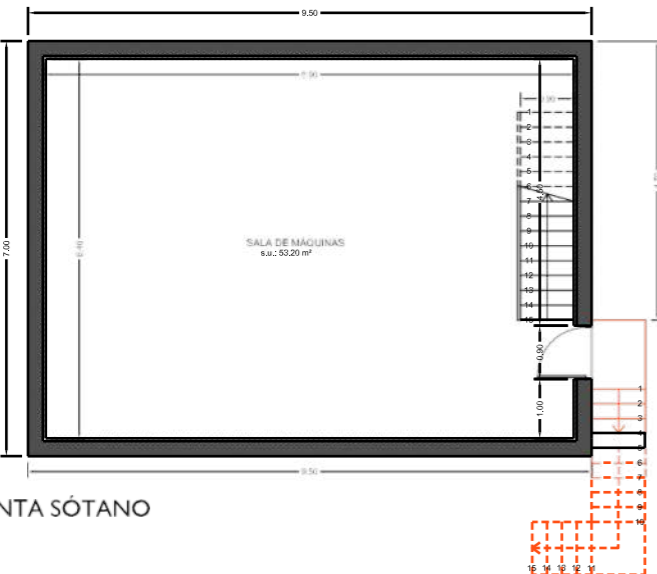
**The pictures and renderings are of an orientational character.
The room layout has not yet been definitively decided, iS. Situation
in the entrance area.**

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Floor plan.



PLANTA BAJA



PLANTA SÓTANO

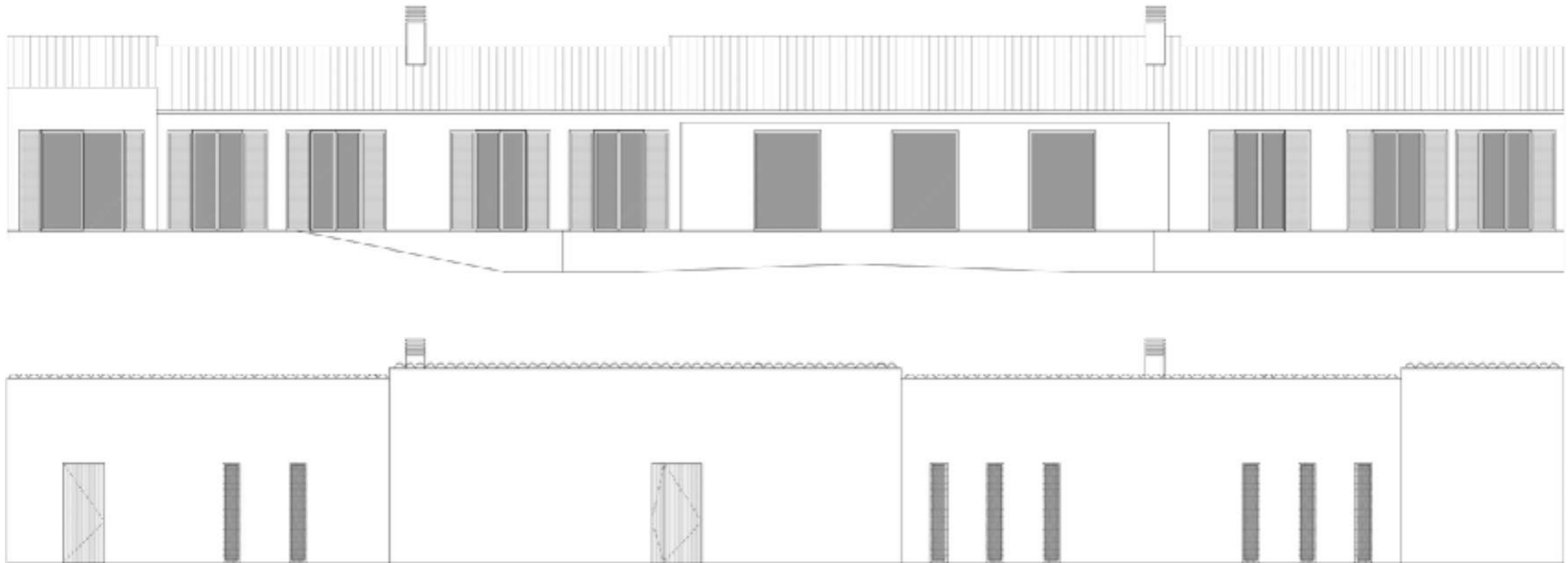
CUADRO DE SUPERFICIES CONSTRUIDAS		
PLANTA	SUPERFICIE	TOTAL
PLANTA BAJA	Vivienda	251,27m ²
	Terraza cubierta 100 %	35,10m ²
	Terraza cubierta 50 %	15,00m ²
PLANTA SÓTANO	Almacén	55,20m ²
TOTAL		347,07m ²

CUADRO DE SUPERFICIES OCUPADAS	
TIPOLOGÍA	SUPERFICIE
Nueva vivienda	372,46m ²
Resto de nuevas edificaciones	196,93m ²
TOTAL	569,41m ²

SUPERFICIE PARCELA	18170,23m ²
PENDIENTE MEDIA FINCA (44 = 2°15 %	

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Side view.



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Building type and living space.

Building type

The building is a single-storey detached house with a pool outside.

Finishing stage

The object will be handed over ready for occupancy.

Floor area / Living space

The floor areas can be taken from the attached plans.



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Basis.

Basis

Construction by means of strip foundations, all components in contact with the ground are made of reinforced concrete. Foundation depth and foundation dimensions result from the soil expertise and the static calculation, minimum foundation dimensions according to plans on an additional compact layer of lean concrete.

The level of the floor slab is raised using tried and tested hollow concrete blocks filled with concrete.

The floor slab is therefore not in direct contact with the ground.

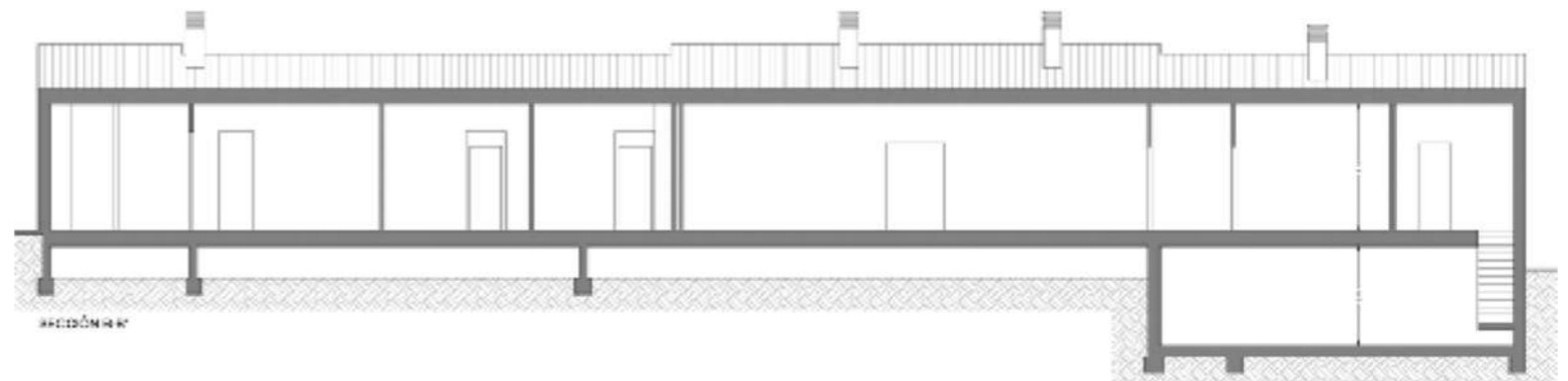
The air space below the floor slab is used for laying the sanitary pipes.

Moisture protection

Moisture protection of the building components in contact with the ground is realised by means of a vertically laid bitumen seal on the outer walls. To protect against damage, a dimpled foil is laid between the waterproofing and the ground.

Thermal insulation

A 5 cm thick insulation layer of expanded polystyrene hard foam (EPS) is laid on the floor slab. The thermal insulation meets the requirements for thermal protection according to CTE.



Walls.

External walls

20 cm thick load-bearing wall in concrete block masonry, load-bearing, for cladding, grey colour, 40x20x20 cm, category I, normalised resistance R10 (10 N/mm²), made with limestone gravel, with horizontal and vertical joints of 8 mm thickness, recessed joint, obtained with industrial cement mortar, grey colour, M-7.5, supplied loose.

Internal walls

Partition wall with a total thickness of 108 mm, on acoustic tape, consisting of a simple structure of galvanised steel sheet profiles with a width of 48 mm, based on uprights (vertical elements) with a spacing of 400 mm, with normal "N" arrangement and channels (horizontal elements) on each side, on which a total of four panels are screwed (two panels on each side, with a thickness of 15 mm per panel), external panels with 2 lowered sides.

Including sound insulation by a semi-rigid mineral wool panel of 45 mm thickness in the core. Including acoustic strips, fixing material for anchoring ducts and metal posts, screws for fixing the panels and paste and tape for joint treatment. Includes acoustic panels in bedrooms.

Including p.p. of water-repellent panels in wet rooms. Criteria for measuring the work: The actual area completed shall be measured in accordance with the project specifications, excluding overlaps and joints, using the measurement criteria set out in UNE 92305. 92305 must be used as a basis for the measurement criteria specified.

Thermal insulation

Thermal insulation between the uprights of the load-bearing structure of the self-supporting wall cladding, consisting of Rockplus Kraft 220.116 "ROCKWOOL", rigid board of volcanic rock wool, according to UNE-EN 13162, coated on one side with kraft paper serving as a water barrier, 40 mm thick, thermal resistance 1.15 m²K/W, thermal conductivity 0.034 W/(mK), to be placed between the uprights of the load-bearing structure.

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Plaster and paint.

Exterior surface plaster

The exterior walls are finished with a base coat of fibreglass plaster, followed by a water-repellent coloured lime plaster, coarse grain, "Arena" colour.

Interior paint

Painting with Dasylicat paint brand MALLORQUIMICA, shade similar to "Dimity" Farrow and Ball. Walls and entire ceiling with concrete beams are painted in the same colour.



Roof.

STRUCTURE: The structure is made of smooth reinforced concrete planks with a cross-section of 10x20 cm and a centre distance of 60 cm. Jointing with flat Mallorcan ceramic vaults, smooth-edged, 60x23x3.5 cm; and electro-welded mesh ME 20x20 Ø 5-5 B 500 T 6x2.20 UNE-EN 10080, in a 5 cm thick compression layer of HA-25/B/10/Ila lightweight concrete, made in the factory. Including coring and stripping of the beams, spacers, connectors, beam anchors, strapping of the floor and openings and curing of the concrete.

WATERPROOFING: single layer, bonded, consisting of a bituminous membrane modified with SBS elastomer, LBM(SBS)-40-FP, with polyester non-woven reinforcement of 160 g/m², unprotected surface, fully bonded by blowtorch; separating layer under the insulation: non-woven geotextile fabric of needled polyester fibres.

THERMAL INSULATION: rigid, extruded polystyrene board with smooth surface and half-wood finish on the sides, 100 mm thick, compressive strength ≥ 300 kPa; separating layer under the protection: geotextile fleece made of needled polyester fibres.

COVERING: curved Mallorcan ceramic tile, 50x20.6x16 cm, natural colour; fixed with polyurethane foam. Ridge tiles, lateral covers, ventilation and special parts for the formation of ridge tiles, hip tiles, eaves and free edges.

Water drainage via tin channel, vertically installed in wall.



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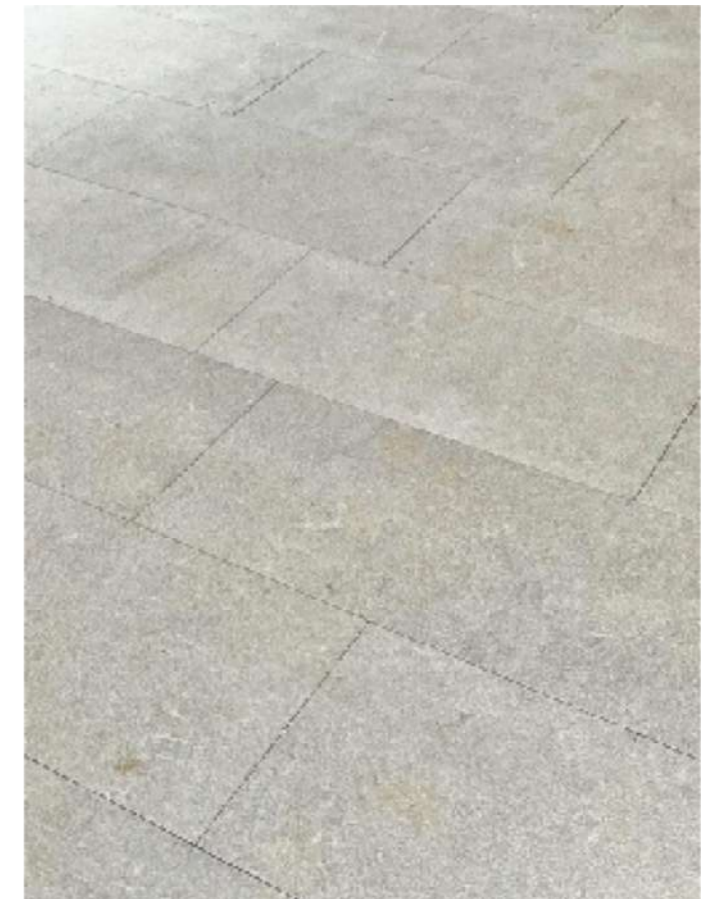
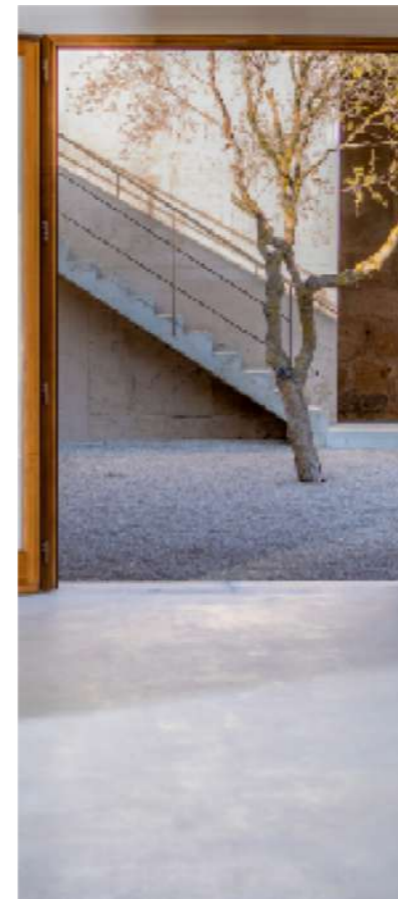
Interior flooring.

Natural stone Gris Zarcy

Format 40cm width, running length, height 2cm, tumbled and brushed.

Concrete screed (in the bedrooms)

7cm concrete screed, reinforced with glass fibre, surface coating WEBER, smoothed en situ.



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Exterior flooring

Natural stone Gris Zarcy

Format 40cm width, running length, 2cm height, tumbled and brushed, slightly coarser structure (non-slip) than in the interior.

Concrete screed, eight rectangles, framed by natural stone Gris Zarcy

7cm concrete screed, reinforced with glass fibre, WEBER surface coating, smoothed en situ.

Windows and 'Persianas'.

Windows and sliding doors

Floor-to-ceiling windows in ash wood, stain colour "castaño" with additional water-based protective film CROMAPROTECT TOP COAT WP, 70mm profile model "Europeo", with triple rubber seal, double-pane insulating glass brand Crimalit Planitherm 4S, dimensions and opening type according to project.

Folding shutters (Persianas)

Ash wood, stain colour "castaño" with additional water-based protective film. Fittings handmade of galvanised iron, according to classic Mallorcan style.

Window handles:

Inther Roseta Hebe Inox (inther.es).

Window sills, exterior

Natural stone Gris Zarcy with drip edge.



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Doors.

House entrance door and side door Entrance Mudroom

Three-point locking doors with metal frame, ash wood veneer, "castaño" stain.

Interior doors

Interior doors "multicapa" with wood veneer ash stain "castaño", bathroom doors with lock.
If desired, further interior doors can be fitted with locks.

Door handles

Inther Roseta Hebe Inox (inther.es)



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Built-in wardrobes.

Built-in wardrobes in 4 bedrooms

Built-in wardrobes height 240cm made of MDF according to attached plans, fronts with wood veneer ash stain colour "castaño", sliding doors, including shelves and clothes rods.



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Heating.

Heat generator

Heating system with two heat pumps of the latest generation brand Samsung with 8 and 12KW power.

Heating surfaces underfloor heating

REHAU underfloor heating with Airzone thermostat control. Each room and bathroom has its own controllable heating circuit.

Cellar without heating.

Water heating

300 litre double jacket hot water boiler supplied by the heat pump.

Control

AIRZONE system, controllable via smartphone application.

www.airzone.es

Refrigeration.

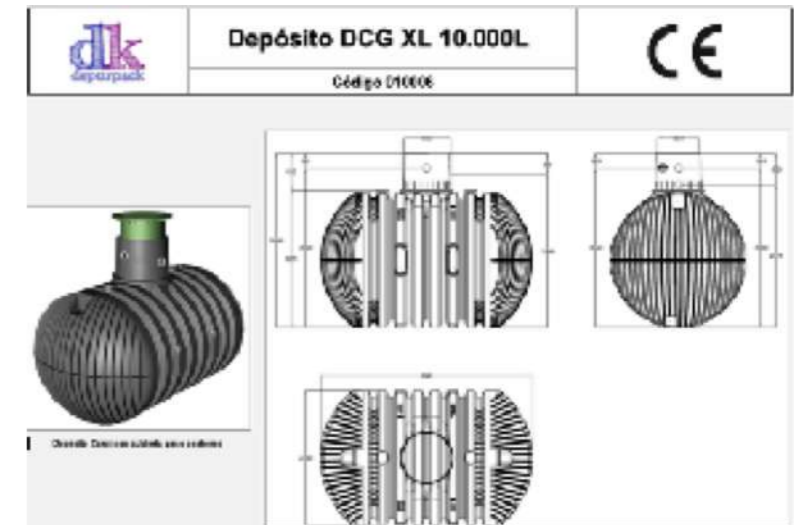
Air conditioners

All rooms have their own air conditioner (hot/cold) of the brand TECNA. There are 6 units in total. The units are supplied by the two heat pumps. The placement of the air-conditioning units and the supply of the ductwork is done via the suspended ceilings. Only one ventilation grille is visible in each unit. Each air-conditioning unit has its own drain with siphon.

Water supply.

Water supply

The two water storage tanks PE DCG XL 10.000, Cert. 89/106/EEC, with a volume of 10,000l each, can be filled with rainwater, well water or delivered water). They are installed under the terrace and are accessible for cleaning. The water is treated with a descaling machine. Two GRUNDFOS pumping systems are provided for the circulation of the water.



Sanitary installation.

Sanitary installation / pipelines for cold and hot water

Drinking water pipes are multilayer composite pipes (Multicapa brand WIRSBO). A large part of the installation is routed through the suspended ceilings. Sewage pipes are made of PVC. Line ventilation valves are installed to prevent the odour traps from being sucked dry.

Water taps

4 bathrooms according to planning 1 kitchen tap
1 washing machine tap
1 washbasin "mudroom
1 basement washbasin
1 water connection BBQ terrace 1 water connection shower pool
Various cold water taps outside the house

Sewage

The basic pipes are laid according to the sewage plan, including leak test. Drainage pipes inside the building are made of PVC, laid concealed in the crawl space. Septic tank Fosa Septica Depuk CFF7, PRFV, horizontal, Biofill, according to project.

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Lavatory.

Washbasin

Custom-made washbasins also in stone "Gris zarcy" (similar to photo).

Fittings

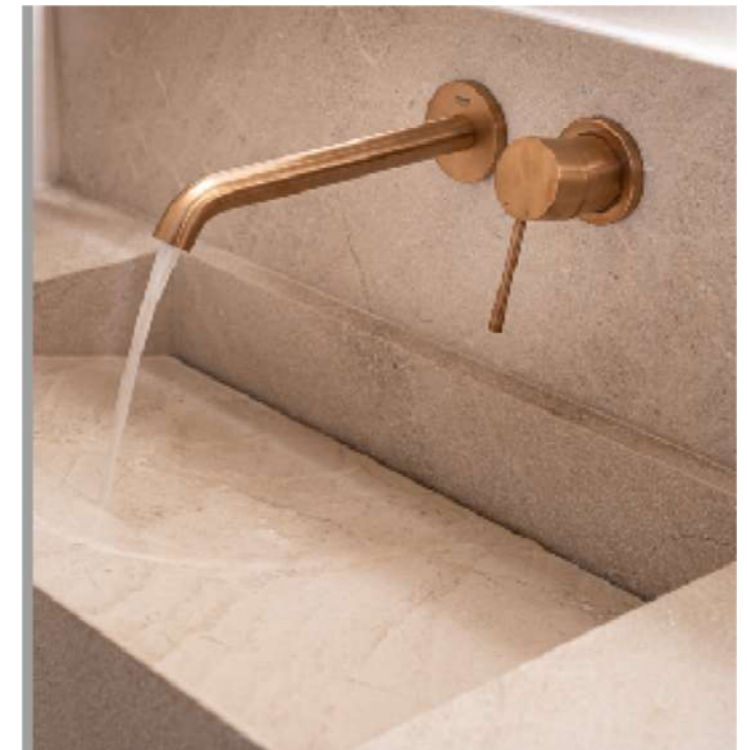
Trass brand, built into the wall, brushed stainless steel. Pipe L19 D25
T116S

Mixer tap wall 1 Via T 106 S

www.trass.es

EXTRA

Other bathroom fittings.



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Showers.

Wall and floor

Level shower, clad in natural stone "Gris Zarcy", slope manufactured in situ. Glass partition wall if desired.

Drain

Juinten brand, 10x10cm.

Fittings

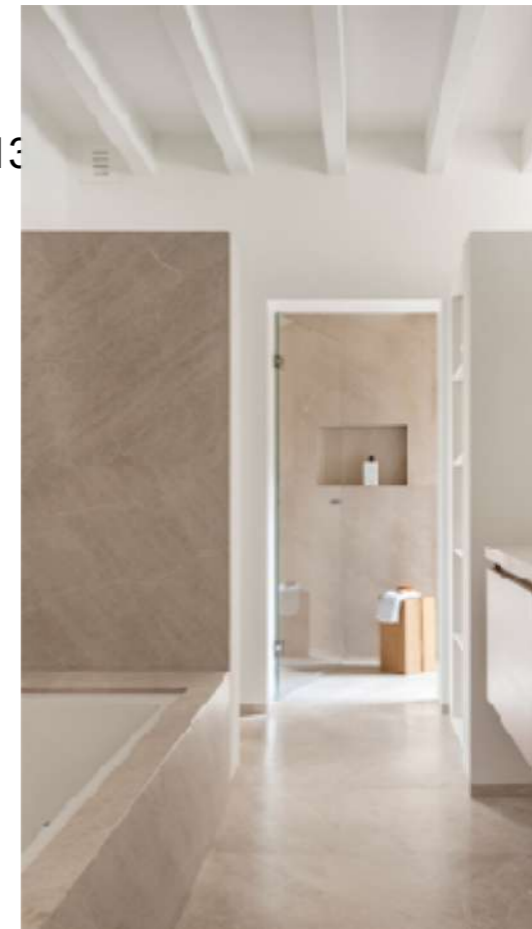
Brand Trass

Maneral ducha inox redondo T 161 S Flexo Inox T204

Brazo de ducha redondo a pared 40cm T130 s Rociador redondo utraplano D20cm T130
de agua con soporte T129 S

Monomane pared con desviador 2 vas T 108 S

www.trass.es



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WCs.

WC:

Villeroy Boch O.novo, hanging

Flush button:

Geberit Sigma 20, economy flush function, pre-installation Smart toilet, matt white



Electrical installation.

Cable routing

Electrical cables are laid in empty conduits under drywall.

Switch range

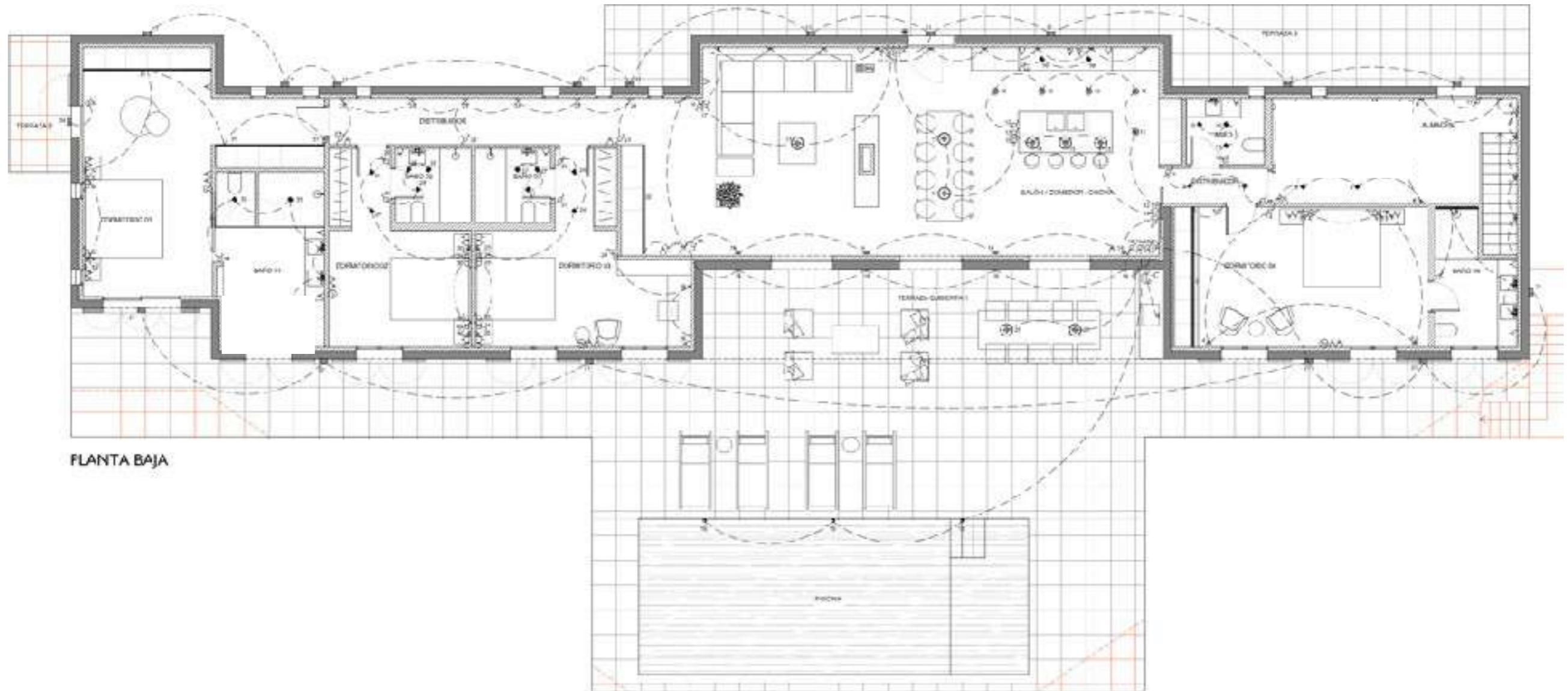
Panel switches/sockets: Manufacturer "Jung LS 990" in white. Placement according to architect's plans in usual number.

Sockets and luminaire outlets

Position and number of sockets and luminaire outlets according to plans. Placement according to architect's plans in usual number.

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Electrical installation.



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Interior lighting.

Basic lighting is included in the purchase price. This includes:

Plaster lamps

Plaster lamps integrated into wall, brand Ineslam, 18 pieces.

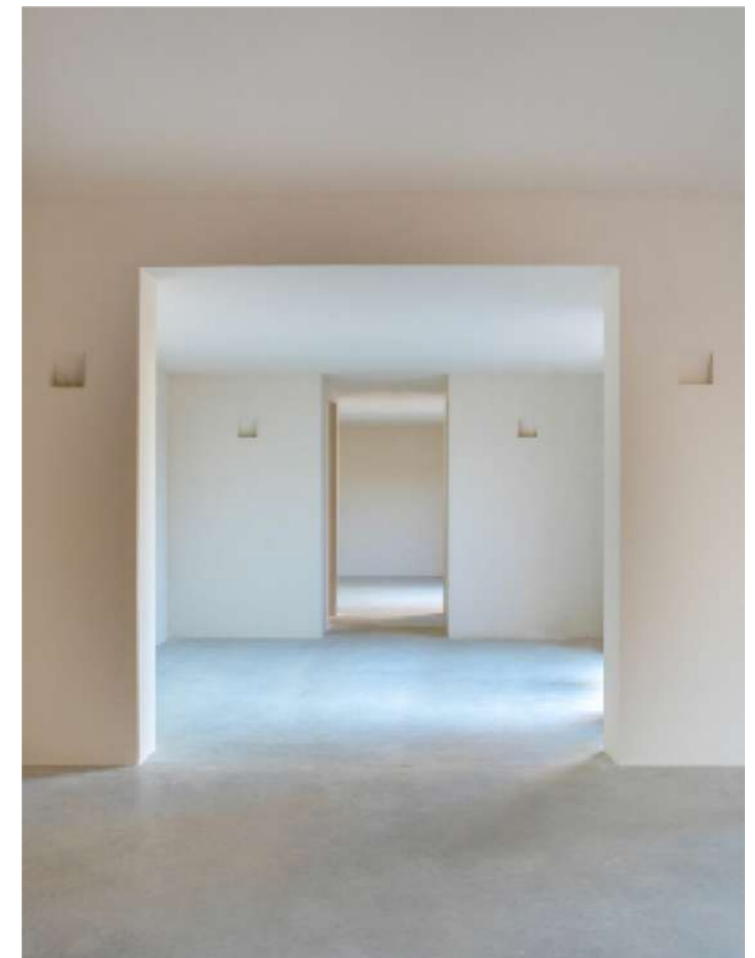
Spotlights

In the bathroom and changing room area:

LED DICROICA 82M 230W, 24 pcs.

Downlight 634 GX5.3 12V 50W Blanco, 24 pcs.

Reading lamps and "signature piece" ceiling lamps
Pre-installation available.



Communication.

Television

Connections for television in the bedrooms and living room.

The house will be equipped with pre-installation (wiring only) for satellite reception.

Communication installations, house and telecommunication installations

x Video telecommunication equipment between property access and interior house. Brand Doorbird or similar.

Internet

Wifi amplifier in the house and garden.

Buyer can apply for internet from service provider IB Red or Connect Balear. Basically free installation with monthly fees.

www.ibred.es www.conectabalear.com

Alarm system.

Service provider

We recommend security company Prosegur, who will install an alarm system according to your individual needs. The alarm system can be controlled via an application. The installation is free of charge and is charged monthly according to the scope of services.

www.prosegur.es



Resumen económico

	PAGO MENSUAL ¹
Cuota Alarma Esencial	44.90 €
Cuota productos adicionales	2.01 €
Cuota servicios adicionales	5.00 €
Total cuota	51.90 €
Descuento ACUDA	-5.00 €
Promoción Especial captación Esencial octubre 22	-28.96 €
Promoción Especial captación Esencial octubre 22	-11.05 €
Total Descuentos:	-45.00 €
Total cuota final ²¹	6.90 €

	CUOTA DE ALTA
Coste de instalación	200 €
Promoción sujeta a permanencia (salvo baja anticipada)	-200 €
Alta Alarma Esencial	0.00 €
Alta productos adicionales	0.00 €
Alta servicios adicionales	0.00 €
Total alta final	0.00 €

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Basement.

Storage room

40m² cellar as storage room with a resistant terrazzo floor, small sink, ceiling lighting.
Sliding door to the staircase. Door to staircase garden.

Technical room

Approx. 13m² technical room accessible via a galvanised iron door.

EXTRA

If required, the cellar can be converted.

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Mudroom and laundry room.

The house has a mudroom that serves as an "informal" second entrance. In this room you will also find the outlets for the washing machine, dryer and a sink.

EXTRA

A concept for household appliances, worktops, cupboards and storage space can be worked out and implemented at the client's request for an extra charge.



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Kitchen.

The sales price includes a budget of **€25,000** for the kitchen. The kitchen can be individualised and implemented at the buyer's request.

Pre-installations for a kitchenette, niche refrigerator and cooking island are available. A drain can be ensured via the crawl space.



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Fireplace.

The sales price includes a budget of €7,000 for the chimney and its installation. The corresponding chimney already exists.



Outdoor swimming pool.

Construction and material

Part of the offer is a rectangular outdoor swimming pool. Access is via a massive staircase inside the pool. The pool will be made of reinforced and compacted shotcrete (hormigon gunitado), details on the proofing can be found in the architect's plans. A sealing layer specially adapted to swimming pools will be applied to the shotcrete surfaces.

Surface

Mosaic tiles, colour of choice, will be laid on the pool floor and the interior walls.

Pool surround

Natural stone "Gris Zarcy" made to measure, 4cm high, rounded corners.

Swimming pool technology

All technical equipment is from the company "Astral":

Digital pool control including timer function, sand filter, pump, 3 inlets, 1 suction connection, 2 skimmers "widemouth" colour grey. Covering of the skimmers with stone.

All pipes made of PVC.

A salt water system (salt electrolysis system for chlorine production and PH control) is included.

Electrical installation

The electrical installation consists of a switch box in a waterproof plastic box. Two underwater lights are integrated into the pool wall facing away from the house.

Exterior facilities.

Execution only after acceptance of construction (final de obra)

Entrance gate with Mares pillar

Plain entrance gate (3.30m x 1.80m) in painted galvanised iron, with automatic opening with remote control. A Mares pillar on both sides.

Road and parking

Levelled driveway to end of house, gravelled.

In front of the front door a spacious rectangular parking area is landscaped with gravel.

Walls knee-high Entrance area

In the entrance area, various Mares walls with a height of about 40cm are planned.

Exterior lighting

Indirect lighting of the facade and planting in the garden with spotlights (pinchos), 12 p



Garden design.

The garden design must take place after the building has been approved.

The idea is to have a natural garden around the house. The rest of the terrain will be left as it is. The field will be cultivated annually by a farmer.

The sale price includes a simple garden design. This includes the transplanting of:

8 mulberry trees, approx. 3m high.

3 fig trees, medium size

3 pomegranate trees, small.

18 citrus trees, small for a small garden 5 cypresses, approx. 3m high

30 grasses

15 ground covers

13 shrubs space divider

Also included are

30 linear metres of Mares wall 80cm high Irrigation system for the new planting. Light

Not included

Lawn



Not included in the price.

- Photovoltaic system. Approx. 35.000€, material and installation
- Pergola terrace
- Outdoor kitchen
- Outdoor shower
- Extension cellar
- Household appliances
- Mirrors and bathroom fittings
- Curtains
- Electric vehicle charging station
- Household appliances
- Additional lighting
- Modification of room distribution
- Furniture interior iS. Mudroom
- Additional garden design
- Privacy screen wall path