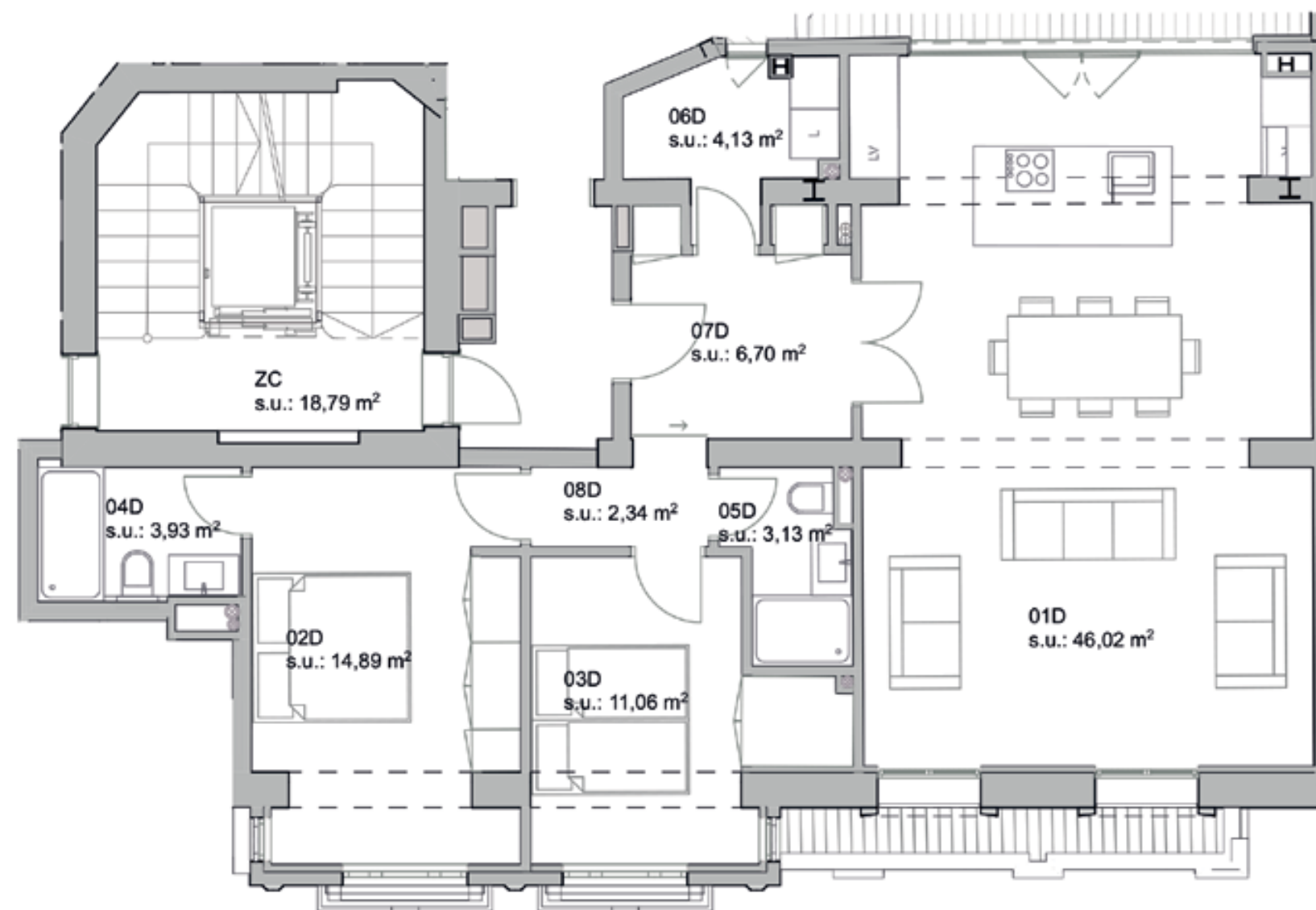




APARTMENT 1A . 2 BEDROOMS . FLOOR 1

Gross Area 109.31 m²
Terraces Area 15.22 m²
1 Parking Spaces



REF.	AREAS	M ²
01D	Living-dining-kitchen	46.02 m ²
02D	Bedroom 1	14.89 m ²
03D	Bedroom 2	11.06 m ²
04D	Bathroom	3.93 m ²
05D	Toilet	3.13 m ²
06D	Utility	4.13 m ²
07D	Hall	6.70 m ²
08D	Lobby	2.34 m ²
09T	Terrace	15.22 m ²



FINISHES

01. STRUCTURE

The original building is built with load-bearing walls of “marés” (a calcareous sandstone widely used in the Balearics) combined with reinforced concrete beams and columns and a one-way prefabricated reinforced concrete joist system.

This is a building that was erected in the 1940s-50s to a very good standard for the period; the original structure is in good condition, with no signs of deterioration.

Even so, refurbishment works have been carried out with a view to totally guaranteeing durability, as if the building were a new building. To this end the existing foundation has been strengthened, as has all the reinforced concrete structure, with structural steel braces and jackets and a new compression layer on all floors.

02. FACADES

The façade of the building facing the street is of marés stonework with a thickness of approximately 40 cm on the main body and brickwork on the balconies.

Refurbishment work has included the addition of an internal lining of double drywall with rock wool insulation, notably improving thermal and acoustic conditions in the apartments.

The façade of the block’s central courtyard is currently brickwork. The brickwork will be renovated and will be thermally insulated on the outside using an EWI system with a thickness of 60 mm.

The façades are faced with stone on the ground floor and the other storeys are finished with frames and floor edges in natural limestone.

03. ROOFS

Accessible flat roof on the 6th storey with double waterproofing layer, thermal-acoustic insulation and floating floor.

Sloping roofs formed by waterproofing with bitumen corrugated sheet, 10 cm thermal-acoustic insulation and curved ceramic roof tiles.

05. PARTITION WALLS AND INSULATION

Internal partition walls with double drywall on a metal structure with rock wool internal thermal-acoustic insulation.

Damp-proof sheet in wet rooms.

Partitions between apartments made of brickwork and lined with double drywall with thermal-acoustic insulation on both sides.

04. EXTERNAL WOODWORK

Iroko woodwork on main façade. Low thermal emissivity acoustic polyvinyl butyral laminate double-glazing.

Rear courtyard façade with galvanised steel window frames incorporating Jansen-type thermal bridge interruption or similar. Double glazing with solar control and security.

06. INTERIOR WOODWORK

Security door at the entrance to the apartment with lacquered natural wood finish. Internal doors of white lacquered wood with invisible hinges and magnetic closures, stainless steel door handles and fittings.

Wardrobes will be built-in with lacquer-finish leaf-doors. All wardrobes will be lined with melamine on the inside and will have braked hinges.



FINISHES

07. FLOORS

Gris zarci natural stone flooring or large- format porcelain stoneware in bathrooms and utility rooms.

Herringbone-laid oak flooring in the rest of the apartment, white vinyl skirting board.

08. INDOOR WALLS

Smooth semisatin white acrylic paint on walls. Gris zarci stone facing in bathrooms.

09. CEILINGS

Dryboard suspended ceilings with smooth acrylic paint finish in areas of transit.

Suspended ceilings of damp-proof drywall in bathrooms.

10. KITCHENS

Totally fitted kitchens with “Compac” worktops or equivalent, equipped with modular cupboards with laminated or lacquered coloured drawer fronts and doors.

Blanco brand sink and tap or similar and Siemens brand appliances or similar.

Flush-mounted induction hob, built-in dishwasher, oven and microwave.

11. BATHROOMS

White vitrified porcelain sanitary fittings of contemporary design, toilet with recessed Duravit brand dual-flush cistern or similar to facilitate water saving.

Gris zarci natural stone or large-format porcelain stone shower tray, according to apartment type. Tempered glass screen. Grohe brand or similar chromed, low-flow single-control tap. Shower twin-control tap in main bathroom.

12. HEATING AND AIR CONDITIONING

The apartments will have warm-water underfloor heating and ducted air conditioning with temperature control via programmable thermostat.

Independent gas boiler in each apartment for hot water and heating.

Double-flow mechanical ventilation system conforming to the CTE (Spain’s Technical Code for Buildings).

13. SHARED AREAS OF THE BUILDING

A glazed electromechanical lift with automatic stainless steel doors will be installed, with a lift car adapted for use by persons with reduced mobility. Automatic rescue system in the event of a power cut.

Natural stone paving on the floors of the main entrance, stairway and landings.

Communal photovoltaic installation for electricity production.

14. UTILITIES

Domestic Hot Water

Domestic hot water will be produced by an independent gas boiler in each apartment. There will be general cut-off valves for each apartment, as well as in kitchens, bathrooms and toilets.

All tap sets incorporate water-and energy-saving systems for greater efficiency.

Electricity and Telecommunications

The apartments will be wired in compliance with the Low-Voltage Electrotechnical Regulation and with sufficient power for each apartment to meet the demand of all the appliances included.

Jung LS990 series switches. Installation of energy-efficient LED lights.

The building will have a parabolic TV antenna, DTTV and FM (digital) communal aerial, with cable television as far as the connection box in the apartment, with two TV points in the living-dining room and one point in bedrooms and kitchen.

The apartments will be equipped with telephone sockets in the living-dining room, bedrooms and kitchen.

Automatic video entryphone installation.



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