

MARINA BOTAFOCH_IBIZA PROJECT QUALITY REPORT

STRUCTURE AND FOUNDATIONS

Reinforced concrete structure and foundations, according to project specifications and plans.

COVER

-Cassette cover

Inverted flat roof, with high-density extruded polystyrene insulation or similar, two-layer waterproofing and gravel finish.

-Attic storey roof

Inverted flat roof, with high-density extruded polystyrene insulation or similar, two-layer waterproofing and finished in large-format 60x60 rectified top-quality porcelain tiles of the Foster type by Inalco in light grey or similar colour.

-Terrace Covering

Inverted flat roof, with high-density extruded polystyrene insulation or similar, two-layer waterproofing and finished in large-format 60x60 rectified top-quality porcelain tiles of the Foster type by Inalco in light grey or similar colour.

FACADE

Façade cladding in light-coloured porcelain material, such as moka limestone or travertine marble or similar, to be chosen by the D.F.

Solid brick masonry enclosure, ½ foot thick. Highly resistant and efficient thermal and acoustic insulation with mineral wool, FIXROCK, URSA or similar system, glued with cement mortar over the existing brickwork. Interior plasterboard lining and painting.

EXTERIOR CARPENTRY

Hinged or tilt-and-turn windows depending on the room, with aluminium joinery with thermal break, with two-colour lacquered finish (interior white and dark colour to be defined by the exterior DF) in ALUGOM or equivalent brands.

The profile of the joinery will be minimalist, such as the Alugom ALG 65 series with concealed sash in fixed and hinged windows, and in sliding windows the AGL Slide model, or similar joinery of similar brands and performance.

All windows will have Climalit type double glazing, as well as an intermediate air chamber with a sealed inner pane and an inner pane. The thickness and technical characteristics of the glass will depend on its position, being those that the regulations impose, low emissivity.

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All windows and doors in the house will be fitted with extruded aluminium blinds with injected polyurethane, in the same lacquered colour as the carpentry and all with a motorised system.

INTERIOR LAYOUT

Interior distribution of the dwellings by means of plasterboard or similar with thermal and acoustic insulation, and subsequent painting.

INTERIOR CARPENTRY

Reinforced access door to the house with optical peephole from DIERRE or similar, lacquered in white inside, and dark outside colour to be defined by DF.

Interior doors throughout the house smooth infinity type (with top cover) in smooth white lacquered MDF or similar in high height.

Modular built-in wardrobes, consisting of storage shelf and hanging rail. Plain wardrobe doors in white lacquered colour on the outside and textile melamine on the inside, with matt stainless steel handle.

White lacquered skirting board throughout the house of 15 cm.

All handles in matt steel in a minimalist design with straight lines and no mouldings.

SOLADOS

Flooring in living-dining room-kitchen, bedrooms, hallway and corridors in high quality rectified porcelain tiles of Porcelanosa brand, model Bottega Caliza 60x60 or similar brand in light colour according to choice of the D.F.

Porcelanosa porcelain tile bathroom floors, Rivoli model 33x100 cm or similar.

Porches and exterior circulation and access areas to the house, in large-format 60x60 rectified top quality porcelain tiles of the Foster type by Inalco in light grey or similar colour.

VERTICAL WALLS

Walls of living room, bedrooms, hallway and corridors with smooth matt plastic paint.

Kitchen walls finished in the same material as the worktop in work areas.

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Bathrooms with Porcelanosa porcelain tiling, Rivoli model 33x100 cm or similar.

The damp walls will be covered and the rest will be left in smooth paint so that the owner can wallpaper or leave in plastic paint.

Supply and installation of safety glass partition in all showers with black profile.

HORIZONTAL WALLS

Plasterboard or plaster ceiling throughout the house.

Smooth matt white plastic paint on the ceilings throughout the house.

PLUMBING AND SANITARY FITTINGS

Vitrified porcelain sanitary ware in all bathrooms and toilets, Duravit model D-Neo or similar brand in all bathrooms.

Worktop in Silestone or similar in white or similar colour, with washbasin recessed under worktop in all bathrooms, model D-Code by Duravit or similar brand to be defined by the DF.

Washbasin taps; Tres brand, model Loft in black or similar colour to be defined by DF, built-in wall-mounted in all bathrooms.

Shower fittings; Tres model Loft in black or similar colour to be defined by the DF, wall-mounted and with overhead shower in all bathrooms.

AIR CONDITIONING AND HEATING

The homes are cooled by an aerothermal heat pump air conditioning system.

Control by individual room thermostat and centralised control for maintenance.

ELECTRICITY

JUNG LS type mechanisms and switches or similar in top quality white geometric shape, to be chosen by the DF.

Installation of TV and FM aerial in living room, bedrooms and kitchen, and porch or terrace.

Installation of cable telecommunications conduits in bedrooms, living room and kitchen.

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Electronic video entry phone in general access to the house.

Installation of luminaires throughout the house, except for the living room and dining room, using energy-saving LED luminaires of the Optolight brand, cardan model in white with a colour temperature of 3,000K.

KITCHEN

Kitchen furnishing with high pressure laminated wood according to plans and project documentation. The colour is to be chosen by the client.

Worktops in a colour to be defined by the client in Silestone or similar, including the work areas between the wall and base units.

The choice of furniture and worktop will be open until 6 months before the end of the construction, after coordination with the DF.

Installation of electrical appliances (oven and microwave, induction hob, extractor hood, sink and tap, dishwasher and fridge) of top brand Siemens or Bosch or similar.

GARDEN and TERRACES

Supply and installation of outdoor electrical point. Supply and

installation of LED lighting in outdoor areas.

The garden will be delivered with a landscaping project designed by an expert.

POOL

Overflowing swimming pool of dimensions according to project with saline purification system.

IMPORTANT: This quality report is limited to describing, as a guide, the general characteristics of the development at the time it is provided. Therefore, the elements, characteristics and images contained herein are subject to alteration, substitution or modification due to legal, administrative, technical or functional requirements or supply difficulties. In any case, the contents and specifications that make up the private sale and purchase contract that is signed must be complied with.