



DESCRIPTIVE REPORT & SPECIFICATIONS

Edificio Menorca

Cala Ratjada

SPECIFICATIONS REPORT

+50 YEARS BUILDING IN MALLORCA

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PROJECT

Edificio Menorca · Cala Ratjada

A freestanding multi-family building comprising a ground floor and three upper floors, with a total of 14 homes and 15 parking spaces.

DEVELOPER

CA'N DOMENGE 2013, S.L.
Tax ID (CIF) B57784563

CONTACT

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Represented by Sara Bauzá Siddons, ID
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LAYOUT

Ground floor	Entrance lobby, staircase to the upper floors, lift, parking, storage rooms, one home, communal swimming pool, plant/services area and waste area.
1st floor	Four homes.
2nd & 3rd floors	Four homes on each floor, plus one home spanning across both floors (duplex).
Roof level	Five private terraces, each belonging to one of the homes on the 3rd floor, including the duplex home; the remainder of the roof is designated for communal installations.

ITEMS

Specifications report

01 Structural work & masonry

- Foundation using a reinforced concrete slab.
- Vertical structural system with reinforced concrete columns.
- Horizontal structural system with reinforced concrete waffle slab.
- Exterior walls and party walls between homes in brick, lined with plasterboard cladding and mineral wool insulation.
- Dry-wall interior partitioning within each home.
- Porcelain stoneware tiles in the homes and on their terraces.
- Tiled wall cladding in the shower area of the bathrooms.
- Suspended ceilings in bathrooms, kitchen and hallways.
- Rendered facades finished with paint.
- Flat roof (terrace) with thermal insulation, mortar layer, double-layer bituminous waterproofing and ceramic tile finish.

02 ICT — Common Telecommunications Infrastructure

- UHF/DTT, FM and DAB aerials.
- Satellite dish — ASTRA 19.2° East.
- Pre-installation for satellite dish — ASTRA 28.2° East.
- Telephone point in the living room and bedrooms.
- Video intercom.

03 Glazing

- Climalit double glazing.

04 Electrical installation

- Main distribution board and doorbell.
- Modern-design switches and sockets, brand to be confirmed.
- LED downlights fitted in the suspended ceilings of bathrooms, kitchen, entrance hall, hallway and some bedrooms. Pre-installation for wall lights.
- Balcony power socket.

05 Plumbing & drainage

- Independent water shut-off valve for each wet room, plus one general shut-off valve.
- Bathrooms — resin shower tray.
- Bathrooms — telescopic shower set with overhead shower head and handheld shower.
- Bathrooms — wall-hung vanity unit.
- Bathrooms — single-lever basin taps.
- Bathrooms — wall-hung toilet.
- Utility room — connection and drainage point for washing machine*.
- Kitchen — connection and drainage point for dishwasher and sink.

*(excluding apartments 1A, 2A and 3A: washing machine connection and drain in the kitchen area)

06 Air conditioning & hot water

- High-efficiency, high-comfort air conditioning via inverter VRF system.
- Interior conditioning through VRF fan-coil units (heating/cooling) housed within the suspended ceilings, regulated by an independent thermostat in each bedroom and living room.
- Domestic hot water produced independently from the air-conditioning system via an air-source heat pump.

07 Interior joinery

- Home entrance door fitted with a spyhole and security lock.
- Interior woodwork with a smooth white finish.
- Wardrobes fitted with a shoe compartment, hanging rail, drawers and shelves.

08 Exterior joinery

- Tilt-and-turn windows and sliding aluminium doors with thermal break.
- Sliding blinds in bedrooms

09 Communal building installations

- Timer-controlled stairwell and hallway lighting, with switches.
- Letterbox for each home.
- Lift.
- Water softener.

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SPECIFICATIONS REPORT

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The images and computer-generated graphics of the development are "non-contractual"; they are therefore purely illustrative and indicative and, like the floor plans, are based on an initial project, which may be subject to modification for technical or legal reasons and at the discretion of the site management team. Furniture, lighting fixtures and any other movable or decorative element appearing in this document and in the computer-generated graphics (including purely ornamental, plant or landscaping items) are not included in the price of the property, unless expressly included in the corresponding specifications report.

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