



PUNTA
VOLANTINA
PROMOTORA



Son Vanrellet

SON VANRELLET

BUILDING SPECIFICATIONS



FOUNDATIONS AND STRUCTURE

The foundations and structure are built in accordance with current regulations and the Technical Building Code (CTE, Código Técnico de la Edificación). Individual concrete pad foundations with reinforced concrete tie beams. Reinforced concrete structure comprising pillars, beams, one-way floor slabs and concrete stair flights.



ROOFING

Features both flat and pitched roofs, accessible only for maintenance and servicing of installations. The flat roof is an inverted construction incorporating pitched drainage, waterproofing membrane, insulation, separation layers and gravel finish. The pitched roof is constructed over a flat structural deck using raised timber battens with thermal insulation between supports, ventilated cavity, ceramic hollow blocks, waterproofing membrane and finished with traditional curved Mallorcan clay tiles.



EXTERNAL WALLS

The external walls are constructed with ceramic brick finished with acrylic render. Internally, walls feature plasterboard lining with acoustic and thermal mineral wool insulation.



INTERNAL WALLS

Internal partitions are self-supporting plasterboard systems with mineral wool insulation. Moisture-resistant plasterboard is used in bathrooms and kitchen. Party walls between dwellings are constructed using perforated ceramic brick with plasterboard lining and acoustic/thermal mineral wool insulation.



EXTERNAL WINDOWS, DOORS AND METALWORK

Anthracite-coloured PVC windows with thermal breaks and low-emissivity solar control double glazing. Sliding doors to internal courtyard and tilt-and-turn windows elsewhere. Traditional Mallorcan-style shutters in lacquered pine from Flanders. Main entrance door features security lock, external Iroko wood veneer, with internal finish matching interior doors. Sectional garage door with Iroko wood finish externally. Galvanised steel balustrades with vertical posts.



INTERNAL JOINERY

White lacquered MDF hinged interior doors. Fire-rated (FR60) white lacquered door between house and garage. Staircase balustrade in galvanised steel with vertical posts from stringer to ceiling, primed and lacquered. Fitted wardrobes with white melamine-faced MDF doors. Interior fitted with top shelf, hanging rail and bottom drawers.



FLOORING

Porcelain tiles throughout interior. Anti-slip tiles in exterior areas and wet rooms. Porcelain skirting boards to match flooring.



CEILINGS AND WALLS

Plasterboard suspended ceilings with access panels where required. Matt white emulsion paint to walls and ceilings throughout, except bathroom and WC walls which feature porcelain tiling.



KITCHEN

Modern island kitchen design with wall and base units. Supplied with integrated Bosch appliances including microwave, oven, induction hob with integrated extractor, dishwasher and fridge. Complete with sink and tap. Fully equipped.



BATHROOMS

All bathrooms fitted with vanity units with two drawers, mirror, wall-hung WC, mixer taps, shower tray with screen. Lighting via recessed white downlights in suspended ceiling.



ELECTRICAL AND COMMUNICATIONS

The electrical installation protected in accordance with Low Voltage Electrical Regulations (REBT, Reglamento Electrónico de Baja Tensión). The property includes integrated digital services network (ducting) for potential cable TV installation and is fitted with analogue and digital TV, radio and telephone points in living room and bedrooms. All electrical installations are concealed, using flexible conduit and copper cables, protected by circuit breakers (MCBs and RCDs) in the consumer unit. Video entry system installed. A small 3kW photovoltaic self-consumption system is installed on the roof.



PLUMBING

The water supply pipework is made of cross-linked polyethylene pipes. The downpipes running through the property are soundproofed pipes. The property is equipped with a main stopcock and isolation valves in the kitchens and bathrooms. There are water outlets in the bathrooms, utility room, kitchen and terrace.



DOMESTIC HOT WATER (DHW)

Domestic hot water production and climate control are provided via an aerothermal system, enhancing the property's energy efficiency, using a 10 kW Ferrol unit located on the roof. Each property is equipped with an individual water softener to improve the quality of the mains water.



CLIMATE CONTROL

Climate control is provided via a Ferrol aerothermal system. The system includes four fan coils installed in false ceilings with air vents in all rooms. Central heating is delivered through underfloor heating throughout the property. Individual control of air conditioning and underfloor heating is enabled with the Airzone system.



SWIMMING POOL

A swimming pool is planned, featuring a compact underground filtration system and night-time lighting. It will include a saline electrolysis filtration system and pre-installation for a heat pump system to warm the water.



ELECTRIC VEHICLE CHARGING

A 3.2kW electric vehicle charging point included in garage.



ENERGY PERFORMANCE CERTIFICATE RATING





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