

**BELLVER OAKS**  
**BELLVER PARK PROPERTIES S.L**

JAIME SALVÀ / ARCHITECTURE & INTERIOR DESIGN



QUALITY SPECIFICATIONS

## **THE FOUNDATION**

- The foundation is composed of reinforced concrete footings and braces according to structural calculation and permissible land tension
- Basement walls are reinforced concrete

## **THE STRUCTURE**

- Mixed structure composed of horizontal slabs, reinforced concrete pillars and structural metal reinforcement elements.

## **CLOSURES**

- The Facade enclosures are composed of H-16 ceramic brick factory wall taken with 1: 4 portland cement and sand mortar, 50mm thick exterior thermal insulation and inner plasterboard sheets on two plates of 13mm. The Execution Project will detail and confirm these specifications.

## **INTERIOR WALLS**

- Interior partition of plasterboard through vertical structures of 70mm thick every 40 cm, a double plate on each side for acoustic insulation.

## **FACADE AND OUTDOOR CARPENTRY**

- Exterior carpentry facades in Anthracite Grey Aluminum Technal Soleal Brand, Minimal or similar.
- Double Glazed glass with argon in chamber (two panels separated by dehydrated air chamber), formed by "Stadip Physical Security" 4 + 4 (safety glass composed of two 3mm panels and intermediate butyral), intermediate air chamber 12 mm and "Stadip Physical Security" 4 + 4 (safety glass consisting of two 3 mm panels and intermediate butyral)
- Balcony railings and safety glass terraces according to regulations.

## **INTERIOR CARPENTRY**

- Interior carpentry in lacquered matte white wood and/or oak veneer.

## **WARDROBES**

- Wardrobe fronts in lacquered matte white wood and/or oak veneer.

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### **THERMAL INSULATION ROOF AND BALCONIES**

#### **ROOF AND BALCONIES**

- Thermal roofing insulation with a combination of 10cm thick extruded polystyrene plates and Würth multi-thermal reflective thermal sheet.
- Thermal insulation on balconies by Würth multi-thermal reflective thermal film.

### **COMMUNITY STAIRCASE**

- Semi-exterior staircase with slats, concrete slab and iron railing. Staircase in natural stone type Balearic Grey or Similar.

### **LIFT**

- Elevator access to all homes and basement

### **PAINT AND COATINGS**

- Facade finish is a coloured plaster system with coloured porcelain veneered fronts according to accompanying images.
- White plastic interior paint

### **ELECTRICITY**

- According to RITE Gira E2 type mechanisms or similar

### **HEATING AND CLIMATE CONTROL**

- Areothermal energy system for underfloor heating, hot water and A/C

### **TELECOMMUNICATIONS AND ALARM**

- TV antenna, satellite dish and cable with out-puts in all units. Video intercom and alarm in all homes.

### **ILLUMINATION**

- According to RITE. Diffuse lighting by LEDs in the ceiling on a dimmer system

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### **FLOORS AND SKIRTING BOARDS**

- Interior floor combination of Natural Stone type "Balearic" or a similar stone
- Light oak or a similar laminated wood
- Natural Stone terrace floors type "Balearic" stone or a similar in non-slip finish
- Skirting board in the same material

### **TILES**

- Natural Stone tiling in wet areas type "Balearic" stone or similar

### **SHOWER**

- Transparent Glass Screens and doors

### **MIRRORS**

- Anti-fog mirrors in bathrooms

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## COMMON AREAS

### - PEDESTRIAN ENTRY

- Aluminium entrance door with automatic opening
- Video intercom
- Natural stone floors in "Balearic" stone or similar
- Walls with natural "Santanyí" stone or similar
- Natural wood ceilings
- Planter with natural "Santanyí" stone or similar
- Led lighting under planter and in false ceilings
- Natural wood slats



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**UNDERGROUND. PARKING**

- Automatic natural wood finish entrance door
- False ceiling entrance to the parking with led lighting
- Indoor floor of the underground parking is polished concrete and paint to indicate each parking spot on the floor, walls and ceilings
- Interior walls in concrete
- Interior ceilings in concrete
- Led lighting design to indicate each allocated parking spot
- Garbage disposal room

**- COMMON AREAS AND TECHNICAL ROOMS**

- Polished concrete floor in common areas
- Perimeter walls in concrete
- Machine room divisions composed of H-16 ceramic brick factory wall and coated with cement and paint mortar
- Machine rooms polished concrete floor

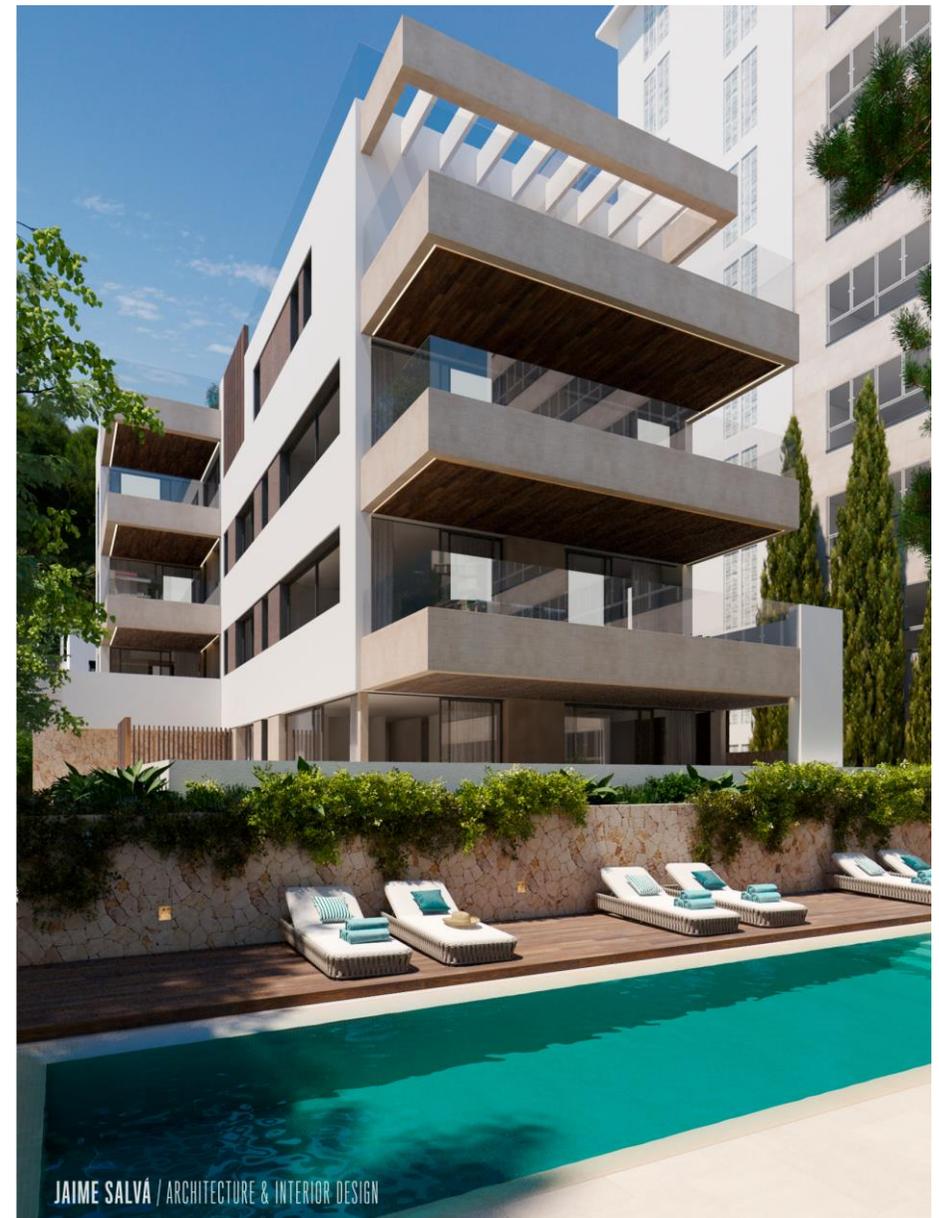
**- STORAGE ROOMS**

- Polished concrete floor
- Colour painted walls
- Machine room divisions composed of H-16 ceramic brick factory wall and coated with cement and paint mortar

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### SWIMMING POOL

- Wood tile decking around pool
- Green mosaic tile finish inside pool
- Led beacon lighting
- 3.14 x 11.67. Total 36,65m2 Pool



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### **CARPENTRY IN KITCHEN**

- Custom made kitchen cupboards in anthracite grey lacquered wood and oak veneer or similar with integrated handles. Silestone countertop and kitchen bar top

### **HOME APPLIANCES**

- Oven, fridge, dishwasher and cooker Induction hob SIEMENS Brand or similar.

### **SANITARY AND FAUCETS**

- DURAVIT brand toilets or similar
- Single lever ICONIC or similar faucets. Built-in faucets in bathrooms, rain-shower ceiling showers and wall-mounted hand shower with single lever and temperature control

### **BATHROOM FURNITURE**

- Cupboards for washbasins made of natural oak or similar wood and countertop with shelves and handles included
- Electric towel radiators

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## PENTHOUSE

- Pool on concrete terrace floor
- Barbecue area and sink
- Metal staircase to access private terrace



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**LIST OF EXTRAS**

- Walls lined with stone or wood
- Pergolas and vaporisers for penthouses
- Outdoor kitchen and barbecue on the terraces of the Penthouses
- Electric shutters
- Windows with sun protection on glass
- Recharging points for electric cars in parking
- Bioethanol fireplace
- Home automation: lighting control
- Sonos Music System integrated throughout the home
- Security cameras
- Osmosis drinking water system
- Furniture
- Possibility of higher quality kitchens than those included in the price
- Underfloor heating in shower trays
- Superior quality faucets in bathrooms and kitchen
- Organic waste crusher in the kitchen sink
- Possibility of installing a jacuzzi in the ground floor apartments
- Garden planning for the ground floor apartments
- Showers equipped with hot water in the gardens of the ground floor apartments
- Irrigation system in the gardens of the ground floor apartments

**- Nota: Technical and Quality Specifications included in the sale price are seen in previous documents to this. Possibility of modifications here on the List of Extras is depending on each client.**

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