

condominium  
IBIZA

Quality and  
finish report.

## 1.- FOUNDATIONS - WALLS - FLOORS

- Properly reinforced marine concrete footings, seated on previously excavated ground.
- Reinforced concrete perimeter walls with phenolic-plywood formwork on both sides. The concrete has been left with an exposed finish without interior paint and properly protected externally, by means of asphalt primer and drainage sheet.
- Flooring for parking levels made of mechanically trowelled concrete with the addition of quartz dust, on a gravel sub-base. Formation of working joints forming a 5 x 5 m grid.

## 2.- BEARING STRUCTURE

- The load-bearing structure is made of reinforced concrete pillars and 23 + 5 cm waffle slabs, voided with concrete pans.
- Prismatic concrete and tubular metal pillars on the façade terraces.
- Reinforced concrete slabs in access footbridges to the housing units and stairwells.
- The central stair and elevator cores were built with concrete curtain walls with formwork with panels covered with first layer phenolic plywood and finished slabs. The staircase stringers are also made of reinforced concrete with phenolic plywood and treads with the same treatment.

## 3.- SIDEWALLS AND PARTITIONS

- The exterior façades were constructed with 15 cm perforated brickwork, surfaced on the outside with coloured mortar, applied on insulation adhered from the outside, with prior installation of elastic mesh. The interior back side of the façades was also constructed with double thickness drywall panels with built-in mineral wool insulation.
- Partitions between housing units were constructed with a 15 cm perforated brick wall and a double laminated plaster sheets on both sides.
- The compartments between the stairs and the car park were made with exposed concrete block walls, with the appropriate characteristics to comply with the CTE DB-SI
- All the housing units have suspended ceilings, made of laminated plaster sheets, secured with galvanised profiles.
- All of the drywall panels were installed on elastic strips, with taped and sealed joints, properly finished, ready for painting and in accordance with the provisions of the acoustic regulations.

## 4.- ROOFING AND WATERPROOFING

- The roofs are of the inverted roofs by formation of slopes, waterproofing with EPDM sheet properly glued, extruded polystyrene insulation with 30 Kg/m<sup>3</sup> density and double sheet 3 cm thick, each one, geotextile felt and anti-slip stoneware floor.
- The ground floor terraces have also been waterproofed using properly glued EPDM sheet, extruded polystyrene insulation with a density of 30 Kg/m<sup>3</sup> and 4 cm thick, geotextile felt and finished with outdoor stoneware flooring.

## 5.- INSULATION

- The façades are insulated externally with 40 mm polystyrene panels, secured with hydraulic mortar and properly secured to the perforated brickwork with mechanical anchors, and internally by a 5 cm mineral wool blanket, installed between the support guides of the back side of the laminated plasterboard panels.
- In dividing walls of housing units, glass wool blanket, 5 cm thick for each of the structures of back of the surfacing.
- The interior partitions also incorporate 5 cm thick glass wool blankets.
- A 2 mm thick soundproofing sheet was installed placed under the floors.
- The downpipes are acoustically insulated by means of a mineral blanket lining.
- The outside of the perimeter walls was treated with oxyasphaltic paint and drainage sheet.

## 6.- SURFACING

- The floors of the housing units used from large-format porcelain stoneware tile, with a gloss-polished finish, laid on a levelling base throughout the entire house. The terraces also have porcelain stoneware tile flooring with anti-slip treatment.
- The skirting boards are made of the same material as the flooring
- The floors of the accesses from the stairs to the housing units are also made of non-slip porcelain stoneware, as well as the surfacing of the stair treads and risers.
- The walls of the bathrooms are surfaced with porcelain stoneware tiles.
- Removable suspended ceilings in bathrooms, to facilitate access to air conditioning condensers
- Vertical and horizontal walls in housing units are finished with latex paint.

## 7.- CARPENTRY - GLASSWORK - METALWORK

- The external sidewalls were made with lacquered aluminium carpentry.
- All the exterior sidewalls have motorised roller blinds, with lacquered aluminium slats filled with polyurethane. The blinds on the ground floors are reinforced security blinds.
- Interior carpentry with lacquered wood frames and panels. Hinged and retractable sliding panels. Matt chrome-plated hardware. Access doors to housing units reinforced with security hardware and treated for outdoor use.
- Balcony railings made of laminated safety glass and illuminated, installed on stainless steel profiles, uprights and crosspieces.

## 8.- INSTALLATIONS

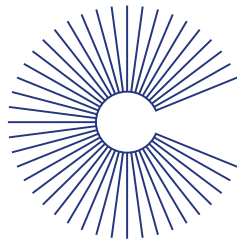
- Discharge of waste water with separate networks for sewerage and rainwater, which is sent to a communal tank for subsequent reuse as irrigation water for community landscaping.
- Hot and cold water installation serving the kitchen, cleaning room and two bathrooms. Hot water production by means of an 80-litre electric heat pump storage tank. Each unit, as well as each bathroom, will have the corresponding shutoff valves.
- Advanced design porcelain bathroom fittings with mixer taps.
- Electrical installation with an installed power of 10 Kw, in accordance with the Low Voltage Regulations and standards of the power company. Design mechanisms.
- Hot-cold air conditioning by means of heat pump, inverter system, with ducts housed in suspended ceilings and diffusers in each room. The evaporator is housed in the suspended ceiling of the bathroom.
- Installation of communication systems, terrestrial TV and FM antenna, and pre-installation for satellite dish and cable TV, in each bedroom and living-dining room.
- Voice and data installations in each bedroom and living room.
- Pre-installation of home automation with central control of lighting, HVAC and raising/lowering blinds, prepared for smoke and water leakage detection, interior security, CCTV camera, etc..
- Video intercom at the pedestrian access to the complex.
- Panoramic lifts designed for disabled access, with variable speed and micro-levelling.
- Lighting installations, fire detection and extinguishing on the parking levels.

## 9.- EQUIPMENT

- Kitchen with high quality integrated furnishings, high and low cabinets, equipped with countertop, refrigerator, dishwasher, osmosis system, etc..
- Countertop and backsplash surfaced with Silestone, with built-in sink.
- Cleaning room, in a separate room.
- Safe.
- The bathrooms are equipped with lacquered cabinets, shower, taps, separation partitions by use, mirror, lighting, etc.
- Hot/cold air-conditioning.

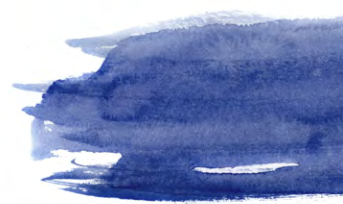
## 10.- COMMUNITY AREA

- Totally enclosed private area with surveillance.
- Interior landscaped area with a variety of plant and tree species.
- Interior pedestrian walkways with access ramps for the disabled, for access to buildings.
- Communal swimming pool with solarium.
- Gym.
- Energy-efficient interior and exterior lighting
- Community irrigation with rainwater.



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IBIZA



Punta Pinet - Sant Josep de Sa Talaia - Ibiza  
EN(+44)2039669148 - ES(+34)871186077 | [info@condominiumibiza.com](mailto:info@condominiumibiza.com)  
[WWW.CONDOMINIUMIBIZA.COM](http://WWW.CONDOMINIUMIBIZA.COM)