

Residential More + PALMA BAY

SPECIFICATIONS AND FINISHES

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Structure

Reinforced concrete construction in accordance with current building regulations

External walls

Facades clad in natural grey stone with a honed finish, treated with Fila hydrophobic (Hidrorep) and oil-repellent (Filafob) sealants. Stone cladding panels are fixed using adhesive mortar and mechanical fixings in compliance with the Spanish

Technical Building Code (CTE). Internal wall linings are constructed from double-layer plasterboard on studs at 40cm centres, with a 46mm cavity filled with rock wool insulation to meet the required acoustic and energy performance standards.

External joinery

Sliding doors, LUMEAL GA by TECHNAL or similar, manufactured from extruded aluminium alloy EN AW-6060, anodised in accordance with EN 573-3, with dimensional tolerances to EN 12020-2 and T6 temper to UNE-EN 515.

Extruded profiles conforming to UNE-EN 755-2 for mechanical properties. All aluminium profiles incorporate a thermal break using 25% glass fibre-reinforced polyamide 6.6 rods. Frame and sash depths are 106 mm and 41.3 mm respectively for double track systems, and 157 mm for triple track multi-panel configurations.

- + Air permeability to EN 12207 / 1026 **CLASS 4**
- + Watertightness to EN 12208 / 1027 **CLASS 7A**
- + Wind load resistance to EN 12210 / 12211 **CLASS C3**
- + Resistance to forced entry to EN 1627:2011 **CLASS RC3**
- + Acoustic insulation against external noise **UP TO 37 DB (TR)**

Casement and tilt-and-turn windows: TECHNAL SOLEAL NEXT FZ65 visible sash system, or equivalent, in EN AW-6060 alloy to EN 573-3, dimensionally controlled to

EN 12020-2, T6 tempered to UNE-EN 515. Extruded profiles conforming to UNE-EN 755-2 for mechanical properties.

- + Air permeability to EN 12207 / 1026 **CLASS 4**
- + Watertightness to EN 12208 / 1027 **CLASS E1500**
- + Wind resistance to EN 12210 / 12211 **CLASS C5**
- + Hardware durability to EN 13126-8:2018 **GRADE H3** | 20,000 cycles
- + Hardware corrosion resistance to EN 1670:2007 **CLASS 5**

All glazing is double-glazed Climalit or equivalent, with laminated glazing where required, low emissivity coating, solar control and enhanced acoustic performance.

Balustrades type GARDA AP 200 ESPE-CIAL or similar, manufactured from EN AW 6063 T6 extruded aluminium profile (162 x 117mm), designed for slab-edge fixing. Adjustable glass fixing clamps (PZ type) allow alignment, levelling and secure fixing of glazing, with ± 20 mm adjustment range from vertical. The system is completed with silicone-compatible glazing gaskets.

Terraces facing the sea are fitted with vertical retractable screen blinds. The screen fabric is highly tear-resistant and is guided along its full height under constant tension, enabling it to withstand strong winds. Operation is via motorised drive with mechanical or electronic limit switches, or remote control.

Internal joinery

Front entrance door: armoured security door with lacquered wood finish, security lock and optical peephole, smooth finish with full-height fixed panel, or equivalent.

Internal doors of lacquered white timber with concealed hinges and Olivari ironmongery.

Built-in wardrobes of modular Italian design by SAN GIACOMO or similar, high quality, with internal lighting, finished in white lacquer

Floors, walls and ceilings

Natural stone flooring (grey Zarci marble, 80 x 80cm) or similar throughout all living areas. Walls and ceilings finished with smooth emulsion paint.

BATHROOMS:

- + Walls clad in 120x80cm grey Zarci marble, or equivalent.
- + Shower enclosures clad in Thassos white marble, or equivalent.
- + Remaining wall and ceiling surfaces finished in smooth emulsion paint.

KITCHENS:

- + Contemporary kitchen design with high-quality EGGERSMANN cabinetry, or equivalent

- + Worktops in compact surface material (marble or porcelain): SAPIENSTONE Bianco Lasa or equivalent
- + Integrated premium appliances including oven, hob, extractor hood, fridge and dishwasher. Hob with integrated extraction by BORA, remaining appliances by MIELE
- + Stainless steel sink with DORNBRA CHT single-lever mixer tap with swivel and pull-out spout

Common areas

All communal areas finished with premium quality materials throughout.

Underground car park and storage rooms accessed via motorised ramp and garage doors with remote control operation.

Electric vehicle charging points provided in the car park.

Landscaped access ramps and external areas serving all residences.

Swimming pool

Communal swimming pool with surrounding sun deck finished in VIDREPUR vitrified glass mosaic tiles (gresite).

Stone paving to sun terrace installed on raised pedestal system.

Water treatment via saltwater chlorination

system, with perimeter overflow channel and linear drainage gutter.

Lifts

Lifts KONE MonoSpace 500 lifts, rated for 8 persons / 630kg. Speed: 1m/s. Internal cab dimensions: 110cm x 140cm. Signalling: KSC675 with black and white LCD display. Stainless steel satin-finish door panels. KSL 670 flush-mounted control panel.

Lighting

FLOS integrated lighting system, connected to the home automation system in each residence.

Fireplace

M-DESIGN LUNA DIAMOND 1300 gas fireplace installed in the living room of each residence.

Sauna

Selected residences include a KLAFS sauna with natural timber interior lining.

Building services

All thermal energy for each residence is generated by a high-efficiency air source heat pump (covering domestic hot water, underfloor heating and air conditioning).

Mechanical ventilation with high-efficiency heat recovery unit throughout.

Photovoltaic solar panels generating up to 10-15kW peak output (delivering energy savings of up to 50% at peak production).

Full home automation for all principal building services (lighting, climate control, ventilation).

Anticipated Energy Performance Certificate (EPC) rating: B.

All services are designed and installed to deliver a high standard of comfort and energy efficiency

Air conditioning and ventilation

Air conditioning is supplied by zone via concealed ducted indoor units with independent thermostats per zone.

Mechanical ventilation is provided by a high-efficiency heat recovery unit with KNX communication modules, integrated into the home's KNX building management system. Extraction points are provided in all wet rooms.

Ductwork for all air conditioning systems is constructed from high-density rigid insulated panels (glass wool), from the ISO-VER Climaver Neto range, to UNE-EN 13162, 25mm thickness. Duct cross-sections are sized to limit air velocity and minimise airflow noise and draughts within the living spaces.

Air diffusers are linear and integrated into the interior design of each residence.

Heating

Underfloor heating system with independent zone thermostats (underfloor heating and air conditioning controls). The underfloor heating and air conditioning units can be operated simultaneously in winter mode.

Home automation

The following systems are automated:

- + Lighting.
- + Climate control and ventilation.

All systems are integrated via KNX protocol (European standard) for the above functions.

The entire KNX system can be managed via a customised app via a customised app through the installed 'Grinder' web server model, or equivalent.

KNX installation configuration level

The integrated KNX system is a basic package, configured to enable the homeowner to start using the system straight away. The system is designed to be easily expanded or customised to suit the individual owner's preferences.

Lighting control is managed via wall-mounted push-button panels within each room.

Remote management of the KNX system is handled through the 'Comfort Click' automation app, delivered with a base configuration including:

- + Zone-by-zone lighting control with whole-home on/off function.

The security alarm system operates independently of the KNX system and is managed by a specialist security company.

Each room is fitted with a unified thermostat for the climate control system, integrated into a Jung LS 990 white room controller, providing ambient temperature measurement and control, consumer switching (e.g. lighting, temperature scenes), scene recall and storage.

Each residence is provided with a wall-mounted tablet or central display panel for KNX system visualisation and video intercom functionality.

Climate control management is handled via the Jung-KNX system for full visualisation and control.

Plumbing

The main plumbing distribution is carried in polypropylene pipework with thermal insulation comprising elastomeric foam lagging (Armaflex type), in accordance with RITE regulations.

Pipework is sized to maintain water flow velocities below 1.5m/s, minimising noise within the installation.

Isolation valves are installed in all wet rooms, accessible via service hatches in the suspended ceilings. Final distribution to sanitary fittings is via cross-linked polyethylene (PEX) pipework from zone manifolds downstream of the isolation valves.

Drainage

Underground drainage runs in PVC pipework. Internal suspended drainage is in acoustic polypropylene. Additional acoustic insulation is applied to suspended drainage at critical points using FONODAN acoustic wrap or equivalent, or rigid rock wool encasement.

Taps and sanitaryware

TAPS AND SHOWER FITTINGS: Concealed fittings by DORNBRAUCH in matt dark platinum finish.

SANITARYWARE: Sanitaryware throughout by DURAVIT.

Acoustic insulation

Appropriate acoustic insulation is provided in all bedrooms and living areas. Critical points relating to the suspended drainage installation (pipe bends) are treated by wrapping pipework with FONODAN acoustic roll and encasing in plasterboard boxing filled with spray-applied polyurethane foam.

Similarly, concealed tap bodies located on walls adjacent to habitable rooms are also acoustically isolated.

External areas and landscaping

- + Landscaped gardens planted with Mediterranean, low water-use species.
- + Carefully selected trees and planting throughout.
- + Automatic irrigation system.

technical team reserves the right to make modifications for technical, regulatory or supply reasons, substituting materials or systems with alternatives of equal or superior quality, without reducing the overall standard of the finished residence.

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