

MEMORIA CALIDADES VIVIENDAS PAREADAS PORT DES TORRENT /PDT15

Structure

- Structure made of GERO PERFORATED 9X12X25 structural block walls and B500-S type corrugated steel reinforcements. The basement walls are made of reinforced concrete and HA-25/P/20 made in central and corrugated steel reinforcements type B500-S, waterproofed on the outside with asphalt cloth and bituminous paint protected with geotextile nodular drainage sheet.
- The floors have been made with structural beams of pine wood and a compression layer with reinforced concrete HA-25/P/20 made in power plant and reinforcements of corrugated steel type B500-S.
- The swimming pool has resolved with slab and perimeter walls of shotcrete HA-30/B/20/IV.

Roofs

- Walkable flat roofs: traditional non-ventilated roof typology with porcelain tile paving finish. Composed of: resistant support, extruded polystyrene as insulation, lightened concrete to form slopes, GURU WATER STOP layer as waterproofing, anti-puncture separating layer, regularizing concrete and porcelain pavement finish.
- Non-Walkable flat roofs: type of non-ventilated inverted roof with gravel finish. Composed of: resistant support, aerated concrete to form slopes, asphalt fabric as waterproofing, anti-adherent separating layer, extruded polystyrene as insulation, and gravel finish on anti-pounding separating layer.

Facade

- Double-layer walls. Formed, from exterior to interior, by: STO SATE system as thermal insulation, facade sheet with structural capacity, executed based on 9X12X25 PERFORATED GERO BLOCK and B500-S type corrugated steel reinforcements, air chamber, insulation by ISOVER arena Apta rock wool 5 cm thick, and interior sheet by drywall partition walling of plasterboard, formed with 48 mm profiling and 13mm plate.

Interior partitions

- Interior partitions made with dry plasterboard partition walls, consisting of 48 mm profiles and 13 mm plasterboard plate on both sides of the profiles; waterproof plasterboard plates will be installed in wet areas.
- The interior separation wall between dwellings will be made with GERO BLOCK PERFORATED 9X12X25 double, acquiring a total thickness of 30 cm, and acoustic insulation of Rockcalm E-211 semi-rigid rock wool panel will be installed.

Finishes

- Interior paving: Porcelain pavement in 80x80 format, BOTTEGA CALIZA from PORCELANOSA.
- Exterior paving: In pedestrian areas, porcelain paving in 80x80 format, BOTTEGA CALIZA ANTIDESLIZANTE by PORCELANOSA. In garage ramp, stamped HA-25/P/20 concrete floor.
- Interior walls: finished with white silicate paint.
- Interior walls of the bathroom finished in MORTEX.
- Facade cladding: Plaster finish with acrylic mortar.
- Dividing wall areas by means of block wall with acrylic mortar finish, as well as in access area and garage ramps dry stone wall cladding, open joint, beige-gray color, Ibiza stone.
- False ceilings: continuous false ceiling of gypsum boards, painted with smooth matte white plastic paint throughout the house, except in wet areas.
- In wet areas: water-repellent gypsum boards, finished with top quality anti-mildew plastic paint, white in matte finish.
- In places such as bedrooms and living room, structural pine wood beams will be visible.

Exterior carpentry and glazing

- Aluminum carpentry system with thermal break CORTIZO. The sliding windows with COR-VISION series special lacquered color NOIR 2100 SABLÉ and preframe with drainage gutter. The casement windows of the series ABISAGRADA COR 70 HOJA OCULTA special lacquered color NOIR 2100 SABLÉ.
- Double glazing, laminated chamber glass 4+4 sn + chamber 14 mm black + laminated 4+4 0.779 x 2.179 m (1 u.)

Interior wood carpentry

- Interior doors made of water-repellent MDF type wood board, primed and lacquered in off-white color. With narrow aluminum frame type raso wall "HIDDEN DOOR", aluminum finish for painting.
- Sliding doors by means of Casoneto hidden in plasterboard partitions.

Kitchen

- GAMADecor certified sustainable kitchen furniture by PORCELANOSA model RESIDENCE with modules made of high resistance waterproof boards with E1 classification of ultra low emission of Formaldehyde and 16mm thick; Nova Pro Scala high-end drawers and drawers by Gras, dark gray aluminum sides, full extraction slides and soft close; high-end metal hinges Silencia 700 by SALICE; 10cm plinths concealed under furniture in extruded aluminum with rubber gasket at the bottom; Eucalyptus Blond fronts in 19 mm thick chipboard covered on both sides with melamine paper imitating wood with surface texture, edged with ABS strips in the same color as the front, joined to the edge with PUR glue of high mechanical strength, waterproof and resistant up to 150 °C, handle with "L" profile, machined horizontally along the entire upper part.
- XTRONE SUCRIL BOTTEGA CALIZA NATURE countertop and backsplash; resistant to high temperatures and unalterable to household chemicals.
- BLANCO black sink 523442 V2 SUBLINE 700-U with black valves
- Kitchen faucet BLANCO 525793 CATRIS-S in black color

Home appliances

- Microwave MIELE Oven M2240SCOBWS
- Oven MIELE H 7264 B OBSW
- Dishwasher MIELE G 7191 SCV
- Induction cooktop MIELE KM 7414 FX
- Combi Refrigerator MIELE KDN7724E
- Hood PANDO 10183 TIM-2/90 BLACK TIM-2/90 V850

Bathrooms

- Bathroom equipment model Duravit Stark 3. Hidden cistern Geberit model Sigma 12 cm and push button for cistern operation in matte black, dual flush model Sigma 70.
- Hand washbasin executed on site using ceramic brick, with modulation of niches and drawers in natural wood, finished in MORTEX and plaster painted with matt white damp-proof paint.
- Hansgrohe washbasin faucets with single lever basin mixer 100 vernis blend.
- Integrated showers made with the same floor as the house. Taps Hansgrohe shower set 200 1jet vernis blend with thermostat, black mater, hand diffuser and diffuser raindance of 20cm. All showers include a shower screen of 1 fixed leaf of 80cm.

Bedrooms

- Closets made with masonry moldings and a set of natural chestnut wood modules, with opening sensor and interior led lighting.

Electricity

- Mechanisms: JUNG LS 990 series, anthracite finish.
- Linear LED luminaire in kitchen, interior cabinets, curtain lines.
- Exterior luminaire for "Delta Light" or similar: terraces, stairs and access ramp. Embedded in the ground and facades. In landscaping, pre-installation of tubes and junction boxes.
- Halogen-free or low halogen wiring and tubing to reduce toxicity and environmental damage.
- Pre-installation for electricity supply through solar panels.

Plumbing

- The technical cabinet has an automatic shut-off system for the general supply and two distribution manifolds: one for cold water (blue) and one for hot water (red). Each manifold outlet is made through a polyethylene pipe without intermediate connections to a single point of consumption and has an independent stopcock.

Telecommunications

- Video intercom
- TV-FM and satellite dish installation
- Installation of TBA network
- Installation of fiber optic network sockets in all rooms except bathrooms and kitchens.

Heating/Air Conditioning

- Air conditioning system (cold / heat) sectorized by rooms, with thermostat and individual machine for each bedroom, as well as air-conditioned sector kitchen-living-dining room area, made with MITSUBISHI ELECTRIC system, consisting of outdoor machine and indoor machines.
- Underfloor heating system UPONOR sectorized by rooms.

Swimming pool

- Gunit concrete pool 30 cm thick, finished with VIDREPUR Gresite and LED lighting.
- Automatic treatment plant with sand filter and pump. Impellers and skimmers system.
- Purification by saline hydrolysis.

Interior paving



Exterior paving on garage ramp



Interior doors



Kitchen



GRIFERIA BLANCO 525793
CATRIS-S



FREGADERO BLANCO
523442 V2 SUBLINE 700-U
+ VALVULAS EN NEGRO



MICROONDAS MIELE
M2240SCBSW



HORNO MIELE H 7264 B OBSDW



LAVAVAJILLAS MIELE G 7191 SCV



PLACA INDUC MIELE KM 7414 FX



CAMPANA PANDO 10183 TIM-2/90 NEGRO V850



COMBI MIELE KDN7724E

Baths







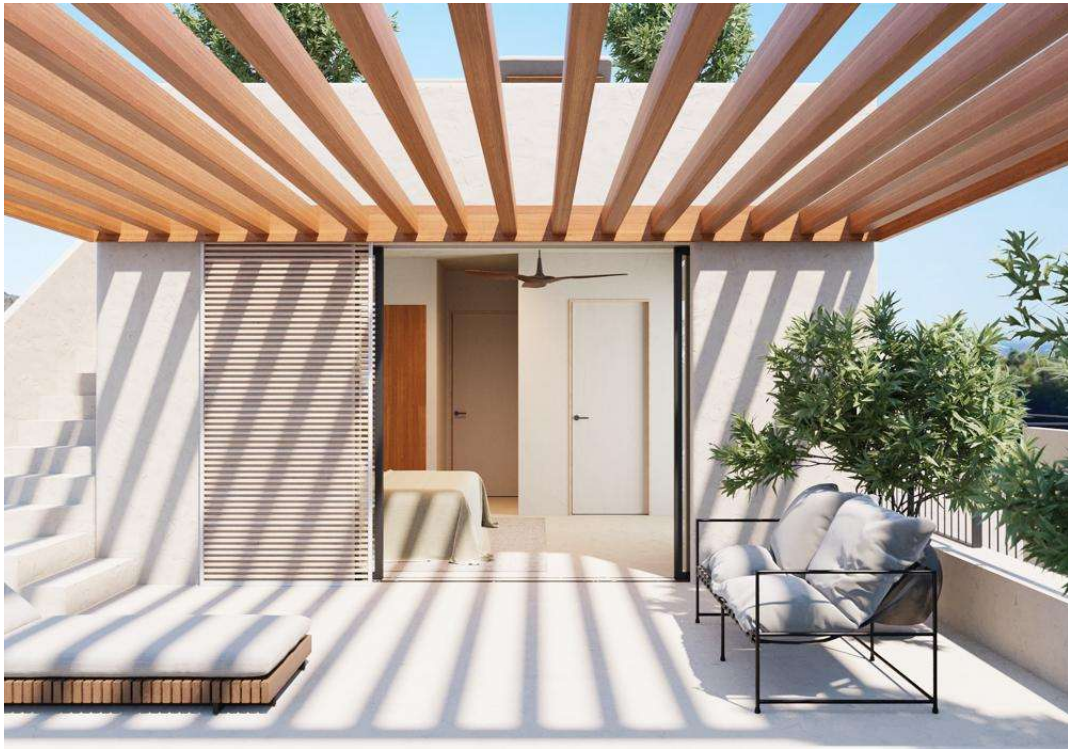
Bedroom wardrobes





Exterior carpentry and glazing



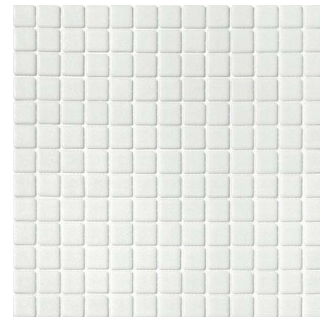


Mechanisms and lighting fixtures





Swimming pool



Ibiza, June 2, 2025