



Building Specifications



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Urbanization

The urbanization, in addition to its security and exclusivity, is characterized by maintaining harmony with the environment. Access to Corallisa will be through access control using barriers with license plate scanners that provide access to the private roads.

The aesthetics of the urbanization respect the concept of the island without ignoring the exclusivity of the promotion.

The roads and pavements in Corallisa intertwine asphalt and paved areas with prefabricated concrete cobblestones. The surrounding walls are made of the island's traditional stone masonry.

Each dwelling is located on a landscaped lot detached from the neighbouring residences. The villas are designed with special attention to blend into the surrounding woods in their beautiful and privileged environment.

Exteriors / fences

The walls of the lots will be cement, covered with traditional island stone, with an anthracite-coloured welded wire mesh.

The urbanization will be landscaped using low water consuming autochthonous vegetation.



Sustainable construction

Sensitive with respect to the natural environment and the responsible use of resources, Corallisa Signature Homes Ibiza has taken into consideration the use of the latest construction technologies and techniques to minimize its environmental impact.

Efficient water use

The dwelling is optimized with respect to the efficient water usage with a system of channels and reservoirs that collect the rainwater from the roofs and terraces to be filtered and used in the home.
The hot water sanitation system is also included within the energy saving system of the dwelling using aerothermy.



Energy and atmosphere

The energy saving system functions through a high efficiency **aerothermal system** in conjunction with construction systems that guarantee exceptional thermal-acoustic comfort by optimizing the surrounding of the villas.



Aerothermy is a highly efficient technology based on the extraction of energy from the air, 75% of which is from external air and only 25% is supplied by electric consumption. This technology can be considered a renewable energy source, due to its ultra-highly efficient technology and low CO2 emissions. This system recirculates the residual heat from the heat pump to heat the dwelling.



Materials and resources

Natural materials from the area are used for terminations such as rock masonry walls, plaster, use of recycled materials, among others.

Interior environment quality

The dwellings are designed and constructed with adequate ventilation, thermal and acoustic comfort using aluminium carpentry with thermal break conductivity and double glass with acoustic and solar protection (laminated), and spectacular illumination exploiting the natural light using extra-large windows.



Design Innovation

During the design process special protagonism has been given to all of the eco efficient resources.

CTE (Spanish acronym for Technical Building Code)

The dwellings are constructed according to the strictest CTE (Technical Building Code) for optimum energy efficiency.



Exterior terminations

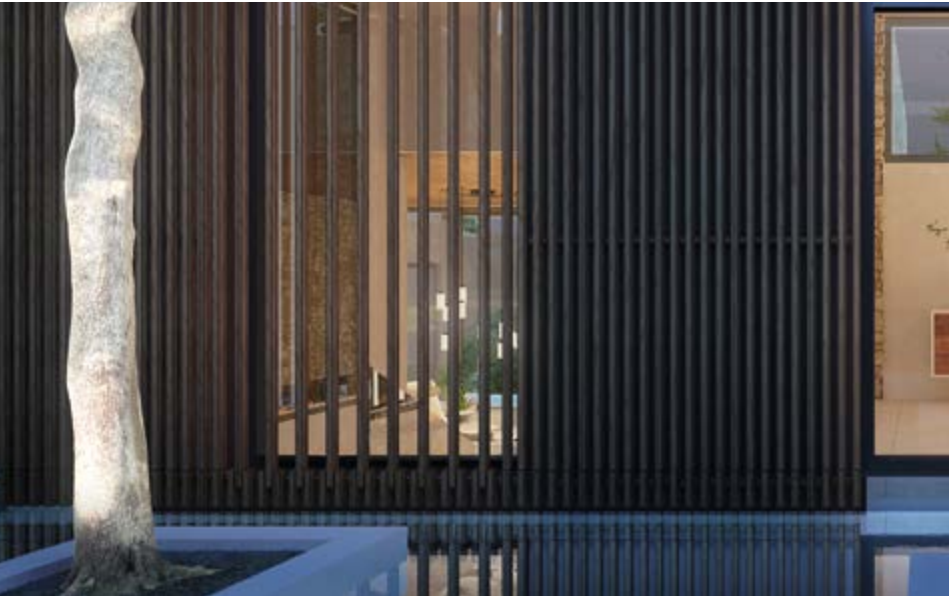
Traditional Ibizan stone Masonry



External plaster made of double layer mortar-based resins RAL 9003



Technological wood slats



Flooring

Exterior

Inalco brand, Masai model white plus coloured 100x100 cms. slip resistant ceramic tile will be used for the exterior flooring on terraces and access to the dwelling.

The exterior stairs are Binissalem bush hammered, also tread and riser.

The vehicle access is constructed using concrete base..

Masai
100x100



Larsen
100x100



Wood carpentry

Front door

Front entrance to the dwelling is TEKA or IROKO brand pivoting armoured and fixed side entrance door stained in natural oak colour. It has a concealed pivot system with offset axis and lacquered matt black sheet iron handle. The door has a security lock with 10 bolts.

Interior doorways

Interior doorways are 82.5 cm with a floor to ceiling height with flashing on doorposts, and 44 cm thickness. Composed of MDF board, finished in white lacquer as per the design, with hidden hinges and magnetic closure, doorhandles finished with Inox matte, with locks on bedroom and bathroom.

Closets

Closet doors made of marine plywood covered in wood and finished with smooth white lacquer. The interiors of the closets are also made of marine plywood covered in fabric melamine, finished in Cancun linen design. On the side of the closet, there is a perforated cover of the same material as the front of the closet for circulation of the air conditioning system.

Interior

The internal flooring of the dwelling is Inalco brand, Masai model white coloured 100x100 cms.

The interior stairs are natural oak wood in tread and riser.

Both the internal as well as the external flooring is continuous, in order to create the sensation of continuity throughout all the rooms in the dwelling.

Bathrooms

The main bathroom floor is finished with Inalco brand Larsen model 100x100 cms. porcelain tiles.

Both the second bathroom and the powder room use the same flooring as the rest of the dwelling Inalco brand Masai white coloured 100x100 cms. tile.



Aluminium carpentry

Aluminium carpentry CORTIZO COR VISION PLUS, colour anthracite grey. Climalit double glass, with GUARDIASUN laminated glass.



Blinds

Bedrooms have GRADHERMETIC brand motorized roll-up blinds with anthracite colour tubular profiles.



Railings

CORTIZO View Crystal glass railings anchored to the slab. Laminated glass with bevelled edges.



Tiling

Main bathroom

The tiling of the front of the main bathroom is **Inalco brand Larsen model** large format 100 x 250 porcelain.

The main bathroom countertops will be of the same piece of porcelain, Inalco brand Larsen model, with two sinks of the same material. Creating continuity between the countertop and main facing.

Second bathroom

Principal facing tile composed of porcelain **Inalco brand Masai model white plus 100 x 250 format** and for the shower Azul Acosa brand Menorca model porcelain 120 x 240 format.

The countertop of the second bathroom composed of Solid Surface of Krion material creating both the sink and countertop area.

Toilet

Principal facing tile composed of **Porcelanosa brand Ais-tale Patna model 120 x 240 format**. Resin washbasin solid surface finish in white, Zenon brand cylinder model.



Main bathroom. Inalco Larsen Model Format 100 x 250



Second bathroom. Inalco Masai Blanco Plus Model Format 100 x 250



Powder Room. Porcelanosa Airslate Patna Model Format 120 x 240

Bathroom fittings

Main bathroom

Sink faucet composed of single-lever wall-mounted basin mixer with 150 mm **Iconico brand** pipe.

Shower faucet composed of Iconico brand hand-held wall mounted shower head single lever.

Bidet faucet composed of single-lever for bidet **Iconico brand**.

Bathtub faucet. Floor-standing bathtub mixer with hand shower **VOLA brand**.

Second bathroom

Sink faucet composed of **Iconico brand** single-lever wall-mounted basin mixer with 150 mm pipe.

Shower faucet composed of **Iconico brand** hand-held wall mounted shower head single lever.

Toilet

Wall-mounted mixer tap with 150mm **Iconico brand**.



Bathtub faucet **Shower faucet**



Sink faucet **Bidet faucet**

Bathroom fixtures

Main bathroom

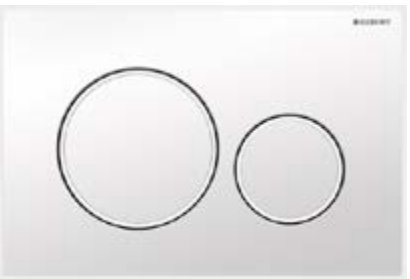
- Villeroy & Boch suspended toilet with recessed tank.
- Villeroy & Boch suspended bidet.
- GEBERIT brand double flush toilet flush plate SIGMA20.
- Space freestanding bathtub in white Hidrobox.
- Showerdeck System concealed under flooring for shower.
- Fixed glass partition with door, laminated glass pane 4+4 with VITRUM stainless steel hinges.

Second bathroom

- Villeroy & Boch suspended toilet.
- GEBERIT brand double flush toilet flush plate SIGMA20.
- Showerdeck System concealed under flooring for shower.
- Fixed glass partition with door, laminated glass pane 4+4 with VITRUM stainless steel hinges.

Toilet

- Villeroy & Boch suspended toilet.
- GEBERIT brand double flush toilet flush plate SIGMA20.



GEBERIT brand toilet flush plate



Villeroy & Boch suspended toilet with recessed tank.



Space free-standing bathtub in white Hidrobox.

Option A | Main kitchen + kitchenette

Main kitchen



Bulthaup employs genuine materials of maximum quality in its kitchen systems. The materials have been chosen using the following criteria:

- maximum quality
- adequate materials according to their application
- ecological
- aptitude for use
- durability
- authenticity
- harmony between materials and colours.

In the manufacturing process the most modern techniques following the strictest standards of dimensions and quality are used.



Alpine white **China clay** **Platinum** **Stone** **Flint grey** **Clay 2** **Graphite** **Anthracite**

Laminated façades

Medium density fibre board (MDF) finished with melamine on both sides.

Polypropylene edges 1.8 mm thick, laser welded, with round edges and aluminium edges 1 mm thick with bevelled edges.

Laminated countertops

Material composed of various layers of paper pressed with melamine resin (CPL = Continuous Pressure Laminate). All of the layers of paper are stained thickness 1.5 mm.

Countertop 1 cm laminated/HDF/laminated.
Countertop 5 and/or 9 cm; laminated/light conglomerate/laminated.

Edges: multilayer laminated 1.5 mm, bevelled edges. Aluminium edges 1 mm, bevelled edges.



Face 1
DFK4 Laminated B8
stone

Countertop Bulthaup 1
cm LAL2 D8 stone

Integrated handle



Sink 55 cm



Faucet Bulthaup



Refrigerator 60 cm
Gaggenau RB 289
300 **Freezer 60 cm**
Gaggenau RB 287
200



Microwave
Gaggenau Series 200 BMP 224 110

Oven 60 cm
Gaggenau Series 200 BMP 210 112



Dishwasher 60 cm
Miele G5260 Vi Active



Bora PURA:
Induction plate with extractor
and integrated surface.



Under counter wine storage
Gaggenau Series 200
RW 404 262.

Option A | Main kitchen + kitchenette

Kitchenette



- Material:**
- Two component water based polyurethane lacquer.
 - Shine degree: matte, 14 units of shine.

- Support base:**
- Fronts/sides: MDF light.
 - Shelf: light agglomerate.
 - Wall panel /rear finish / sliding door: MDF

Rounded edges.

Laminated countertops

Material multilayer obtained through pressing various layers of paper and phenolic resin (CPL = Continuous pressure laminate): All of the layers of paper are stained.

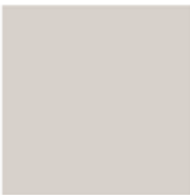
Construction: laminated/light conglomerate/ laminated.

Edges: laminated the same as the surface; rounded edges.

- Productos:**
- Countertop
 - Bar of the bar



Alpine white



Stone



Clay 2



Materials b1
Front 11ML1 Matte Lacquer Q8 alpine white 3

Countertop
Porcelain white 2 cm

Handle 1
Integrated b1

Sink
Franke 45 cm

Faucet
Franke



Side by side Refrigerator 60 cm
Siemens KS36VVI3P

Side by side Freezer 60 cm
Siemens GS36NVI3P



Wall extractor 90 cm
Siemens LC97BHP50



Dishwasher 60 cm
SN73HX60CE Siemens

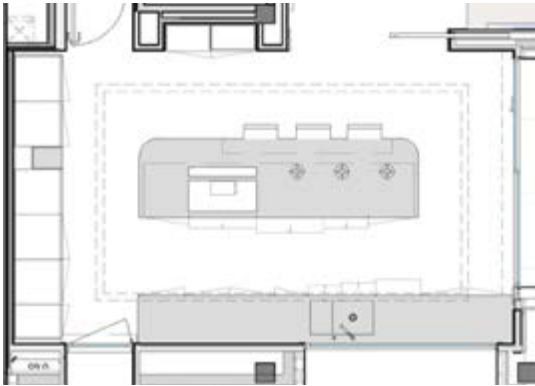


Flex Induction Plate 80cm
Siemens EX875LEC1E



Oven 90 cm
Siemens VB558C0S0

Option B | Main Kitchen Only



Cabinetry
Vertical Cabinets: Ecolak category in carbon finish with oak graphite interior and black coloured handles.
Lower front units: Ecolack category in carbon finish with oak graphite interior and Sloane handles in walnut canaletto.
Under island units: XILA cabinet in Ecolak category finished in arctic white with oak graphite interior. Upper-level open units with shelf area in walnut canaletto.

Countertops
Island: Krion Snow white
Side: countertop in front cabinet finished in silk ceramic marble, including the sink according to the design.

Accessories
1 Cutlery tray 90 cm
1 Cutlery tray with knife storage block 90 cm.
1 Waste classification system 90 cm

Island:
Finished in circular white lacquered strips according to the design.

Shelves
Composition of shelves finished in walnut canaletto and LEDs according to the design.



**Refrigerator
Gaggenau
Series 200**



**Freezer
Gaggenau
Series 200**



**Under counter wine
storage Gaggenau
Series 200**



Oven Gaggenau Series 200

**Microwave Gaggenau
Series 200**



**Induction plate
90 cm MIELE**



**Dishwasher
Gaggenau series 200**



Exhaust Fan MIELE



Valve cover CAPFLOW
WHITE



Faucet Linus S WHITE



Outdoor Kitchen

The outdoor kitchen is comprised of two modules. In the first we find a cabinet finished in Porcelain on all sides except the interior where the professional appliances are located (refrigerator, ice machine, dishwasher if requires, gas bar-b-cue with flat stainless-steel top).

The 50 x 40 cm sink is made of the same porcelain, integrated, and has a stainless-steel faucet.

The second module, formed of a 3 m x 1 m table, has a central support of a stainless-steel tube finished in brown or Corten steel. The top is also made of porcelain and includes a container for ice and beverages.

Electricity

SCHNEIDER brand D-LIFE model anthracite colour mechanisms/switches.

- Simple and double buttons
- Buttons KNX Pro
- Multi-touch screens KNX Pro

MOBOTIX brand Video Intercom model D210TV.

Illumination

The dwelling has dimmer switched in the kitchen, dining and living room, and ON/OFF switched in the rest of the house.

The **types of luminaries** are:

- LLIURA brand LED lighting
- LINEALIGHT brand Model Quantum R Downlight Luminaries fit into false ceilings and GOOD NIGHT LIGHTING Ipsufacto IP model, colour white RAL 9003.
- LINEALIGHT brand wall sconces, model Quara 65, white colour to illuminate exterior stairs and walkways.



LINEALIGHT brand
Downlight Quantum R



Wall sconces,
model Quara 65

Domotic System

SCHNEIDER brand KNX System Network, controlling illumination, air conditioning, heating and blind opening.



Air Conditioning

AIRLAN brand fan coil type air conditioning in false ceiling for each room integrated with the aerothermy system.

The distribution of the air conditioning is through Climaver Nero ISOVER linear diffuser ducts with hidden groove, simile Look 40 mm and linear wall grating LMT+SW+CW+AA MADEL brand.

The circulation is through the grated panels next to the closet doors.

Heating and cooling

The ACS of the dwelling is performed through two LAPESA brand reversible hot air-water pumps with 2 accumulation reservoirs with capacity for 500 litres.

Chimney

Ethanol chimney system.

Ventilation

Mixed ventilation system with SODECO brand NEOSILENT model in-line duct exhaust fans.

Radiant floor

Radiant floor hot water heating system throughout the home and electrical in the bathrooms with domotic control.

Water supply

The housing development's water supply is through the municipal network. To treat the water, the dwellings have an osmosis system with an accumulation reservoir for 3,000 litres of decalcified water.

Outdoor pool and Jacuzzi

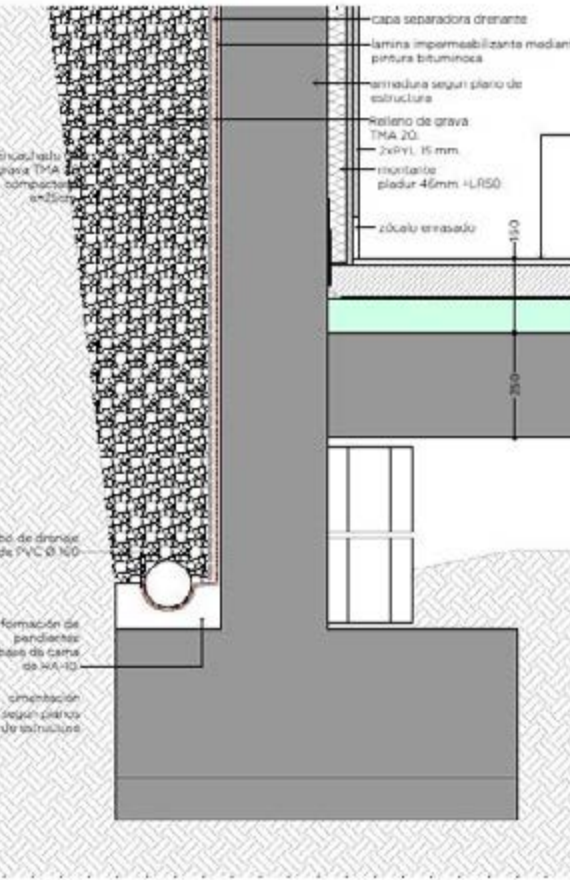
Outdoor pool and jacuzzi using saline electrolysis with infinity effect and finished with olive coloured 10 x 10 tiles.



Technical Specifications

Foundation

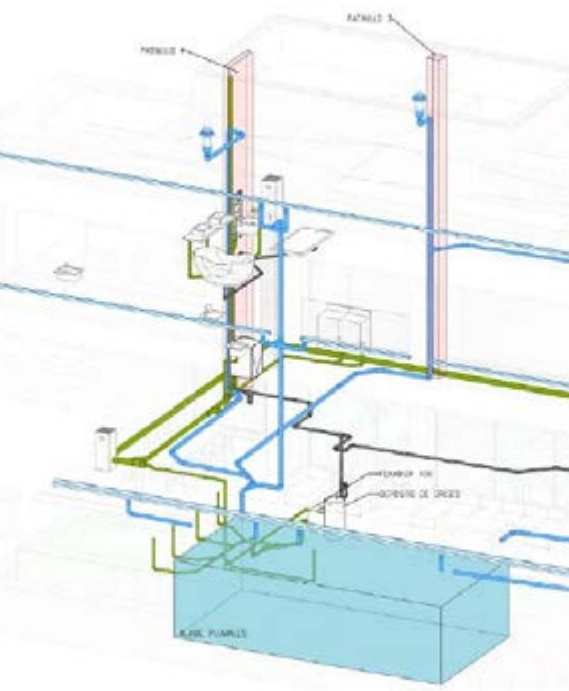
The foundation of the different buildings will be executed using shallow foundations of reinforced concrete. These systems are composed of insulated footings under columns and under continuous underground containment walls.



Sewage and rainwater drainage

The sanitation system will be composed using a separation network with three channelling systems, all made of soundproof PVC pipes hung in the interior of the false ceilings of the dwelling.

The rainwater will be channelled through soundproof PVC pipes to the dwelling reservoir, which will have a volume of 3 cubic meters per 100 square meters of surface.



For the sewage system, the installation of a septic tank is not planned, since it will be connected to the public sanitation network, drainage through soundproof channels. The installation has a Ecoagua brand grey water treatment KIT V 500 composed of:

- Reservoir of Fibre Glass Reinforced with

- Polyester Diameter 80 cm, height 110 cm.
- Solenoid valve with level 3 4 switch for supply of water from the treatment network, filter, grey water entrance of 63 mm. Submerged single-phase pump 220 V Atenas 103 M 0 7 CV.
- Pressure control 220 V, ignition pressure, 1 5 Kg/ cm2
- Peristaltic pump and programmer.
- Chemical treatment dispenser.
- Regenerated water impulsion 1"
- Drainage and overflow valves connected to the well pump.

Structures

Slabs

The dwelling slabs will be unidirectional of reinforced concrete with a 25 cm edge =20+5 cm and reticular of reinforced concrete with a 30 cm edge = 25 +5 cm, made of HA-30/B/20/IIIa concrete, UNE-EN 10080 B 500 SD steel, in the amount required by the structural plans, over a continuous wooden formwork, "in-Situ" nerves 15 cm, inter axis 85 cm, concrete block, for reticular slag, 70 x 23 x 25 cm, welded mesh ME 15 x 15 Ø 5-5 B 500 T 6 x 2, 20 UNE-EN 10080. In the case of the cantilever beams they will be made of solid concrete slab HA-30. The slabs in contact with the land will be made of 20 cm thick sanitary slabs, made of prestressed girders of reinforced concrete and hollow bricks. The slab will be produced of 20 cm reinforced concrete over an attractive 30 cm PVC gravel laminate and isolation in the basement areas.

Walls

The walls are constructed with reinforced concrete, in 25 cm sections and HA-30/B/15/IIIa concrete. All of the walls in contact with the land will be treated to be waterproof and drainage in the extrados of the wall finished with EPOXY based paint.

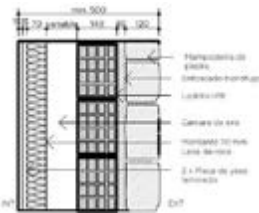
Roof

Non transit inverted flat roof, with gravel, 1%-5% slope,made of;SLOPE FORMATION:light concrete, SEPARATION LAYER UNDER WATERPROOFING MEMBRANE: non-woven Polyester fibre geotextile. WATER-PROOFING: single layer, not adhered, formed by a flexible PVC-P (fv) waterproof film 1,2 mm thick, with a veil structure made of fibre glass. THERMAL ISOLATION; rigid panel of extruded polystyrene, smooth surface with a 40 mm thick mechanical side half lap joint. PROTECTION LAYER of round edge fine free white quartz 16 to 32 mm in diameter, spread with an average thickness of 10 cm. Green cover and/or tiling, depending on the area.



Enclosures

The enclosures of the building are made of glass systems of brick H16 walls chamber and insulation of double layer carton plaster with thermal insulation based on sheetrock of 5 to 8 cm thick.



Partitioning

Sheetrock partitioning and lining with interior mounting 46/70 and double layers on both sides with anti-vibration membrane white plastic paint RAL 9010 with Velo Glass and sheetrock interior 50/70 thick.

False ceilings

False ceilings throughout the house with plaster panels attached to a hidden structure of primary and secondary profiles, and installed every 400 mm, suspended from the slab through suspension forks and threaded rods, to which the panels are attached. Finished with plastic paint RAL 9010 with velo glass.

Wood carpentry and closets

Interior doors

Single interior sliding and pivot doors, of different widths and heights of 2.60, and 2.80 m, in 45 mm thick wood of 5 mm on both sides, finished in white colour, pine wood casing with dimensions for leaf with galvanized or stainless-steel hooks. Solid 12 cm frame and solid hinge covers on both sides 7 cm x 2 cm, stainless steel hanging hardware, matte stainless-steel handle.

Closets

Closet doors made of wood and finished with smooth white lacquer. Closet interiors of marine plywood covered in fabric melamine, finished in Cancun linen design. The interior includes a hanging bar, shelves and drawers according to interior design, interior LED illumination.

Front door entrance to the dwelling.

Pivoting armoured door made of TEKA wood, finished with natural oak stain and fixed side entrance. Door height 2.60 m and width 1.50 m with passage width of 1.20 m. Hidden pivot system and iron handle lacquered in matte black, security locks with 10 closing bolts.



Metallic carpentry, glazing and locks and latches

Windows

CORTIZO brand Anodized Aluminium Windows in anthracite grey colour. The aluminium profiles include thermal bridge breakage.

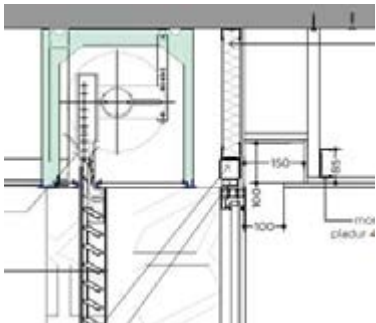
Models:

Cortizo Cor Vision, Cortizo Cor Vision Plus, Cortizo Vision Millenium Plus and Fixed with hidden panel Cortizo Cor.

Guardiasun laminated glass 44.1 / 12 / 33.1 with thermal transmittance Uw from 1.4 (W/m2K).

Blinds

Motorized roll-up blinds with tubular profiles in bedrooms. GRADHERMETIC brand Alumetic model Blind Box in smooth aluminium finished in anthracite colour.



Glass railings

Glass railings installed on or anchored to the edge of the slab, CORTIZO BRAND "View Crystal". Model railing system consisting of extruded profile and laminated glass 8+8 with bevelled edges.

Handrails are metal, no wall handrails.



Exterior gates

Metallic Corten steel carpentry with manual and automatic opening. Finished with stamped antioxidant.

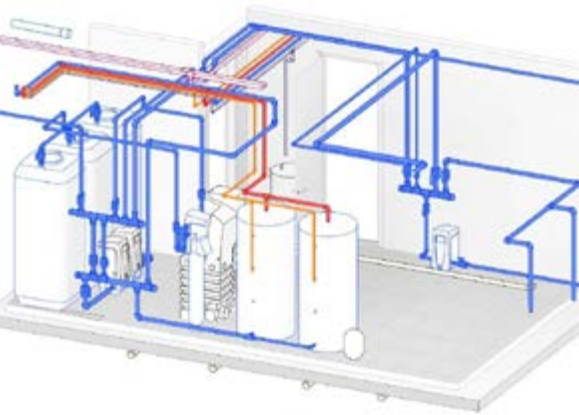
Water supply and energy saving

For the water supply the connection to the pre-existing water supply in the housing development is available.

To treat the water of the dwellings there is a water softener osmosis system with an accumulation reservoir for 3,000 litres of decalcified water.

Water softener model BA Eco Data 318 and inverse Osmosis Bonaqua basic model, both CILLIT brand.

As an energy saving system AEROTHERMY will be installed. This is a highly efficient technology that extracts energy from the air, 75% of which is from external air and only 25% is supplied by electric consumption. This system recirculates the residual heat from the heat pump to heat the dwelling.

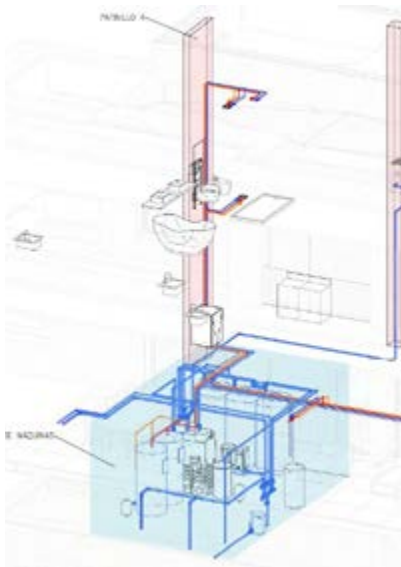


Plumbing

The **plumbing system** will be comprised of a water counter divider, a water softener with an Osmosis system, 3,000 litres of accumulated decalcified water in the reservoir and a group of 2 pressure pumps to supply the dwelling.

An osmosis system will be installed under the sink in the kitchen.

The plumbing is made of co-polymer polypropylene PP R Aquatherm pipes for the distribution of the water to the collectors, and with reticulated polyethylene Uponor-Wirsbo PEX for the hot and cold-water networks with thermal armaflex insulation. The Uponor Quick&Easy system of collectors and pipes of PVC series C for the drainage network with the diameters necessary at each point of use. Each apparatus will have an individual trap.



Sanitary hot water system using aerothermy including heat pump and hot gas recollection. The system has two LAPESA brand Coral Vitrified series, model CV HL 500 l accumulation reservoirs.

This system recirculates the residual heat from the heat pump to heat the dwelling.

For the **irrigation system** the reservoir from the rainwater collection network will be used.

The irrigation network has a diameter of 63 PE with a network of irrigation systems in the green areas, distribution network and secondary system, that is adapted to the characteristics of the vegetation and the design of the green areas.

As required, **three types of installations exist:**

- **Localized irrigation** with high frequency by dripping for trees and bushes.
- **Spray irrigation** for the ground cover vegetation.
- **Network of irrigation hydrants** for emergency irrigation and irrigations at the back of plantations.

Heating and cooling

The ACS of the dwelling is performed through two CLIMAVENTA brand reversible hot air-water pumps for heating and cooling.

The **models** are:

- **i-BX N 030 T** with cooling power of 29.50 kW and heating power of 32.20 kW. This pump for the production of hot and/or cold water reaches 60 °C, with Scroll Inverter compressors in configuration of a single circuit with R410A refrigerant.
- **AWR DHW2 XE 0101/s** with a non-recovery cooling power of 22.80 kW and with total heat recovery is 18.37 kW. The thermal power of the recovery in cooling mode with total heat recovery is 26.40 kW.

The heating power is 28.80 kW and is capable of producing hot water of 55 °C with total heat recovery.

For the ACS, the installation has two accumulation reservoirs LAPESA brand model coral vitro CV 500 HL, with 500 litres of capacity and the two inertia reservoirs of the LAPESA brand Geiser Inercia series with a 200-litre capacity.

The dwellings have **aerothermy** as the energy saving system.

Radiant floor system using hot water ALB in the dwelling, made up of:

- Thermal formed panel 30 mm, 25 KG /m³, with PS laminate
- Multilayer air conditioning pipe radius of 17, c 2R-200
- Perimeter tape 150 x 8 mm
- Mortar additive

This system includes a damp rotor circulation pump DAB brand Evoplus B 60/220.40 with a temperature

range of -10° C to + 100° C, maximum work level 16 bar, protection degree IP 44 with 175 kW of power.

SCHNEIDER brand KNX actuator to control radiant floor by domotic control up to six areas,

Electric radiant floor in bathrooms

SCHULTER DITRA HEAT DH E HK 47 system.

The dwelling has a **chimney** ethanol system in the living area.

Electric installation

The **electric installation** includes:

- General A switch located in the principal entrance to the dwelling.
- General panel in the technical area.
- KNX panel on each floor.
- Pool panel in the machine room.

The mechanisms are SCHNEIDER brand D-LIFE model anthracite colour of different types depending on their location and control function.

- Simple and double buttons
- Buttons KNW Pro
- Multi-touch screens KNX Pro

The dwelling has an **electronic vehicle charging station** Wall box Commander with a 7" touch screen with the following characteristics:

- Connections: Ethernet
- Charge Protocol IEC 61851.1
- Dimensions (without connector): 220 x 150 x 135 mm
- Protection level: IP 54
- Cable length: 5 m
- Designed for charging plug-in electric or hybrid vehicles: Audi, BMW, BYD, Mercedes Benz, Renault, Smart, Tesla, Volkswagen and Volvo.

Illumination

The types of luminaries in the dwelling are:

Linear LED waterproof IP67 2700K, 1430 lm / m, 24V CRI 80 and 14.2 W/m, Lluira brand Luxel 14.2 adjustable model. Includes:

- Surface mount profile with 30° optic Star 4 maximum 20 W/m of AL6060 STR 4 30 aluminium.
- Transparent cover DIF STR4 30.

Linear LED interior IP20 2700K, 1585 lm / m, 24V CRI 80 and 14.2 W/m, Lluira brand Moon 14.2 model. Includes:

- Surface mount profile with matte diffuser, Star 4 maximum 20 W /m of AL6060 STR 4 DM B aluminium.
- Cover grey dial with STR-4-TPT DRILL.



Downlight 10W and 800 mA. Linealight Quantum_R model. White colour RAL 9003, tone 2700K and CRI80. Regulation ON/OFF. Transformer 10W ON/ OFF.

Downlight 10W and 800 mA. Linealight Quantum_R model. White colour RAL 9003, tone 2700K and CRI80. Regulation phase cut 0-10V. Transformer; 10W 0-10V.



Downlight 2W and 630 mA. Linealight Quantum_R model. White colour RAL 9003, tone 2700K and CRI80. Regulation ON/OFF. Transformer 2W ON/OFF.

Downlight 2W and 630 mA. Linealight Quantum_R model. White colour RAL 9003, tone 2700K and CRI80. Regulation phase cut 0-10V. Transformer; 2W 0-10V.



Downlight 2W and 630 mA. Linealight Quantum_R model. White colour RAL 9003, tone 2700K and CRI80. Regulation phase cut 0-10V. Transformer; 2W 0-10V.

Quara 65 wall spotlight white IP65 2W 3000K regulation ON/OFF Linealight brand. Wall spot type luminary to mark exterior roads and stairs. Structure colour white, colour temperature 3000K Transformer 2W ON/ OFF.



Downlight of 11W and 500 mA. Good NIGHT LIGHTING Ipsofacto IP model White colour, colour temperature 2700K Regulation ON/OFF. Transformer of 500 mA DC

Domotic

SCHNEIDER brand KNX System Network, controlling illumination, air conditioning, ventilation, blind opening, and CCTV security system.

Telecommunication

DTT Antennae and RJ 45 type for internet digital platforms. Pre-installed WIFI in false ceilings allowing the installation of routers in all areas of the dwelling.

Rack series I-400 with capacity for 12U black colour and glass door with dimensions of 600 x 1000 mm, Equinsa brand.

Air conditioning systems

Air conditioning

AIRLAN brand fan coil type air conditioning in false ceiling for each room, with cooling power between 1.74 and 9.50 KW and heating power between 1.65 and 13.07 KW.

The distribution of the air condition is through ducts formed of rigid panel high density fibreglass Climaver Neto ISOVER.

Hidden groove linear diffuser ducts, simile Look 40 mm and linear wall grating LMT+SW+CW+AA MADEL brand.

The circulation is through the grated panels next to the closet doors.



Air conditioning

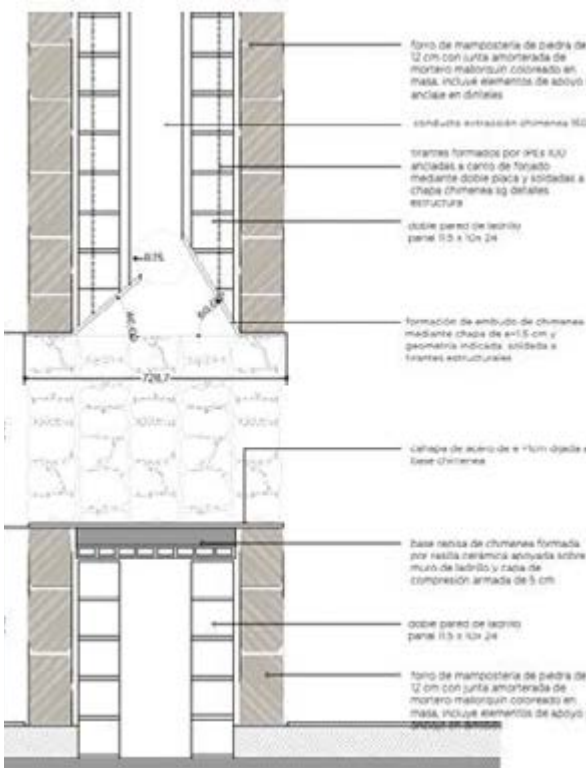
The dwelling's air conditioning system is made up of a hot air-water pump for the production of heat and cooling. The homes will also use aerothermy as an energy saving system.

Floor

Radiant floor using water as heating system throughout the house, except the bathrooms which will have an electric radiant floor.

Chimney

Traditional chimney system.



Ventilation

Mixed ventilation system executed with MAXIVENT ADEQUA PVC tubing and SODECA brand NEOSILENT model exhaust fans.



Pool and Jacuzzi

Pool

Pool and jacuzzi executed with sprayed and fast set concrete 15 cm thick on the sides and 20 cm on the bottom, and the structure of the steps with hollow bricks filled with cement mortar.

Waterproofing with waterproof mortar.

Silica sand filtering equipment and laminated filter Vesubio model 750 both Astrapool brand.

Multiflow suction and discharge nozzles in the walls and illumination LED lumiplus Mini 211, both Astrapool brand.

Main pool and Jacuzzi saline electrolysis of 32 g, self-cleaning, with integrated ORP pH control up to 120 m3, NEO 32+ low salt IDEGIS brand with variable peristaltic dosing pump, 4 l/h, 1'5 bar BR.06.40 from Idegis.

It also includes a 100-litre polyethylene reservoir model RC 120 dispenser for storage and dosage of chemical products.

The jacuzzi heating system has a 11.6 Kw Astral Pool brand Starline 13 model heat pump. The pool is not heated.

Finished with 10 x 10 tiles. Infinity.

Exteriors

Exterior landscaping of the lots with autochthonous vegetation.



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