



Building specifications

LOCATION

C/ BARTOMEU QUETGLAS 5-7

C/ MIQUEL ROSSELLO I ALEMANY 33, PALMA

DEVELOPER

OSIMED



1. Structure and foundations

FOUNDATIONS. Reinforced concrete footings and retaining walls.

STRUCTURE. Reinforced concrete floor slabs and columns. Extension and reinforcement of existing structure with steelwork.

2. Enclosure

EXTERIOR ENCLOSURE. H-16 ceramic brick outer wall, cement render to the internal face, air cavity, thermal insulation of rock wool and metal framed double layer plasterboard lining.

CLADDING. Water resistant coloured organic render and Newtechwood or similar capped wood plastic composite to the facades. Large format porcelain tiling to the terrace walls.

ROOFING. Walkable inverted flat roof with thermal insulation and finished with natural stone flooring on plots.

3. Partitions

BETWEEN APARTMENTS. Acoustic brick wall and cement render, air cavity, thermal insulation and metal framed double layer drywall to each unit.

BETWEEN APARTMENTS AND COMMUNAL AREAS. H-16 ceramic brick wall, cement render, air cavity and thermal insulation to both faces and metal framed double layer drywall to the unit and moisture resistant plasterboard shaftwall to the communal areas.

WITHIN APARTMENTS. Metal framed drywall with thermal insulation. Moisture resistant plasterboard to wet rooms.

4. Ceilings

INTERIOR. Laminated plasterboard false ceiling throughout the apartments. Moisture resistant boards to wet rooms.

EXTERIOR. Aquapanel or similar cement board false ceilings.

5. Interior finishes

CLADDING. Natural grey limestone with hammered and aged finished and 60x60 format to shower and bath enclosures.

PAINT. White washable acrylic paint with matt finish to walls and ceilings.



6. Flooring

UNITS:

- Balearic grey stone tiles with hammered and aged finish and 60 x 60 format in living/dining area, wet rooms and hallways.
- Oak multi-layer parquet with 14 cm boards in bedrooms.
- Balearic gray stone tiles on plots with hammered finish and 60 x 60 format in terraces.
- Newtechwood or similar fully capped wood plastic composite decking in private solariums.

COMMUNAL AREAS:

- Balearic gray stone tiles with hammered and aged finish and 60 x 60 format in communal areas and staircases.
- Polished concrete in parkings and stamped concrete on access ramps.
- Non-slip porcelain tiles to utility rooms, gym, multipurpose room and community toilets.
- 2,5 x 2,5 cm mosaic tiles in blue tones to swimming pools.

7. Carpentry

EXTERIOR. Cortizo or similar aluminum carpentry for sliding and hinged doors and windows. Matt dark grey finish. Thermal break and double glazing throughout.

INTERIOR. Reinforced security entrance door in moisture resistant MDF, lacquered in white. JNF or similar ironmongery. Concealed hinges, peephole, handle inside and knob outside.

Interior doors in moisture resistant MDF and lacquered in white. JNF or similar ironmongery. Concealed hinges and handles, and bolts to bathroom and toilets.

Bespoke floor to ceiling fitted wardrobes with hinged doors in moisture resistant MDF, matt white lacquered. Inner lining in melamine. Including hanging bars, drawers with soft close runners and shelving according to design.

8. Sanitary and brassware

SANITARYWARE

- Grey Balearic stone shower tray, hammered and treated with water repellent, linear drain with stainless steel channel and recessed surface cover with stainless steel frame.
- Wall mounted Duravit or similar toilet with concealed cistern and dual flush plate.
- Laminated modular cabinetry with integrated handles and resin top and sink. Bespoke anti-fog mirror with indirect LED light.

BRASSWARE AND ACCESSORIES

- Basin. ICONICO or similar monoblock mixer. Chrome finish.
- Shower. ICONICO or similar wall mounted monoblock mixer with inverter and handset. Square head with wall bracket.
- 8mm laminated glass shower screen with stainless steel ironmongery.
- Runtal or similar electric towel radiator.



9. Services

PLUMBING

- Cross-linked Polyethylene (PEX) piping for water supply.
- Hot water will be provided by a Mitsubishi Electric or similar high-energy efficiency air heat pump and 200-liter water tank.
- Automatic water softener per apartment.

HEATING / COOLING

- Water underfloor heating system.
- Air conditioning by Mitsubishi or similar high-energy efficiency air source system with indoor units within the false ceiling. Air supply and return by ceiling aluminium grills.
- Airzone HVAC control system with smart touch-screen thermostats in each room.

ELECTRICITY / TELECOMMUNICATIONS

- Electrical installation according to regulatory requirements. High electrification score.
- Telecommunications installation with TV and data sockets in living room and bedrooms and optical fiber in living room according to regulations.
- JUNG switches and sockets model LS 990 or similar.

LIGHTING. LED C4 luminaires or similar. Recessed LED downlighting to all rooms.

10. Kitchens

FURNITURE

- Contemporary design with low and tall units with laminated doors in minimalist lines. 45° Edge in doors and a straight profile to avoid handles.
- Aluminum skirting and 2 cm quartz worktop.

APPLIANCES

- Siemens or similar built-in three-burner induction hob, integrated combined fridge, stainless steel oven, microwave, integrated washer-dryer and ceiling-mounted extracto.
- Single stainless-steel sink 50 cm with monoblock mixer tap.

11. Community

AMENITIES

- Community infinity pool with underwater lighting and solarium.
- Sauna, gym and community toilets.
- Communal gardens with native plants and programmed irrigation system.

INSTALLATIONS

- Pedestrian access doors with video entryphone system. FERMAX or similar.
- Communal areas lighting by motion detectors.
- ORONA or similar lifts with capacity for 6 people. Cabins in oak with mirror and Balearic grey stone flooring.
- Motorised gate with remote control for vehicle entry.



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1. Laminated modular cabinet in bathrooms.
2. Single stainless steel basin and monoblock mixer.
3. LED C4 or similar pipe ceiling in black.
4. Runtal o similar electric towel radiator with matt brushed stainless steel finish.
5. Minimalist line kitchen with 45° edge doors.
6. ICONICO or similar monoblock wall-mounted mixer with inverter and handset.
7. Airzone Think AC/UFH control screen for living-dining area.
8. Siemens or similar integrated dishwasher.
9. ICONICO or similar monoblock mixer for the basin.



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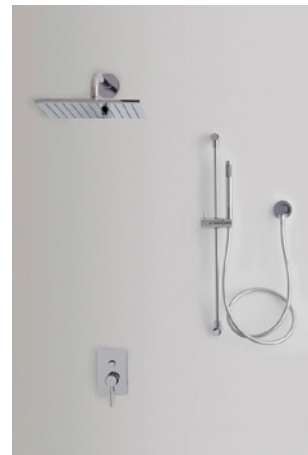
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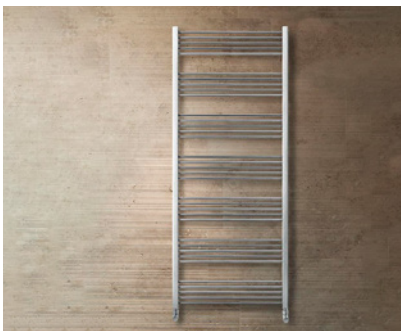
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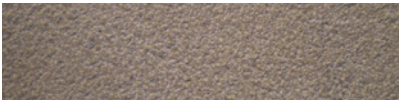
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Building specifications

10. Airzone Lite AC/UFH control screen for bedrooms.
11. Balearic grey stone tiles with hammered and aged finish.
12. Oak multi-layer parquet in bedrooms.
13. Porcelanosa Dayton Sand or similar porcelain tiles to terrace walls.
14. Duravit o similar wall-mounted toilet and dual flush plate.
15. Siemens or similar stainless steel finish oven.



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OSIMED
a balearic experience

CONTACT

Carrer dels Mestres d'Aixa, Local 5
07014 Palma, Illes Balears.

T: (+34) 871 115 359

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