

C/ MARIA DE MOLINA 40, 28006 - MADRID

ARCHITECTURE & DESIGN

C/ GÓNGORA 8, 14003 - CÓRDOBA

QUALITY SPECIFICATIONS

6 VILLAS
IBIZA
CALA LEÑA LIVING

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CONCEPT

MEDITERRANEAN PARADISE



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CALA LEÑA LIVING

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General construction

FOUNDATIONS AND STRUCTURE

The foundation system shall be determined based on the data obtained from the geotechnical survey, envisaged as a reinforced concrete slab foundation. Its thickness and mechanical characteristics shall comply with the structural calculations defined in the execution project.

The structure shall be executed using waffle slabs and/or reinforced concrete slabs in accordance with the applicable structural

MASONRY

Exterior enclosures shall consist of cavity wall construction with half-brick perforated masonry, an intermediate cavity, interior plastering, thermal and acoustic insulation using mineral wool, and a self-supporting dry lining system with laminated plasterboard (Pladur or similar).

Interior partitions shall be constructed using laminated plasterboard with internal insulation, fully complying with the thermal and acoustic requirements established by the Spanish Technical Building Code (CTE).

ROOFING

Walkable flat roofs shall be executed using an inverted roofing system comprising slope formation, waterproofing membrane, rigid extruded polystyrene insulation boards, protective mortar layer and a final finish of non-slip porcelain stoneware flooring, in accordance with DB-SUA of the CTE.

EXTERIOR CLADDING

The exterior façades shall be finished using a continuous coating system applied over the enclosure masonry, consisting of a cement-based render applied to the substrate, levelled and finished with a breathable mineral render, finely trowelled, in white colour, in keeping with traditional Ibiza architecture.

The system shall include all necessary layers for levelling, adhesion and finishing, ensuring adequate protection against atmospheric agents, durability and correct breathability of the enclosure.

The final finish shall present a slightly textured, matt appearance, characteristic of traditional island renders, contributing to an aesthetic integration with the Mediterranean environment and vernacular Ibiza architecture.

INTERIOR CLADDING

The entire dwelling shall be paved with large-format porcelain stoneware flooring. Porches and terraces shall be finished with large-format non-slip porcelain stoneware of the same material as the interior flooring. Solariums shall be finished with large-format non-slip porcelain stoneware matching the interior material.

Bathrooms and laundry rooms shall feature porcelain wall tiling matching the flooring material. All private swimming pools shall be finished with the same type of porcelain lining. All common areas shall also be paved with porcelain stoneware.

Walls and ceilings shall be finished with smooth plastic paint. Continuous accessible suspended ceilings shall be installed in kitchens and bathrooms to ensure correct maintenance of indoor climate units.



WOOD JOINERY

Interior doors shall be hinged and/or sliding, floor-to-ceiling leaves, fitted with high-quality opening and hanging hardware. Wardrobe fronts shall be floor-to-ceiling, with hinged and/or sliding doors, lacquered in light tones, fully finished and equipped. A safety deposit box shall be installed in the master bedroom. The main entrance door shall be armoured, with steel plate, exterior and interior wood-panelled finish matching the rest of the joinery, security lock and anti-lever hinges.

EXTERIOR JOINERY

Exterior joinery shall consist of sliding systems with concealed sash or “new pocket” system, manufactured in lacquered aluminium profiles (Cortizo or similar), with thermal break, airtight seals and double low-emissivity glazing (Climalit or similar). The living room glazing shall include laminated glass with solar control C12 and interior motorised screen blinds. Designer Mallorcan-style shutters, sliding and adjustable, by Griesser or similar.

PLUMBING AND SANITARY ELEMENTS

Internal installation for hot and cold water using cross-linked polyethylene piping (Uponor or similar) and PVC drainage, with shut-off valves in all wet areas. Sanitary ware shall be white vitrified porcelain by Roca, Porcelanosa or similar. All bathrooms shall include mirrors, shower screens and vanity units. Domestic hot water shall be produced by individual aerothermal generators per dwelling, ensuring high energy efficiency. All terraces and gardens shall be equipped with an outdoor water tap.

ELECTRICAL INSTALLATION

The electrical installation and level of electrification shall comply with the Low Voltage Electrotechnical Regulations, including TV and telephone outlets in living room, bedrooms and kitchen. LED downlight luminaires shall be installed throughout the dwelling. Electrical fittings by Simón, Niessen, Jung or similar. Video intercom with access camera. Ethernet network with RJ45 outlets in all bedrooms, living room and kitchen. Each dwelling shall feature a home automation system allowing remote and local control, including climate control. Pre-installation for electric vehicle charging in accordance with ITC-BT-52. Security cameras shall be installed around the exterior perimeter of the plot.



AIR CONDITIONING

Climate control shall be provided by a high-efficiency aerothermal system for heating and domestic hot water production. Thermal distribution shall be primarily through underfloor heating, ensuring high thermal comfort, homogeneous climate control and efficient operation. The system may be supplemented by cooling support through fan-coil units or discreetly integrated ductwork, allowing rapid response during periods of high cooling demand. Independent temperature control by room via thermostats shall optimise energy consumption and user comfort. Mechanical ventilation system compliant with the CTE shall ensure adequate air renewal and indoor environmental quality.

KITCHENS

Kitchens shall be delivered fully furnished and equipped, with contemporary design furniture and high-quality finishes. Worktops shall be made of ultra-compact surface materials (Dekton or similar), with integrated sink and single-lever designer tap. Optional multifunction tap system (Quooker or similar). Appliances shall be high-end (Siemens or similar), including integrated refrigerator and dishwasher, induction hob, electric oven, microwave and extractor hood integrated into furniture or ceiling according to kitchen design. Each dwelling shall include a washing machine and dryer located in an independent laundry area, as well as a whole-house water softening system.

OUTDOOR AREAS

Each dwelling shall feature a private landscaped outdoor area designed to integrate with the natural surroundings and Mediterranean architecture. Gardens shall be delivered fully landscaped with Mediterranean plant species adapted to the island climate and equipped with a sectorised automatic irrigation system. Each dwelling shall include a private outdoor swimming pool, designed as a continuation of the terraces and living areas, with independent filtration system. Outdoor areas shall include ambient lighting using low-consumption luminaires, strategically distributed to highlight paths, seating areas and landscaped elements. Paved areas for terraces and relaxation zones shall be provided, using materials selected for durability and aesthetic integration with the architectural ensemble.



FLOORING

INTERIOR



PORCELAIN
Large format

EXTERIOR TERRACE

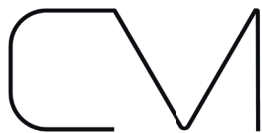


NON – SLIP PORCELAIN
Large format

SOLARIUM REFERENCE



Built-in worktop with porcelain tile cladding
and decorative LED lighting



BATHROOMS CLADDING

GENERAL



PORCELAIN

Large format

DETAIL



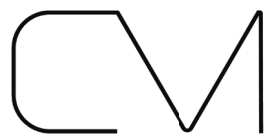
PORCELAIN

decorative
on front wall of shower

REFERENCE



Built-in niche in showers
with integrated LED lighting



LAUNDRY AREA

GENERAL



Walls
Porcelain
Large Format

DETAIL

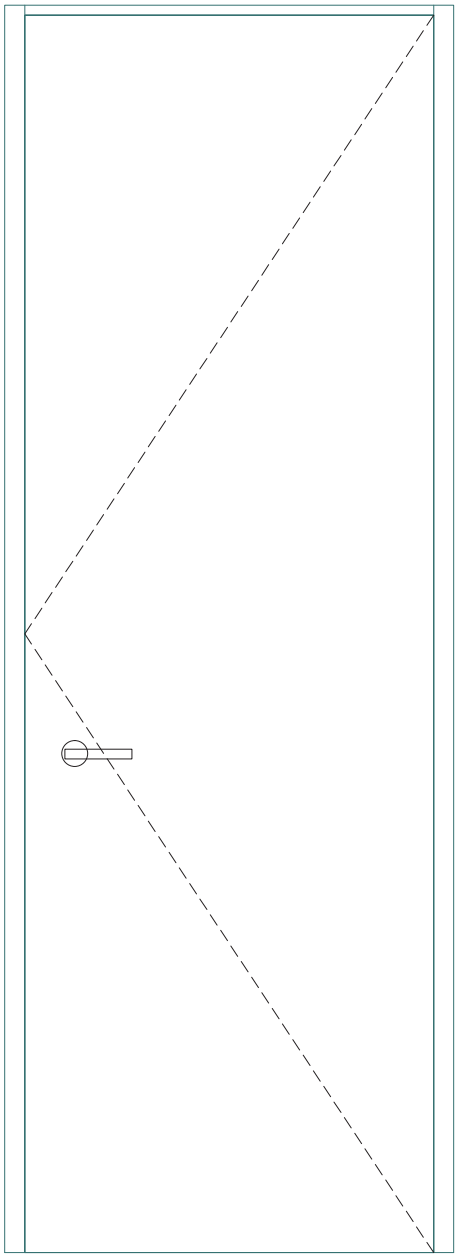


Custom-made furniture
for covering installations



WOOD JOINERY

Doors and cabinets



CHARACTERISTICS

DOORS

Floor to ceiling doors

In bedroom entrances, the door height will be 250cm and the width 82cm

In bathrooms, the height will be 220cm and width 72cm.

Sliding doors will have a finger pull. Hinged doors will have a handle.

CABINETS

Doors 250 mm high.

Hinged doors in the master bedroom, sliding doors in the secondary bedroom.

Interior in linen-textured melamine.

Equipped with hanging rails, drawers, and shelves.

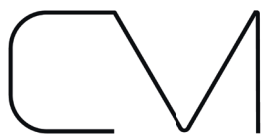
Interior LED lighting.

ACABADO

POSIBILIDAD DE MEJORA

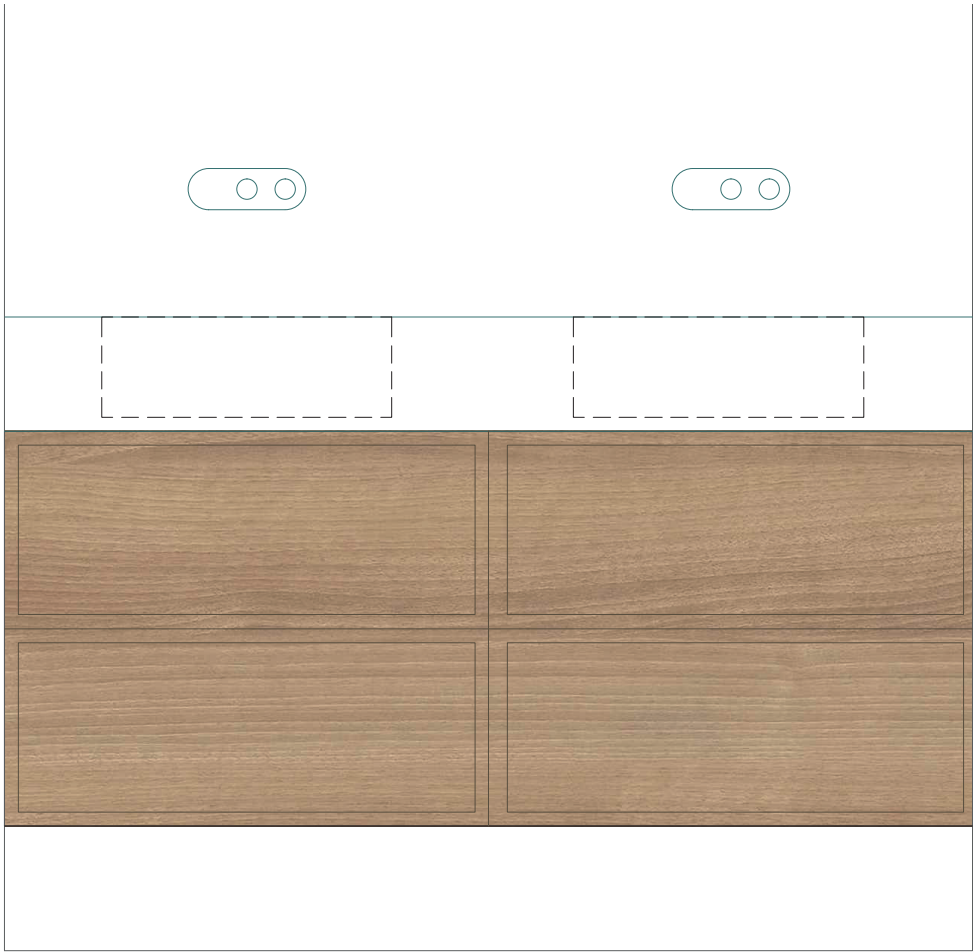


En roble natural



WOOD JOINERY

Bathroom furniture - main bedroom

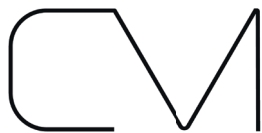


Vanity unit with drawers.
Oak doors with perimeter trim.
Integrated basin in 20 cm thick porcelain countertop.
Under-cabinet LED lighting with motion sensor activation.

Double sink

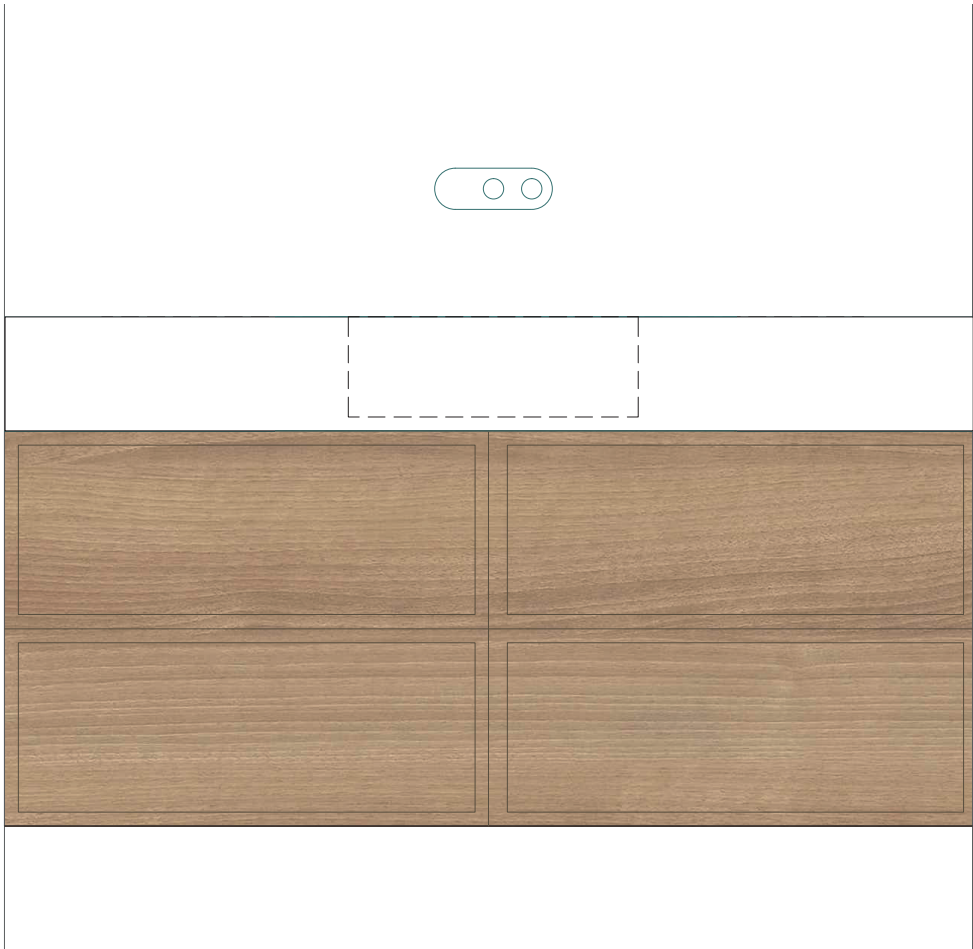


Single-lever concealed basin mixer tap



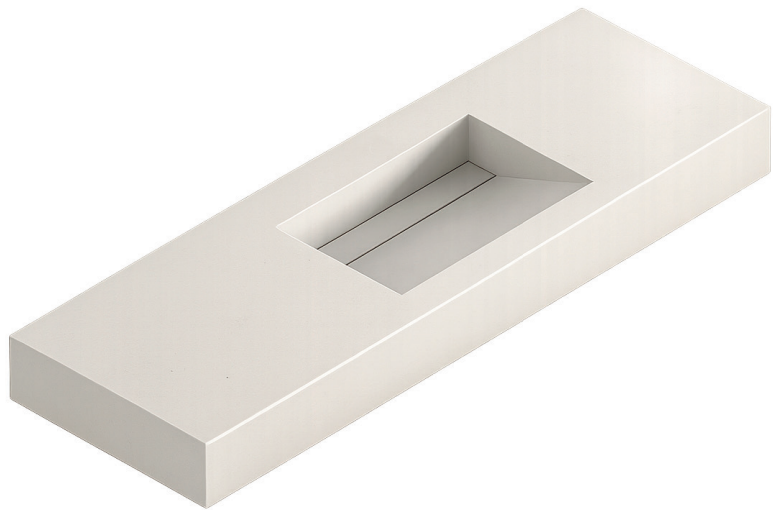
WOOD JOINERY

Bathroom furniture - secondary bedroom

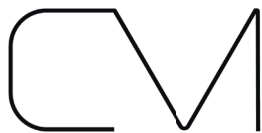


Vanity unit with drawers.
Oak doors with perimeter trim.
Integrated basin in 20 cm thick porcelain countertop.
Under-cabinet LED lighting with motion sensor activation.

Simple sink

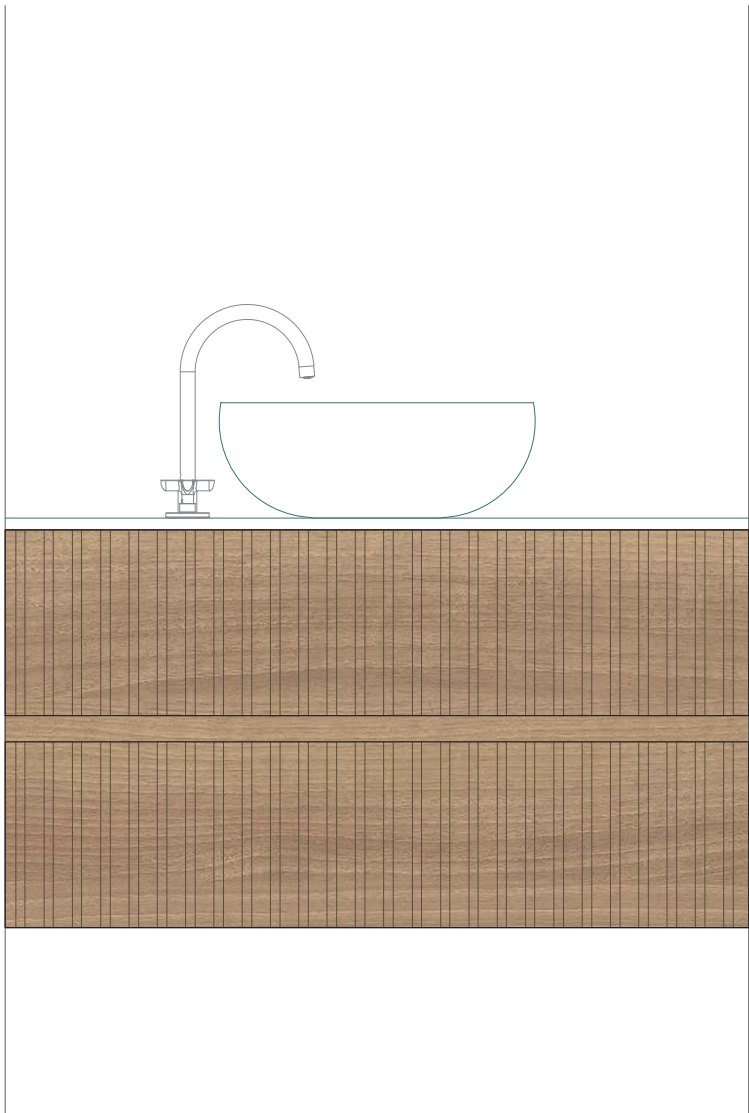


Single-lever concealed basin mixer tap



WOOD JOINERY

Bathroom furniture - ground floor



- Porcelain countertop
- Oak cabinet with milled doors
- Porcelain countertop sink
- Underground LED lighting with motion sensor activation

- Countertop washbasin
- Bowl type
- Color: Matte white/matte sand



High-spout basin mixer tap



SANITARY ELMENTS

Shower Faucet

Monomando empotrado



Ceiling Sprinkler



Cromo

Toilet



Toilet with concealed cistern.
Push button in the same finish as the faucet



matte white



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