



ARENAL D'EN CASTELL

RESORT & RESIDENCES

MENORCA

QUALITY REPORT



azur
HOMES



QUALITY REPORT.

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O1. Structure

The foundations and slabs are built in accordance with the recommendations of the Geotechnical Study and the specifications of the execution projects.

Reinforced concrete slab foundations, 60 cm. height, concrete HA-30/B/20/IIIa, steel UNE-EN 10080 B 500 SD.

Reinforced concrete waffle slab, total depth 30+5, ribs 12 cm. and 80 cm. interaxis, EPS cassette, HA-30/B/20/IIIa concrete and UNE-EN 10080 B 500 SD steel. In accordance with the Technical Code and current regulations.

Concrete walls 30 cm thick, waterproofed on the outside with elastomer-modified bitumen film, internally insulated and with perimeter drainage with high-density polyethylene nodular drainage film and drainage ditch filled with filtering gravel and slotted PVC pipe.

O2. Facades, partitions and insulations

Partitions between dwellings made of perforated concrete acoustic ceramic bricks, mineral wool on both sides and 15 mm plasterboard.

Interior partitions with laminated plasterboards, on acoustic band, (15+70+15mm)400 (70 LM), with 65 mm thick mineral wool acoustic panel.

Suspended continuous false ceilings, on metal structure formed by damp-proof laminated plasterboard.

Smooth plastic paint, white colour, matt finish, two finishing coats, previous sanding of the surface and one coat of primer based on acrylic copolymers in aqueous suspension.

Exterior walls of R10 concrete block for cladding, 20 cm thick, plus self-supporting interior cladding of laminated plasterboard and acoustic panel of 50 and 80 mm thick mineral wool.

The façade will be clad with the SATE construction system, which consists of expanded polystyrene insulation panels (EPS) fixed to the supporting wall on the outside, reinforcement with organic agglomerates, fibreglass mesh and final organic plaster finish with a wide variety of colours to choose from. As a cement-free system, it has unsurpassed durability and elasticity, providing extreme resistance to cracking.

It is a system permeable to CO₂ and water vapour, non-flammable and resistant to seaweed and fungus.

The SATE system offers the advantages of continuous exterior insulation, elimination of thermal bridges, prevention of condensation, cooling effect in summer, low heating consumption, increased acoustic insulation, and easy maintenance.

The façade will also have areas of dry stone decorations with open joints of natural stone slabs from Menorca.

Between interior slabs, EPS expanded polystyrene insulation and anti-impact sheet. On roofs, EPS expanded polystyrene insulation, PVC/EPDM waterproofing film, vapour barrier, geotextile separating layer and lightened concrete slopes.



03. Exterior windows frame and glasses

Top quality aluminium joinery, with thermal break and double glazing with air chamber, which guarantees a reduction in heat loss through infiltration.

In addition, the double glazing with an intermediate dehydrated climalit-type air chamber significantly reduces temperature exchange, favouring good interior comfort and saving energy.

The design allows natural light into the building. This type of opening is characterised by the purity of its lines, with no overlapping profiles.

With a minimum loss of air permeability, a response to energy efficiency.

Low-emissivity solar control glass.

Solar control: They reduce the incidence of the sun's rays but allow light to pass through.

Low-emissivity: Reduces heat loss in winter and air conditioning in summer.

Selective: These are glasses that combine the performance of solar control glasses and low emissivity glasses.

They are treated with a succession of layers that have the capacity to filter the light of the sun's radiation selectively according to its wavelength. They manage to reflect most of the heat energy while barely obstructing the entry of sunlight.





O4. Facing

Rectified porcelain ceramic tile floor by GRESPANIA, series MITICA ARENA 60x120, anti-slip on the outside and tiling in bathrooms of the same material in 30x60 format.

Community swimming pools tiled in ceramic tiles 2,5x2x5 caribbean green.

O5. Interior window frame and doors

Wooden entrance door, dimensions 220x90 cm, perimeter frame sealing rubbers, stainless steel fittings, 3 hinges 120x90, Lince mortise lock with security cylinder, double-sided handle set, teak oil finish on the outside and white lacquer on the inside. Interior door lacquered in white and 4 milling, 210 cm. high, with unified box latch.

Built-in wardrobes with sliding doors of the same design, lined on the inside with textile-finish melamine.

Top shelf for luggage compartment, hanging rail and drawer unit.





06. Bathrooms

Bathroom furniture with drawers and porcelain worktop, with wall-mounted mixer taps.

Flat resin shower tray, fixed shower screen + sliding tempered glass panel.

White porcelain sanitary ware, with dual flush cistern to save water, cushioned lid.

Bathroom fittings, taps and bathroom furniture by PORCELANOSA.

Wall-mounted mixer taps.

Low profile resin shower trays.

Wall-mounted mirror.

Lighting by means of LED downlights recessed in ceiling.

07. Kitchens

Modules made of waterproof board finished in Lino Cancún, with doors in high quality laminate with waterproof melamine board interior lined on both sides. With opening system by means of a ruffle in matt white and matt black island finish. The wall units will have invisible recessed handles.

The drawers will have synchronised slides with full-extension, a silent pull-out system and a silent brake that allows for light sliding and maximum stability.

The hinges are made of high quality anti-corrosion treated steel.

The worktops are made of 1.2 cm porcelain tiles.

The 50x40 cm stainless steel sink will be fitted. It will have LED strip lighting on the sink and worktop.

Integrated electrical appliances such as extractor hood, ceramic hob, dishwasher, fridge-freezer, microwave oven and washing machine (in separate space) are included.

The kitchens will come with a 15 year guarantee.



08. Facilities

Electricity and telecommunications installations in accordance with the Low Voltage Electrotechnical Regulations, TV sockets in all bedrooms.

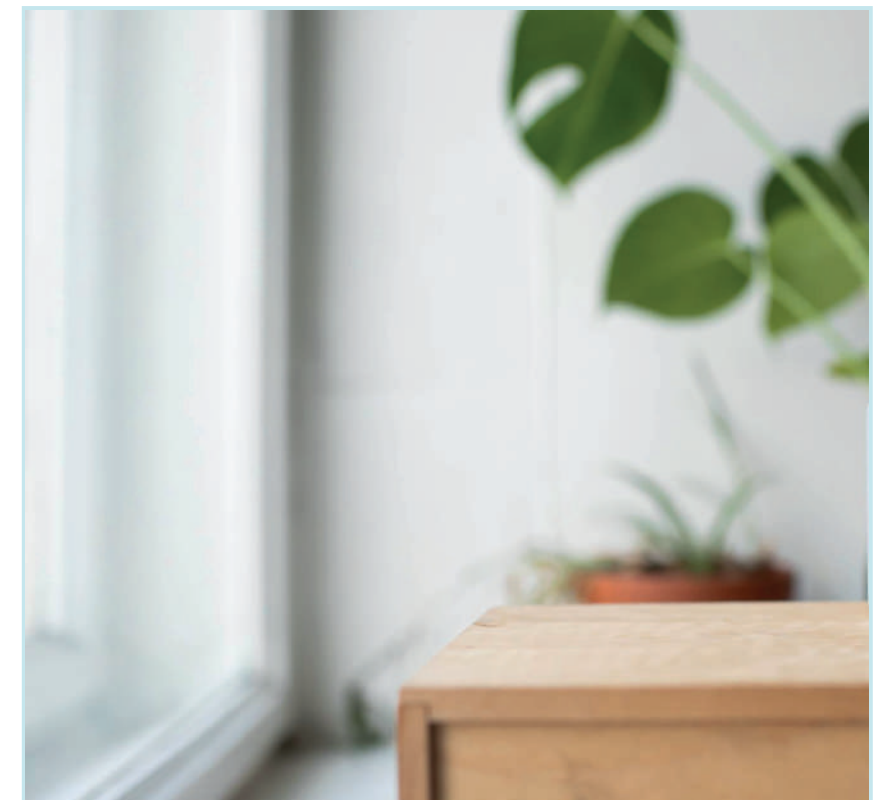
The mechanisms with bluetooth technology provide the user with the advantages of SmartHome home automation, which takes advantage of bluetooth connectivity to control the lighting and air conditioning systems from your smartphone.

SmartHome is a home automation solution that uses Bluetooth connectivity to control lighting and air conditioning systems from your smartphone.

Heating and air conditioning:

Aerothermal heat pump for domestic hot water.

Air conditioning with heat pump with high energy efficiency, superior A+O rating, through ducts and outlets in all rooms except bathrooms.



09. Urban planning & Amenities

Large community swimming pool prepared for sun loungers submerged in water, beach area with sun loungers and recreation area for relaxation, children's games and chill-out corner.

Beach arrival reception area with outdoor shower.

Gymnasium equipped with all kinds of machines for different exercises.

Spa with changing rooms, jacuzzi, sauna and cold baths.

Private complex, accesses with coded electronic keys, video surveillance, bicycle parking and mailboxes for parcels.

Building with external reception and concierge service, cafeteria and equipped teleworking space, work desks, meeting room and wifi network.



This building specifications report is merely indicative, and the developer reserves the right to introduce those modifications that are motivated by technical or legal reasons, that are indicated by the project architect as being necessary or convenient for the correct completion of the building or that are ordered by the competent public institutions, in which case they will be replaced by others of equal or superior quality.



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