

Project: RESIDENTIAL DEVELOPMENT IN TOMAS RULLAN
Apartment building with 50 residential units, parking spaces and swimming pool
Client: MT IMMOBILIEN CB

CONSTRUCTION NOTICE

01.11.2023

The Building permission was granted in December 2021.

1. DRAFT

A new residential complex with a landscaped courtyard and swimming pools is being built at Calle Tomás Rullán 24 in the La Soledad district of Palma de Mallorca. In addition to this project, a new road will be built. This street will separate the upcoming urban green space and the future construction of a public facility.

The complex is divided into two units that create a central space in the form of a large courtyard. It comprises 2000 m² of green space and will be equipped with swimming pools, playgrounds, solariums and gardens.

The first block contains entrances 1 and 2, while the other part of the building contains entrances 3 to 6. The staircases are accessed via the central courtyard, which allows safe access to the development. Each staircase provides access to a maximum of 9 flats, divided into 2- and 3-room flats (or 1 or 2 bedrooms). In total, the residential complex will offer 16 2-room flats and 34 3-room flats. In addition, a 100 m² commercial space with direct access from the street will be built on the ground floor at the corner. In the basement, the building will also offer 51 storage rooms, 78 parking spaces and technical rooms. In addition, the premises indoor and outdoor are accessible for disabled people.

2. EXCAVATION, BUILDER

Excavation includes the earthworks required for the construction of the foundations and the underground structure. This also includes clearing the site and making the construction area accessible.

In order to be able to carry out the excavation, a micropile wall was erected at the border to the motorway to ensure safety during execution.

The foundation of the house is designed as a continuous element. Under the pillars, the foundation is also insulated. All elements are connected by bracings, always in accordance with the requirements of the geotechnical study.

The structure consists of reinforced concrete walls. In the basement there are additional reinforced concrete pillars for structural reasons, and on the other floors there are metal supports as well as massive plates and waffle plates.

3. FACADE

The facade is composed of different elements. However, the largest part of the building is covered with a facade system of 10 cm thermal insulation, 14 cm brick, 7 cm plasterboard and 4 cm rock wool.

4. FLAT ROOF

Roof: Flat, not passable inverted roof with heavy gravel protection. Chova solution.
Covered terrace floor: Walk-on flat roof with natural stone tiles. Chova solution.

5. FLOOR COVERINGS

Garage: concrete with non-slip surface

In the building: porcelain tiles, 60x60 cm.

Terrace floor: natural stone tiles, 60x60 cm.

6. SURFACES, WALLS

Exterior - Facade Part 1

The facade is partly made of exposed concrete, which is protected with two layers of transparent glaze.

Exterior - Facade Part 2

Most of the facade is finished with beige and light grey STO IBERICA single-layer mortar.

Interiors - Bathrooms

high-quality white living room paint and porcelain tiles 60x60 cm

Interiors - living areas and kitchen

high-quality white living room paint

7. PARTITION WALLS

Separation between the apartments:

22 cm partition walls, construction: 70 mm plasterboard wall (2 panels of 13 mm and 46 mm rock wool insulation), 8 cm brick, 70 mm plasterboard wall

Separation within the apartment:

10 cm partition walls, construction: 2 plasterboard panels of 13 mm, 46 mm rock wool insulation, 2 plasterboard panels of 13 mm

8. WINDOWS

The outer surfaces are made of aluminum and painted in brown tones.

Sliding windows: Schuco ASE 47 IB SIGHT

Casement windows: Schuco AWS 65

9. DOORS

The apartment doors are equipped with increased burglary protection and a security lock. Surface made of lacquered MDF in white.

The interior doors are made in lacquered MDF in white. The bathrooms are equipped with a door lock.

10. KITCHEN AND APPLIANCES

The kitchen are equipped by the renowned Italian company SCIC.

Fitting: Blanco Mila-S with pull-out spray, Inox

Basin: Blanco Andano 450-U, stainless steel

Top surface: Gres Pasta Piena class 2, thickness 12 mm, Fokos Sale, matt surface

Fronts: Technosurface Supermatt, Greige AP2
Handles: Gun Metal Grey H.3
Bases: Gun Metal Grey H.8
Refrigerators: Built-in fridge-freezer, Electrolux KNT2FF18T, 2-door
Dishwashers: Electrolux, KESC7320L, fully integrated
Hob: Electrolux, EIL 63443, induction
Steam vent: falmec, Virgola Black no-drop
Oven: Electrolux KODDP66X
Kitchen layouts according to detailed plans.

11. SANITARY AREAS

Installations

The installation of cold and hot water as well as the return pipes are made of polypropylene pipes with shut-off valves in each wet area. The return of the domestic water complies with the technical regulations for energy saving.

With the Alterma system, the water is individually prepared for underfloor heating, hot water and air conditioning via an outdoor unit.

Each bathroom will be equipped with a shower, washbasin, mirror and toilet.

Appliances

Toilets: wall-hung, with concealed cistern. All associated elements (flushing system, toilet, lever handle) are purchased from Geberit.

Washbasin: wall-washbasin with base cabinet, tap for washbasins in color chrome

Shower system: with thermostat, hand shower and rain shower, color chrome

Shower tray: made of SMC (thermosetting polyester resin), GT series, rectangular, colour white

Mirror: mounted on the wall above the washbasin

The showers are separated by fixed glazing and, depending on the size, a pivoting glass door. All glasses are made of tempered safety glass.

Accessories: a towel rail and a toilet roll holder, color chrome

12. ELECTRICAL, LIGHTING AND BUILDING SERVICES

The house has proper electrical installations that comply with the applicable regulations for the operation of the house. The installations are carried out both indoors and outdoors.

Telephone systems, antennas, video intercoms and surveillance cameras are also installed.

Each flat will be equipped with a Golmar Nexa and Art 7W/G2 touch screen video door opening system.

Video intercoms from Golmar Nexa will be installed at the entrance to each staircase and at both entrances to the complex.

The switches and sockets are from the company Schneider, model D-Life in white.

The interiors will be fitted with recessed spotlights in white. In the bathrooms, a wall light is also installed above the mirror.

The entire garden is illuminated with lamps from the manufacturer Redo Group. The ramp and the terraces are also equipped with lamps so there will be enough light in all areas.

13. PHOTOVOLTAICS

More than 100 photovoltaic panels will be installed on the roof to comply with the requirements of current regulations and to supply the hot water, underfloor heating, air conditioning and community services (swimming pool).

14. AIR CONDITIONING, HEATING

All flats will be equipped with an air conditioning system with individual control (Alterma). The indoor units are installed in the wet rooms and are routed via ducts to the outlet grilles. Each room has a thermostat and can be regulated.

Underfloor heating Uponor or similar in all flats.

15. GARDEN

The project envisages a Mediterranean garden with a low-maintenance design. Several existing trees will be retained on the property. In addition, deciduous trees and laurel trees will be planted in the rear part of the property to serve as an acoustic and visual barrier to the motorway. Flowering plants and perennials will be planted in the central part of the garden. The flora will be created with native plants as far as possible.

16. SWIMMING POOL

The pool is divided into two areas, one for adults (19.2 x 6 m and 1.5 m deep) and one for children (6 x 6 m and 0.6 m deep). The two pools are separated for safety reasons to prevent children from accidentally entering the adult pool.

Around the pool a terrace with tiles will be created. This connects with the landscaped courtyard and invites to linger on the lawn or under the trees.

The interior of the pool is covered with porcelain stoneware tiles that complies the slip resistance requirements for wet areas. Stainless steel ladders provide access to the water. There is also a hydraulic elevator to enable people with disabilities the access to the water. There are an outdoor shower next to the pool.

The pool water is cleaned using a salt electrolysis system. This enables improved water quality without the use of chemicals.

17. ELEVATORS

Type: Schindler, stainless steel version.

The interior walls are clad in brushed stainless steel. A large mirror will be attached to the rear wall. The same porcelain stoneware slab will be laid on the floor as is used in the public areas of the development. The doors and external fronts of the elevator will also be made of stainless steel in order to achieve a uniform overall concept.

18. MAILBOXES

Mailboxes "Ocean Evo Joma" for outdoor use, anodised aluminium, Oxido Mexican, lacquered, with laser engraving on the flap.