

HOUSE BY SANZ

# PONT I VIC

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ANNO MDXXXI

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## MATERIALS & SPECIFICATIONS

VERSION 3 – 4<sup>th</sup> April 2019



## DISCLAIMER

This document has been prepared to give an overview of the expected levels of finish. Please note that all products and materials are subject to change to similar products of approximately the same look and quality.

Materials specified here supersede render images. Render images are for inspiration only.

# FAÇADE AND COURTYARD & ROOF



- Restore existing façade wherever possible, in particular stone work around the windows and doors.
- Traditional bush-hammered stone plinth around façade and courtyard, approximately 60 cm high.
- Stucco cladding in stone colour finish
- Exterior walls will have acoustic and thermal insulation, 2 x 15mm plasterboard, moisture resistant in kitchens and bathrooms, over galvanized steel profiles at 60 cm intervals.
- Entrance wrought iron gate will have a section for pedestrians and can be fully opened for vehicles.
- Sloped roof in original red roof tiles





# WINDOWS , PATIO DOORS & BALCONIES



- Courtyard gallery windows in painted timber. Double glazed panels Bespoke blue grey on the outside and white on the inside. Windows can be opened above 1.1 metres and lower glass sections will act as a balustrade. See elevations for further details.
- Windows and French balcony doors in Iroko. Natural oiled finish on the outside and painted white on the inside. Cast iron balustrades. Shutters in bespoke painted blue-grey colour.
- Glazed balconies on second floor in painted timber. Bespoke blue-grey on outside and white on the inside.



- Black framed crittall windows on the ground floor of the courtyard and the façade windows and doors of the art gallery. Windows can be opened above 1.1 metres and lower glass sections will act as a balustrade. See elevations for further details.



# WALLS AND CEILINGS

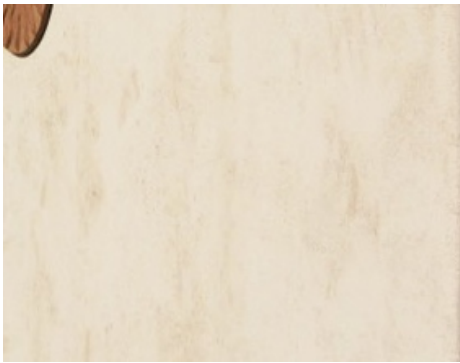


## EXTERIOR WALLS

Finished internally in a double layer of 15mm plasterboard on top of a mineral sheet for thermal and acoustic insulations, constructed over 48mm galvanised steel profiles. Skimmed to a smooth continuous finish and painted in off white.

## INTERIOR WALLS

Interior partition walls: 11cm wall plasterboard finish. Constructed with 46mm galvanized sheet profiles with 40 mm acoustic insulation. A double layer of 15mm plasterboard on each side. Skimmed to a smooth continuous finish and painted in off white. Wet areas will use water repellent plasterboard.



Penthouse walls living areas will have a choice of wall panelling with 2 vertical sections and a dado rail or polished plaster paint finish.

**BOUNDARY WALLS BETWEEN APARTMENTS**  
10 cm brick centre with high grade acoustic and thermal insulation on each side. 3 layers of plasterboards with air chambers between the layers. Total thickness 30 cm.



## CEILINGS

Suspended ceilings: Galvanized profiles supported to the concrete ceiling. 10mm plasterboard. Bathrooms will use water repellent plasterboard. Skimmed to a smooth continuous finish and painted in off white.

Penthouse living rooms will have a ceiling moulding in the perimeter of the living room

Exposed beams ceilings on first floor in painted finish or stained with a single plasterboard plasterboard between the beams.





# EXTERIOR PAVING



## ENTRANCE/PARKING:

Sand coloured cobble stone in entrance and car parking areas

## COURTYARD:

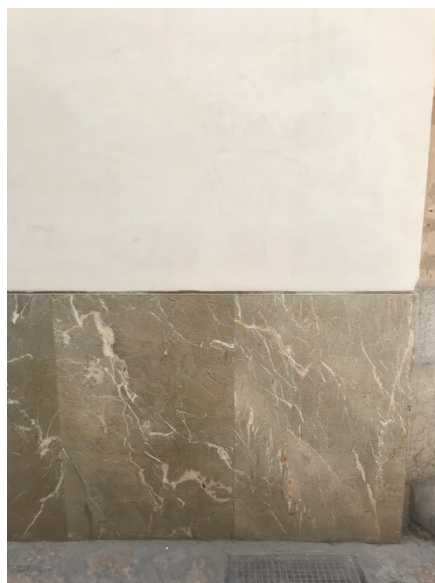
Mallorca sandstone paving. Bush-hammered aged finish.

## TERRACES:

Zarzi Binissalem stone in 60x60 and 40 x 60. Bush-hammered finish. Laid in staggered. format.



60 cm high skirting on the street facing façade and courtyard in Zarzi Binissalem.



# INTERIOR FLOOR - PENTHOUSES



## Kitchen area:

Zarzi Binissalem stone in 60x60 and 40x60 Bush-hammered finish. Laid in staggered format.

## Living area:

Versailles oak parquet squares – Finished in buyers choice of colour.

## Hallways and bedrooms:

Wide oak engineered planks. 4mm wear layer. Size 25 x 180. Finished in buyers choice of colour.

## Skirting boards:

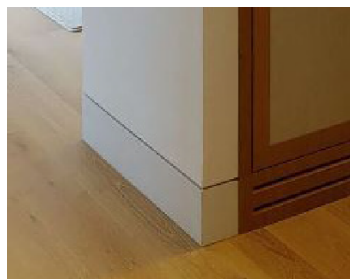
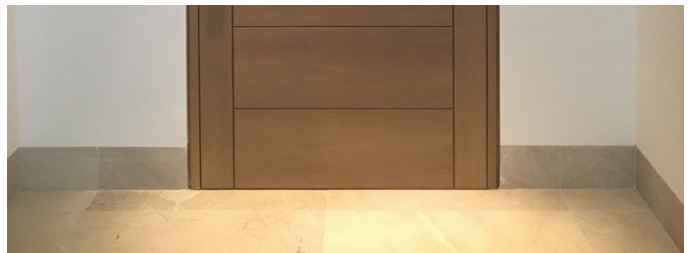
Kitchens and bathrooms: Matching recessed stone skirting , 10cm high.

## Living areas:

Moulded timber period style skirting painted in off white. 25 cm high.

## Bedrooms.:

Recessed 12 cm timber skirting in painted in off white.



# INTERIOR FLOOR - APARTMENTS

## Living areas:

Natural oiled chevron engineered oak parquet. 4mm wear layer. Size 9 x 12cm

## Bedrooms:

Natural oiled oak wide engineered planks. 4mm wear layer. Size 25 x 180

## Skirting:

Recessed painted timber skirting Recessed 12 cm  
timber skirting in painted same colour as wall.





# STAIRCASES

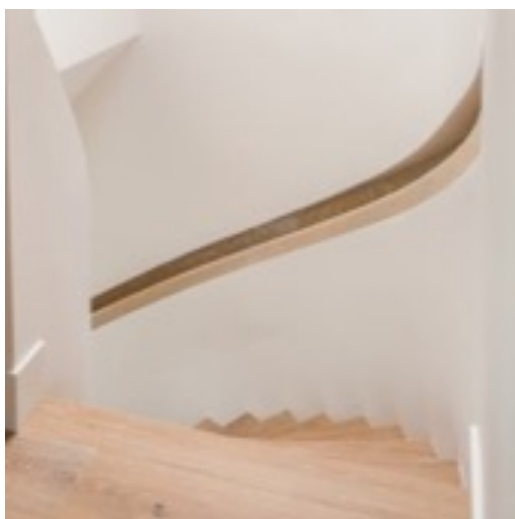


## COMMUNAL

- Communal staircase in Zarzi Binissalem bush-hammered stone.
- Cast iron balustrade and wooden handrail.

## INTERIOR

- Interior staircase in oak, stained and treated to same finish as the parquet floor.
- Recessed oak handrail (where possible) and glass balustrades



# INTERIOR CARPENTRY



## Apartment entrance doors:

Reinforced security door 240 cm x 92 cm. Made of water resistant timber and finished in textured white matte paint. Recessed noise reduction rubber seals. Multi-point locking system.

## Interior doors:

Moulded door finished in textured white. High grade acoustic insulation. Both regular and sliding doors will have a height of 240 cm on the second floor and 210 on other floors.

## Walk in closets:

Bespoke open interior in dark oak veneer. Entrance doors will have sliding moulded doors with a glass partition painted in textured white.



## Wardrobes:

Bespoke floor to ceiling wardrobes with hinged shaker style doors painted in white. Interior in melamine carcass in dark oak colour.



## Ironmongery:

Buster and punch in smoked bronze



# PENTHOUSE KITCHENS



## Appliances:

Gaggenau 200 Series in metallic finish

- Oven: BOP210111
- Microwave: BMP224110
- Induction hob: CI283111
- Extractor: AF210191
- Refrigerator: RC289203
- Freezer: RF287202
- Wine cabinet: RW282260
- Dishwasher: DF260165
- Bespoke made to measure cabinets with a melamine carcass and a total height of 230 cm.
- Base and tall cabinets: natural oak veneer framed door with a solid oak frame and an integrated handle.
- Wall cabinets: Spray painted beige mdf door with textured vertical lines. 60cm high.
- Worktop and splashback: 3cm stone worktop in Zarzi Binnissalem. Option to add a thicker worktop and stone on the side of the island at an additional cost.
- Sink: Under-mount 60 cm Franke in brushed stainless steel.
- Tap: Grohe Blue Pure in brushed stainless steel



# PENTHOUSE MASTER BATHROOM



## Tiles:

Floors and walls in wet areas in Zarzi Binnissalem stone

## Basin:

Bespoke double basin in Zarzi Binnissalem stone.

## Mirror cabinet:

Bespoke with melamine interior shelves and integrated lighting

## Toilet:

Duravit ME by starck rimless. Gerberit concealed cistern with sigma 20 brushed stainless steel flush plate

Bath: Duravit Luv, freestanding

## Shower tray:

Integrated under tiles with a brushed stainless steel linear drain

## Basin taps:

Axor Cittero wall mounted tap in brushed chrome 39115260

## Shower:

Thermostat: Axor Shower select thermostatic valve 36715260

Hand shower: Axor Starck in brushed chrome 12626260

Shower head: Axor Starck in brushed chrome

Bath tap: Axor Cittero in brushed chrome 39442260

## Towel Warmer:

Vola T39ELUS in brushed stainless steel – 5 bars



## PENTHOUSE - GUEST BATHROOMS



### Tiles:

Grey porcelain chevron tiles on floor and walls of wet areas. Large format tile in shower niche.

### Shower screen:

Tempered glass with black frame

### Towel radiator:

Tubes Scaletta in matt black. 140 cm

### Toilet:

Duravit ME by starck rimless.  
Gerberit concealed cistern with sigma 20 black flush plate

Vanity unit: Lusso stone, luxe 600  
matte black steel framed with one drawer

### Mirror:

60 cm frameless round mirror

### Shower tray:

Integrated under tiles with a stainless steel linear drain

Basin tap: Axor Uno in brushed black chrome 38115340

### Shower:

Hand shower: Axor Starck 12626340

Shower head: Axor Starck  
28484340

Thermostatic valve: Axor Shower  
select 36715340

# APARTMENT KITCHENS



- Appliances: Siemens IQ-500
- Oven: HB535AoSoB
- Microwave: BF525LMSoB
- Induction hob: ED651FSB1E
- Extractor: LI67SA560B
- Fridge freezer: KI86SAF30G
- Dishwasher: DF260165
- Kitchens from Cocinart or similar , total height 230 cm
- Doors in melamine light grey with integrated handles.
- Worktop and splashback: Polished emperador 3cm thickness.
- Sink: Under-mount 60 cm Franke in brushed stainless steel.
- Tap: Grohe Blue filtered water tap in brushed stainless steel



# APARTMENT - MASTER BATHROOM



## Tiles:

Floors and walls in wet areas in Zarzi Binnissalem stone

## Basin:

Zarzi Binissalem 3cm worktop Duravit Cape Cod Wash bowl 232848

## Mirror cabinet:

Bespoke with melamine interior shelves and integrated lighting



## Toilet:

Duravit ME by starck rimless. Gerberit concealed cistern with sigma 20 brushed stainless steel flush plate

## Shower tray:

Integrated under tiles with a brushed stainless steel linear drain

## Basin taps:

Hans Grohe Axor Starck in chrome. REF: 10001000

## Shower:

Hans Grohe Shower select in chrome 36712000. With hand shower and wall mounted over head shower

## Towel Warmer:

Irsap Bella electric

## APARTMENTS - GUEST BATHROOMS



### Tiles:

Grey porcelain chevron tiles on floor and walls of wet areas. Large format tile in shower niche.

### Shower screen:

Frameless tempered glass. Black profile

### Towel radiator:

Tubes Scaletta in matt black. 140 cm

### Toilet:

Duravit ME by starck rimless.  
Gerberit concealed cistern with sigma 20 black flush plate

Vanity unit: Lusso stone, luxe 600 matte black steel framed with one drawer

### Mirror:

60 cm frameless round mirror

### Shower tray:

Integrated under tiles with a stainless steel linear drain

### Basin tap:

Tres Matt black tap. Ref: 26290301NMD

### Shower:

Tres Matt black shower kit 06218003NM

# GUEST TOILET

## Tiles:

Floor tiles and skirting in Zarzi Binnissalem stone

## Toilet:

Duravit ME by starck rimless. Gerberit concealed cistern with sigma 20 brushed stainless steel flush plate

Basin: Kaldewei, Cono 3074

Tap: Hans Grohe Axor Starck in chrome 10003000

# LAUNDRY

Painted walls in washable paint with original hydraulic tiles from the building as decoration on the walls. Floors in Zarzi Binissalem.

## PENTHOUSES

Washing machine: Samsung WW8800 QuickDrive with AddWash, 10kg capacity.

Dryer: Samsung DV6800 Heat Pump Tumble Dryer. 8kg capacity

## APARTMENTS

Washer dryer: Samsung WD5500K Washer Dryer with ecobubble, 8kg capacity

# LOFT KITCHEN

Base cabinets in dark oak veneer framed door with a solid oak frame with an integrated handle. Floating dark oak shelf.

Zarzi Binissalem worktop and Franke stainless steel sink.

Grohe Blue filtered water tap.

Integrated under counter refrigerator Miele K 32222 i



# PLUMBING

## PLUMBING:

Mains water is treated using a water softener by CILLIT, and is stored in a cistern.

An inverse osmosis system will produce purified water in the kitchen (not in loft kitchens).

The sewage system is designed using soundproof drainage in walls and ceilings.

Water connection on roof terraces for installation of irrigation system outdoor shower.

## HEATING, COOLING AND HOT WATER SYSTEM:

Residences will use the R2 City Multi system by Mitsubishi from aerothermal energy with heat recovery. This means that the heat pump extracts energy from the air and transfers it to another place in the form of cold or heat. This energy is considered renewable. The system also uses the heat produced during the cooling productions to heat hot water at no added cost.

Hot water production uses air to water units by Mitsubishi in combination with water tank by Tisun. Air to water units heat a volume of water into the tank. The tank has an integrated corrugated stainless steel pipe in which the water is heated using the hygienic continuous heating process. This system avoids legionella risk.

In the interior of the house, the cooling system uses conduct units hidden in the ceiling. Linear diffusers of impulsion and return, variable length, by KOOLAIR, white colour integrated in the walls.

Water based underfloor heating in all areas of the apartments. Collectors will be hidden inside closets.

The residences will have a balanced ventilation system with heat recovery. This means that the same amount of outside air that is introduced into living rooms and bedrooms is extracted from kitchen, bathrooms and toilets. Thus, the heat of the stale air that is extracted is transferred to the freshly filtered air that is introduced into the house from the outside

# ELECTRICS

## PENTHOUSES

- KNX Home automation systems that controls lighting , climate and video entry.
- Jung KNX control 7 panel in living room. Lighting and climate can be controlled by individual room controls as well.

## ALL RESIDENCES

- Jung LS range for switches and sockets in antique bronze.
- Connections for digital terrestrial TV in living room and bedrooms
- Telephone connections in living room and master bedroom.
- CAT6 connections in living rooms and bedrooms
- Lighting specification is available in a separate document



## PENTHOUSE OTHERS



- Interior lifts from Malift . Interior in horizontal oak boards and mirror. Zarzi binissalem stone floor.
- Option of real wood fireplace in living-rooms
- Built in planters on roof terrace level along the perimeter of the courtyard with tall plants. Automatic irrigation system.
- Boundary walls between terraces are white stucco wall up to 110 cm and teak slat fencing above that to a height of 2 metres.
- Water connection on roof terraces for irrigation system and outdoors shower.





# PLUNGE POOLS

- Raised fibreglass plunge pool measuring 220x220 cm
- Clad in mosaic tiles
- Platform in Millboard – enhanced grain decking. Colour: Coppered Oak

