



C/JAUME I

P O R T O L



PRICE

PROPERTY: 1.870.000€













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TILING AND CLADDING

Large-format porcelain flooring from the brand CRISTACER in the FORMENTOR model (color to be chosen) in 60x60 or 90x90 sizes, to be installed in all rooms of the house. The skirting board will not be recessed; it will be of the same model and brand as the tile, with dimensions of 60/90x7cm.

Non-slip porcelain flooring (R3) from the CRISTACER brand for the exterior of the house. The same type of flooring as the rest of the house will be used around the pool.

CRISTACER (approx. €25/m²) The price difference for the chosen tile will be billed as an extra



In the shower areas (wet zones), the walls will be tiled with large-format matte white cladding.

Different tile manufacturers offer white tiles.
€40/m², 45x90 format.

— 02

LIGHTING AND ELECTRICITY

The entire electrical installation of the house will be carried out in accordance with low-voltage regulations.

Recessed ceiling spotlights will not be dimmable. They will feature LED lighting, with the choice of warm or cool light. Brand not specified

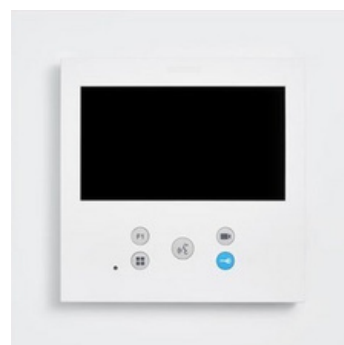
A TV and data socket will be installed in all selected rooms.



JUNG LS 990 mechanisms in alpine white.



Designer outdoor wall light (example in photo).



Video intercom from FERMAX or a similar brand.

— 03

BATHROOMS

Rectangular-shaped sinks (as seen in the image). Clean and clear lines.

The shower tray will be made of non-slip resin with a central drain, from the brand DUPLACH (price depending on dimensions).

Wall-hung toilet with horizontal outlet from the brand ROCA, model THE GAP, with a soft-close lid.



Faucets from the brand TRES, STUDY EXCLUSIVE series.

Ceiling or wall-mounted shower kit from the same STUDY EXCLUSIVE series.



Bathroom vanity unit from the brand **SANYCESS** (model and color to be chosen).



All walls in the shower areas (wet zones) will be waterproofed with Sky membrane from the brand CAINOX.

Material: Waterproof membrane composed of two non-woven polypropylene sheets, welded with an intermediate layer of extruded polyethylene.

The shower screens will be made of transparent safety glass.

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WOOD AND ALUMINUM CARPENTRY

Pivoting armored entrance door (design to be chosen).

Interior doors made of marine board, lacquered in white, with matte stainless steel hardware and handle. The doors are custom-made, and their dimensions will follow the floor plan.



** example photo



** example photo

Aluminium joinery systems from the CORTIZO brand will be installed, renowned for their high thermal and acoustic performance.

The selected profiles feature a contemporary and minimalist design that maximises natural light entry, as well as specific solutions for large glazing and next-generation façades.

All systems have undergone rigorous quality testing at the CORTIZO Technology Centre and in internationally renowned laboratories, thus ensuring a high level of efficiency, durability, and comfort.



** example photo

— 05

STAIRS AND RAILINGS

Iron staircase (initially with one or two stringers and without masonry), steps made of folded metal sheet.

Railing in the staircase area with vertically arranged meta/ cristal bars, complying with height regulations.

Custom-made.



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WARDROBES

Custom-Made Wardrobes

The wardrobes will be custom-made and selected from ARMARIOS SAITON in Palma.

The agreed price is €20,000.



** example photo

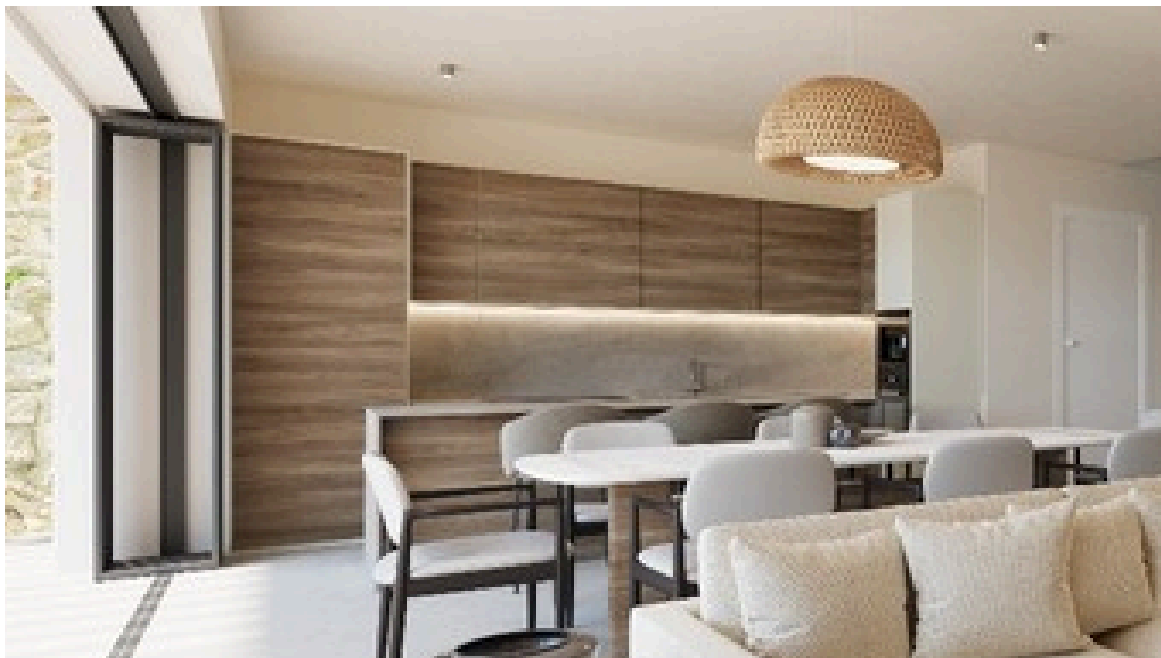
— 07

KITCHEN

Open-plan kitchen design, fully equipped.

The kitchen will be selected at STUDIO PARIS, located in Palma.

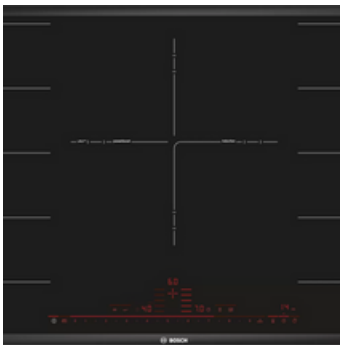
Agreed price: €20,000.



SIEMENS appliances or similar.

Appliance models may change over time, so discontinued models will be replaced with a similar range.

They will be the displayed models or those with similar features, always high-end. A fixed price cannot be set as it may vary from day to day.



Induction cooktop, 90 cm, black, with profiles.



Integrated extractor in the induction hob



Oven, 90x60 cm, stainless steel.

INTERIOR AND EXTERIOR FINISHES

Partition walls made of a self-supporting framework with double gypsum board on each side (moisture-resistant in wet rooms) and rock wool insulation in the cavity.

Note: In the parking area, Pladur FOC boards will be installed to enhance fire resistance, in compliance with regulations.

False ceiling made of laminated gypsum boards (moisture-resistant in wet rooms) anchored to a support structure

Finishes in gypsum board of Q2 quality.

Thermal insulation for roofs: 10 cm thick rigid extruded polystyrene (XPS) boards with a closed-cell structure, used as thermal insulation in inverted roofs. Intended use: non-walkable roofs for private pedestrian use.

The pool will have a linear water drainage system surrounding it.



The perimeter wall is included (color and model according to regulations). Interior and exterior finishes will be painted on vertical and horizontal surfaces. Some exterior walls will be clad in white stone.

Agreed price for the garden: €5,000.



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INSTALLATIONS

The climate control system will be from the brand MITSUBISHI, with indoor fan coil units (concealed) and, installed flush at the minimum height determined by calculations. The grilles will run continuously along the full length of the riser for both supply and return airflow.



Unified control system for the climate control systems.

Supply and installation of a water softening system, located in the parking area or a designated space as determined by the project management and property owner.