

STRUCTURE

On the ground floor reclaimed wooden beams have been fitted on the ceilings and traditional limestone slabs have been placed between them.

On the first floor the ceiling has white painted wooden beams.

In the bathrooms and dressing room there will be a false plastered ceiling made of hydro-laminate with fitted lighting, of which the wiring can be accessed directly through the fitting.

ROOF

The main roof is slanted and has sandwich panels with 10 cm thick thermal insulation panels finished with plasterboard plates on the inside, waterproofing with breathable sheet "WATER STOP" and Arabian style clay tiling.

On the landing on the first floor there is a VELUX window which adds natural light to the staircase.

There is a flat roof area with access from the terrace to locate machinery or equipment for the facilities. It has 10 cm extruded polystyrene thermal insulation, waterproofing and the floor has been finished with clay.

FAÇADE

The façade of the property is made of traditional Pollensan style stone masonry, restored with lime mortar joints.

The cornice is made of aged mares stone and there are Mallorcan painted wooden shutters.

INTERIOR FINISHES

The ground floor will have continuous in-situ paving with high resistance to abrasion and impact, made of natural materials.

On the ground floor the floor will have 4 cm extruded polystyrene thermal insulation and waterproofing, the rest of the floors have thermal insulation.

The garage floor will be finished with polished concrete with an anti-stain finish, resistant to abrasion.

The stairs will be covered with traditional "bocel" style clay pieces.

On the top floor, the bedrooms and bathrooms will have imitation parquet porcelain flooring combined with continuous hydraulic mortar paving.

Throughout the house the walls will be of traditional lime mortar in natural tones. In the humid areas the walls will be covered with hydraulic lime stucco.

OUTDOOR AREA- SWIMMING POOL

The exterior of the property has preserved its stonework, the other vertical walls will be made of hydraulic mortar in traditional ochre colours.

The exterior of the property is divided into a swimming pool and solarium area and a porch area under the terrace of the main bedroom with stone paving or similar.

To separate the inner courtyard from the façade, a rock garden has been built.

The porch area has conserved some traditional elements such as stone columns and wooden beams.

INTERIOR CARPINTRY AND DOUBLE GLAZING

The original doors have been restored to access the house, including the inner entrance doors which are made of Iroko wood with a glass window.

For the bedroom and bathroom areas the doors are made of white lacquered wood.

The windows are tilt and turn windows with a thermal bridge break, made from Iroko wood with Climalit 4/16/4 double glazing, still preserving the traditional style.

The façade will feature double-leaf Mallorcan blinds with flat slats painted in the colour of your choice.

PLUMBING AND SANITATION

The bathrooms will be fitted with hanging toilets with built in cisterns.

The master bathroom will have a walk-in shower with stone floor or similar with a glass partition.

The other bathrooms will have resin or similar shower plates installed.

The shower will be fitted with a rain shower and handheld shower. The washbasin taps will also be fitted. All high quality.

The bathrooms will also feature a sink top with mirror and lighting.

KITCHEN

The kitchen will have pre-installation for electrical appliances according to the plans (oven, fridge, electric hob, etc)

Does not include kitchen furniture.

HEATING AND AIR CONDITIONING

Installation of air conditioning with aerothermal system (hot and cold air) with the support of high efficiency solar panels in the kitchen, living room-diner, using pipes equipped with a dependency system for temperature regulation.

Installation of underfloor heating with water throughout the house.

Domestic hot water (DHW) is produced by solar panels, which provides a hot water tank and with occasional support from the electricity grid.