



*Natural balance*

*in Bendinat*

**MAJORCA**





On entering **Es Pinar Residencial** you will appreciate the great care that has been taken over detail. However, above all, you will feel a sense of almost incomparable spaciousness. The residential development consists of 2, 3 and 4 bedroom homes ranging from 140 to 196 m<sup>2</sup>.



### Frontage

Perforated ceramic brick enclosure walls. External cement mortar lining screeded and finished in ISAVAL REVISAL plain elastic paint. Lined on the inside with galvanised steel structure and 19 mm thick KNAUF laminated plaster plate with thermal-acoustic insulation incorporated.

### Roofing for communal zones

Erected on flooring, with rigid thermal insulation panel, double-layer waterproofing and stoneware finish.

### Private roof-top terraces (Penthouses)

Accessed via a private staircase located in the porch of each Penthouse. Finished with wood plastic composite (WPC) on stoneware floor and equipped with LED lighting, electricity and TV outlet sockets and hot/cold water intake. Showers with hot/cold water.



## Exterior metalwork and woodwork

Aluminium metalwork, anodised aluminium colour with thermal bridge break; tilt and turn windows in bedrooms with GRADHERMETIC motorised roller blinds and Venetian blinds with orientable slats, model SUPERGRADHERMETIC, sliding sash doors in the lounge and master bedroom and sliding doors in the kitchen-utility room passageway, all by SCHÜCO.

Climalit glass (4/15/6) in windows and security glass (4+4/10/6) for external doors and utility room.

PRODEMA sliding lattice doors and aluminium frames in front enclosure of porches with stainless steel rails.



## Interior woodwork

Reinforced front door to the building equipped with lever-proof hinges and security lock.

White MDF lacquered Internal passage doors (2.30 m high), with stainless steel handles.

Cupboards with folding doors in MDF, exactly the same finish as the passage doors, and interior finished in white melamine.





## Paving

### Paving inside homes:

Natural stone floor with slabs (60 x 60), throughout the entire home, with 10 cm MDF skirting board lacquered in white.

### Porches:

Same flooring as the interior, aged finish with anodised aluminium skirting board.



Porch paving ►





## Kitchen

Matt white porcelain stoneware tiling in the working area, with large tiles (30 x 90 cm.) and stucco paintwork in the rest of the room. KEY kitchen furniture with SILESTONE worktops. Extractor hood (120 cm.), induction plate and built-in oven (90 cm.), built-in dishwasher, 2-door fridge (90 cm), all by SIEMENS. FRANKE stainless steel kitchen sink and tap.



## Plumbing

UPONOR cross-linked polyethylene (PEX) piping supply network. Polypropylene soundproof drainage pipes. Sanitary hot water provided by DAIKIN Heat Pump supported by solar energy.



## Air-Conditioning

UPONOR underfloor heating. Cold/hot air heat pump using ALTHERMA installation system with DAIKIN fan coils. Individual thermostats for both systems in kitchen, lounge and bedrooms.







## Bathrooms

Matt white porcelain stoneware tiling in the shower or bath area, with large tiles (30 x 90 cm.).

Stucco paintwork in the master bedroom en-suite bathroom and waterproof plastic paint in the rest of the bathrooms and toilet.

Bathroom Fittings: wall-mounted bidets and WCs with concealed cistern. Washbasins mounted on wooden surface in the master and secondary bathrooms, in the homes where the bathroom size allows for this and wall-mounted in the rest of the bathrooms and toilets. All of the Villeroy Boch brand.

Large shower tray by CORIAN (except the 80 x 80 shower trays, which will be of the Villeroy Boch brand). Stainless steel edged shower screens and safety glass (4+4) in showers (except in the 80 x 80 shower trays).

**Taps:** GROHE mixer taps in the showers will be thermostatic.



## Home Automation

ZENNIO 4.1" Touch Panel. The programming includes: dimmer lighting and scene creation, blind control, switching on/off the underfloor heating, operating the heat pump (cold/hot air) and providing hot water.



**Master keys:** the communal area, communal doorway and home can be entered using one single master key, exclusive and unique to each owner.

**Electricity:** BTICINO devices, LIVING White series.

**Television, telephones and telecommunications:**

Television and Radio outlet sockets in the lounge/dining room, bedrooms, kitchen and porch.

Telephone outlet sockets in the lounge/dining room, bedrooms and kitchen.

Register for receiving TLCA/SAFI data in every home.

Communal dish (parabolic) antenna.

**Video entry phone:** SIEDLE, with camera.



**Garage:** vertical walls lined with plastic paint with a 15 cm. horizontal strip at a height of 1.20 m.

Floor finished with resin paint paving.

Parking spaces defined and numbered with road marking paint.

Lighting with presence/motion detector in each block.

Entrance/exit door with automatic opening system using remote-control device.

**Communal areas in the Residential Development:** swimming pool facilities (460m2) with large Solarium provided with showers and toilets. Pedestrian path (740 metres long), linking the different areas of the residential complex. Automation in communal zones (watering and lighting control). CCTV controlled by monitor at control post at grounds entrance.



**Hallway:**

natural stone floor and walls partially lined with panelling finished in vaporised beech. Metal stairs with 4 cm. thick natural stone steps. Wooden Sardinell-style letter boxes.

**Lifts:**

OTIS, Model GEN2 with cabin for 6 persons.

**Es Pinar Residencial** is located next to Hole 5 of the Real Golf de Bendinat and is bordered by a pine forest – hence its name – filling it with an unparalleled air of peace and quiet. A magnificent natural scenario offering a wide range of nearby shopping, education and leisure services. Water sports can also be practiced, thanks to the proximity of the **Puerto Portals** and **Calanova Marinas** and the **Real Club Náutico de Palma Yacht Club** . Bendinat also has extremely good road access thanks to the **Ponent Motorway**, **Palma City Centre** being only 10 minutes away and the airport 20 minutes away.



The content of this brochure is merely informative and is not contractually binding. The information contained in Spanish Royal Decree 515/89, dated 21st April is available to the general public at our offices. The graphic documentation that appears in this brochure is for guidance purposes, has been prepared from the Basic Project, and may be subject to technical modification.



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