ISLA BELA

QUALITY SPECIFICATIONS



Exterior Finishes

Moodboard

Durable finishes for warm, inviting spaces, with stone-like contrasts that blend harmoniously with the surroundings and interior spaces.

Building Envelope

Facade

Ventilated facade with a Dekton-style finish, thermally and acoustically insulated in accordance with CTE requirements, combined with sections of siloxane render using coloured silicone resins.

External suspended ceilings with a similar finish. Glass balustrades on terraces and patios. External sunshades made from engineered timber.

Dekton - Lunar



Continuous finish, C3462

Exterior Joinery
Windows

Lacquered aluminium exterior joinery with thermal breaks, featuring fixed, casement and/or lift-and-slide sashes combined as per the design, with double glazing and an anti-condensation internal air cavity, depending on energy requirements. The glass will be low-emissivity.

Monoblock-style roller shutters, motorised in living-dining areas and master bedrooms opening onto a terrace, with an anti-theft mechanism on the ground floor.

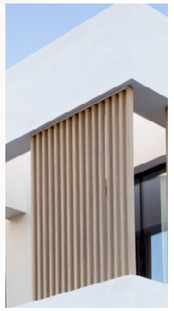
RAL 7030



Exterior Joinery
Wooden latticework

Wooden slatted latticework used to enclose the staircases leading to the rooftops. Tarimatec's Annapurna 80 profile, oak finish 2349. Latticework dimensions as per project drawings.
This wood-effect material is used in the following external elements:

- Latticework on staircases leading up to the rooftops.
- Sunshades on the main terraces.
- Planters throughout the housing development.







Exterior Finishes

Terraces

Outdoor flooring in large-format, non-slip porcelain tiles. Vela Natural model – non-slip tiles by Porcelanosa. Size: 90 x 90 cm.

View Crystal glass balustrade.

Suspended ceiling with cement-based panels painted in a shade similar to the Dekton cladding.





Vela Natural (90 x 90 cm)

Exterior Finishes

Communal Ourtdoor Areas

Paving for the residential development and pool deck using large-format, non-slip concrete slabs suitable for outdoor use.

Finish in a light shade to be chosen from the following options: GLS Targa model – 60x40x5 cm, colours Eivissa or Grey for the central area; and GLS Nimbus model (drainage slabs) – 60x40x5 cm, colours Eivissa or Grey for the external paths.

Pool enclosure: View Crystal glass railing.





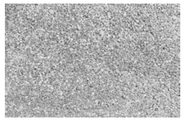
Targa - Eivissa



Targa - Gris



Nimbus - Eivissa



Nimbus - Gris

Exterior Finishes

Sunbathing area with a pool enclosure featuring a View Crystal glass railing.



Interior Finishes

Moodboard

Durable finishes for warm interiors, featuring stone-like contrasts and contemporary formats.

Interior Finishes

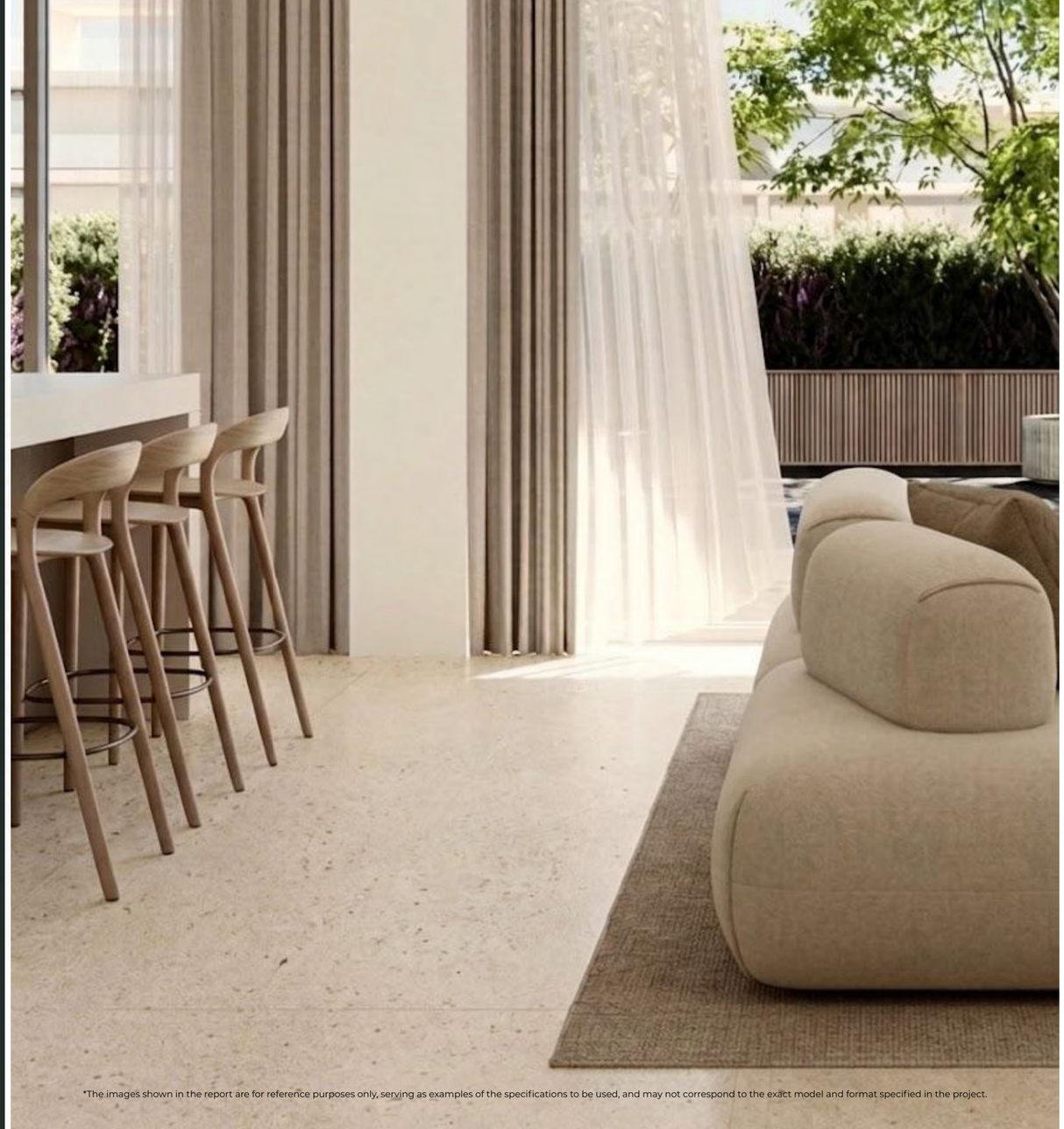
Floors

The interior flooring of the property will be large-format porcelain tiles. The skirting boards will have the same finish as the flooring.

Porcelanosa's Vela Natural range (100 x 100 cm).

PORCELANOSA
Vela Natural
(100 x 100 cm)





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Interior Finishes

Cladding

The walls and ceilings of the property will be painted with smooth white emulsion paint.

The bathrooms and toilets will be tiled with high-quality, large-format rectified porcelain tiles, combined with painted or panelled walls in accordance with the project design.

In the main bathrooms, rectified porcelain tiles with a marble-effect finish will be fitted on the walls around the washbasin and toilet. These will be floor-to-ceiling tiles with a continuous vein pattern.

Bathrooms – sanitary ware and taps

The bathroom fittings will be from leading brands. The taps will be single-lever, with thermostatic shower valves.

The main bathroom will have twin washbasins and the secondary bathrooms will each have a single washbasin, both with vanity units included.

PAINTS

Smooth acrylic paint RAL 9010

TILED



PORCELANOSA

Interior Finishes

Kitchen

The kitchen design will reflect the style of the rest of the property, using warm materials in contrast to large-format stone materials. The kitchen will be fitted with wall and base units, and a high-quality island, with lacquered or wood-effect fronts.

The Worktop and splashback in solid surface or quartz, as specified in the project. The remaining walls will be painted with acrylic emulsion.

The kitchens will be fitted with SIEMENS or similar brand appliances, including an induction hob, a ceiling-recessed extractor hood, an electric oven, a built-in fridge, a built-in dishwasher, a washing machine, a tumble dryer and a microwave. They will also feature a sink and a pull-out tap.

**Washing machine / tumble dryer in the laundry rooms.*



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GESTILAR Prime Inves

Interior Joinery

Doors

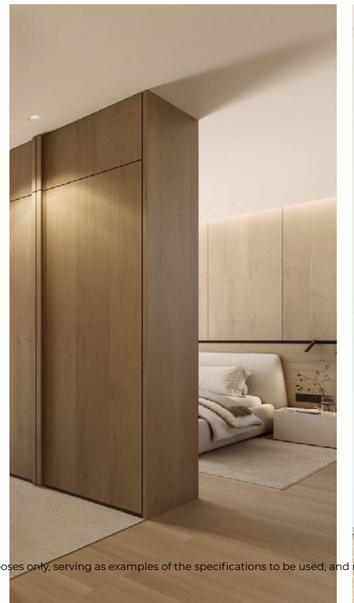
Reinforced entrance door to the property, with an anti-bumping security lock and an interior finish matching the rest of the joinery.

Solid wood interior doors, lacquered white to the ceiling, smooth-surfaced with side frames, concealed fittings with a stainless steel finish and a sound-insulating seal.

Master bedroom wardrobes

Modular fitted wardrobes in the en-suite bedroom, panelled in MDF with a natural oak finish, featuring smooth floor-to-ceiling hinged doors with integrated finger pulls. Interior finish lined with melamine and fitted internally with a hanging rail and a dividing shelf for luggage, in accordance with the design brief. Concealed soft-close hinges. Modular built-in wardrobes with smooth, floor-to-ceiling hinged doors lacquered in white, with integrated finger pulls.







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Interior Joinery

Wardrobes for secondary bedrooms

Modular built-in wardrobes with floor-to-ceiling plain white lacquered hinged doors, featuring integrated finger pulls, in the same finish as the interior doors and/or the panelling into which they are fitted. Interior finish lined with melamine with a textile finish and fitted internally with a hanging rail, drawer unit and a dividing shelf for luggage, in accordance with the design project. Concealed, soft-close hinges.

Laundry room cupboards

Wardrobe with sliding doors in white-lacquered MDF, with the same finish as the interior doors.





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Interior Joinery

Wooden latticework

Wooden slatted screen for partitioning rooms. Self-supporting MDF slat system with a natural oak finish. Slat depth: 90 mm.





Master Bathrooms

Bathroom fixtures

Porcelanosa ‘Rondo’ model concealed washbasin tap.

Noken ‘Essence C’ model wall-hung washbasin, 140 cm, white, with twin basins and overflow.

Noken ‘Essence C’ model wall-hung vanity unit, 140 cm, with walnut drawer front, aluminium handle and soft-close mechanism.

Chrome-finished shower set, with a 30cm diameter ceiling-mounted shower head and Porcelanosa’s Rondo model concealed thermostatic mixer taps.

Porcelanosa ´Custom´ mirror, backlit and anti-fog. Dimensions 1.20 x 0.80 m.



Secondary Bathrooms

Bathroom fixtures

Porcelanosa ‘Round’ model washbasin tap.
Noken ‘Essence C’ model wall-hung washbasin, 80 cm wide, in white, with twin basins and overflow.
Noken ‘Essence C’ model wall-hung vanity unit, 80 cm wide, with walnut drawer front, aluminium handle and soft-close mechanism.
Porcelanosa ‘Round’ thermostatic shower column.
Porcelanosa ‘Custom’ mirror, backlit and anti-fog. Dimensions 0.60 x 0.80 m.



Toilet

Bathroom fixtures and taps

Porcelanosa 'Round' model washbasin tap.

Porcelanosa 'Marne' model wall-hung wash-basin (62 x 47 cm) with overflow, in white.

Porcelanosa 'Marne' model washbasin unit in pearl grey.

'Custom' mirror by Porcelanosa, backlit and anti-fog. Dimensions 0.60 x 0.80 m



Baths

Shower trays and screens

Porcelanosa 'Slate Mineral Stone' shower tray in white. Dimensions to be confirmed.
Porcelanosa 'Neo 1' shower screen with chrome finish.
Fixed glass panel with a minimum opening of 0.50 m



Baths

Shower trays and screens

Porcelanosa Slate Mineral Stone shower tray in white. Dimensions to be confirmed.
Porcelanosa Yove 9 shower screen in polished silver. Fixed panel + sliding panel



Toilets in main and secondary bathrooms and guest toilets

In the main bathrooms, wall-hung toilets: the Arquitect Rimless model by Porcelanosa. In the secondary bathrooms and toilets, the Arquitect Rimless model by Porcelanosa.



Home Automation System

Basic Package

- Lighting: Centralised control to switch off all lighting in the home.
- Control of blinds in the living room and fitted kitchens.
- ZONED CONTROL OF HEATING / UNDERFLOOR HEATING (air-source heat pumps and fan coils).
- Presence sensors in the entrance hall of homes to alert the home automation system in the event of an intrusion.
- Door and window opening sensors for climate control and/or heating control.
- Temperature and relative humidity sensors in living rooms, bedrooms and leisure areas.
- Flood sensors in the kitchen and bathrooms. A solenoid valve is fitted to shut off the water supply in the event of a flood.



The wireless home automation system can be expanded to include products from other manufacturers that are compatible with Schneider's WISER system.

ISLA BELA
DEVELOPED BY
GESTILAR
COMMERCIALISED BY
Prime Invest
3 septiembre, 2020, 1:00 p. m.