

BELISLA

Technical Specifications

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“BELISLA” DEVELOPMENT (SAN ANTONIO DE PORTMANY)

The concept of the BELISLA development in San Antonio de Portmany prioritises quality of design, materials and facilities. Through our attention to environmental awareness, we have designed our homes with cutting-edge sustainable techniques.

All our finishes use the highest quality materials.

FOUNDATIONS AND STRUCTURE

Foundations of isolated or continuous concrete footings depending on the works plan and geotechnical land study.

Reinforced concrete basement walls that feature a waterproof laminate or paint protected by a draining laminate.

Structure formed of single or two-way slabs or reinforced concrete slabs depending on the works project. To optimise space, reinforced concrete pillars will be used.

The developer reserves the right to build the structure with a light Steel Frame system.

FAÇADE

Solid brick enclosure, extruded polystyrene exterior insulation, MAPEI exterior rendering, stone wool interior insulation and interior PLADUR chipboard and plasterboard.

The slanted sides of the façade will be built with water-resistant chipboard and plasterboard that will be overlaid with the same MAPEI mortar.

The balcony railings will be transparent glass on a stainless steel structure.

The roof balustrades will be built with a double hollow brick wall, finished with MAPEI mortar and the highest quality stone cornice.

ROOF

Non-passable inverted flat roof on the spaces not used as a terrace, finished in quarry gravel, with thermal insulation and a waterproof double laminate, in accordance with regulations.

Tiled roof on terraces or passable rooftops, with thermal insulation and a watertight double laminate, in accordance with regulations. Paving will be 30 X 30 non-slip outdoor stone.

PARTITIONING AND CEILING

Enclosure between homes of solid ceramic brick cladded on both sides with extruded polystyrene panel insulation and finished with plasterboards on an internal galvanised steel structure.

Interior room divisions using plasterboards with 9 cm internal galvanised steel structure with interior rock wool sheets.

In damp areas, laminated plasterboards will be specially treated.

False plasterboard ceiling supported by steel structure fixed to the ceiling throughout each home, at a lower height in areas where required for installations and to form the dividers for the air conditioning grates.

PAVING

The highest quality porcelain stone tiles throughout each home, including bathrooms and WCs, kitchens, terraces and passable rooftops.

Premier stone skirting at 10 cm height.

CLADDING

Interior walls finished with plain tempera paint.

Bathrooms and kitchen with top quality porcelain stone in damp areas and plain tempera paint in other areas.

KITCHEN

High specification, bespoke kitchens, top quality high and low kitchen units with coloured lacquering and top quality stainless steel fittings.

Silestone worktops or similar

Top of the line Bosch appliances:

- Electric extractor fan.
- Ceramic hob.
- Electric oven.



BATHROOMS

All bathrooms are equipped with tempered glass shower screen.

Top quality white porcelain bathroom appliances.

Top quality designer basin with lower cabinet.

Top quality mixer tap.

Top quality shower tray.

EXTERIOR CARPENTRY

Windows and balconies in anodised aluminium at 20 microns with thermal breakage and double glazing 6+6+4 with first class glazing.

Top quality steel fittings.

INTERIOR CARPENTRY

Top quality MDF doors finished in white lacquer.

Top quality steel fittings.

Built-in wardrobes with MDF doors finished in white lacquer and interior melamine finishing.

INSTALLATIONS

Cold and hot air conditioning with air source heat pump on the roof and refrigeration unit in the false ceiling in the bathroom.

Instant domestic hot water from the same air source heat pump and a 200 litre water tank installed in the home.

Full electrical installation according to Spanish Low Voltage Electrical Regulations, with top quality electrical mechanisms.

Lighting in shared areas and gardens only.

Full plumbing installation compliant with current regulations, with water pump in the basement and reserve tank.

Full telecommunications installation compliant with current regulations.

SWIMMING POOL

Swimming pool basin made with watertight gunite and finished in top quality stone.

Water treated through saline electrolysis.

Sundeck made with natural tropical wood.

Interior LED lighting.

GARDEN

Simple, functional and hard-wearing, based on sustainable landscaping including specific species: cypress, olive and palms as the foundation of the shared gardens.

Stone paving for top quality exteriors.

Gardens bordered with Ibiza limestone walls.

Top quality artificial lawn around the swimming pool and diverse shrubs.

Outer dry stone walls of Ibiza limestone.

GARAGES

Underground parking garage with smoke extractor.

Individual parking spaces with dimensions as per regulations.

Lockable individual storage units to the rear of parking spaces.

Top quality, regulatory-compliant installations.