

**MAIN VILLA CHARACTERISTICS**  
**MIRO 10**  
**URB. MONT-PORT**

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**PUERTO DE ANDRATX – MALLORCA -**



**INDEX**

1.0 AMENITIES AND SPECIAL FEATURES OF THE VILLA ..... 3  
2.0 SURFACES..... 5  
3.0 BUILDING TIPOLOGY ..... 6  
4.0 INSTALLATIONS AND EQUIPMENTS..... 9  
5.0 DECORATION BRANDS AND ARTISTS ..... 12

## 1.0 Amenities and special features of the Villa

This new-built property is located in Puerto de Andratx. The villa has been constructed to the highest quality standards, using the best materials and latest technology and is equipped with modern furniture.

The house is divided over three floors and is fully furnished. The living area is approximately 920 sqm on a plot of 1.835 sqm. Adding the technical area and the water tank areas the total surface sums up to 962.25 sqm of building.

The building is comprised of:

Upper floor: Comprises of a hall and a sitting area, the master-bedroom, bathroom, walk-in closet and two guest-rooms with en-suite bathrooms.

Ground floor: Comprises of a living room, a show kitchen, with an additional separate working kitchen and two guest-rooms with en-suite bathrooms and a guest toilette.

Basement floor: Comprises of a Spa area with sauna (Klafs), steam bath (Klafs) and indoor 20 x 1.90 m heated swimmingpool equiped with counter current system, a home theater with 4k projector, a gym with Technogym equipment, a laundry room, a changing room, a service toilette, a wine cellar room and an open tropical garden at basement level accessed from the Spa area.

The carpark can welcome two cars and is equipped with one battery charger.

The exterior terrace comprises of a swimmingpool of 12.20 m x 4.15 m, a sunbath area and a BBQ next to an exterior dinning sitting area within the porched area.

Characteristics:

- Master bedroom + 4 additional double en-suite bedrooms
- Poliform walking closet
- Upper living room
- Ground floor living room\_dinning room
- Open concept Poliform Kitchen with Gaggenau appliances
- Service Kitchen with Gaggenau appliances and Cold room
- Cinema room 4k projector.

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- Gym comprised of Technogym equipment, 3 cardio machines and a full body workout machine
- Wine cooler room
- Spa comprised of Sauna (klafs), steam bath (klafs) and Interior Swimmingpool 20m long with counter current system
- 3 Toilettes
- Changing room
- Laundry room
- Technical room
- Elevator
- Garage for 2 vehicles provided with electrical charger
- Exterior swimmingpool 12.20 m x 4.15 m
- Interior swimmingpool 20 m x 1.90 m

## 2.0 SURFACES

- Plot Surface: 1,835 m<sup>2</sup>
  
- Constructed surfaces:
  - Interior surfaces:
    - Basement level: 402.08 m<sup>2</sup>
    - Groundfloor level: 273.22 m<sup>2</sup>
    - Upperfloor level: 286.95 m<sup>2</sup>
  
  - Porches
    - In fron of the kitchen: 33.87 m<sup>2</sup>
    - In front of the ground floor bedrooms: 19.61 m<sup>2</sup>
  
  - Terraces
    - Main bedroom terrace 20.29 m<sup>2</sup>
    - Upper bedrooms terrace 20.35 m<sup>2</sup>
    - Pool terrace 147.56 m<sup>2</sup>
  
  - Pools
    - Main pool: 52.20 m<sup>2</sup>
    - Indoor pool: 50.49 m<sup>2</sup>

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## 3.0 BUILDING TIPOLOGY

### Foundations and retaining walls

The foundations and retaining walls have been executed in reinforced concrete. Foundations comprise of pad and strip footings as specified in the geotechnical study and structural design. The basement floors have been elevated from the terrain for proper ventilation.

### Structure

The structure comprises of reinforced concrete columns and reticular reinforced concrete slabs according to structural design.

### Brickwork

#### ***Walls in contact with the ground***

Enclosure walls of reinforced concrete waterproofed on the outer face, the one in contact with the ground, lined with ceramic brickwall, with an air chamber with thermal insulation. High quality plaster and paint finish.

***Exterior walls:*** Facade enclosure from outside to inside:

- Layer of white mortar
- 8 cm thick SATE type of exterior thermal insulation
- 4cm insulated air chamber
- Ceramic brickwall H6
- Plaster
- High quality white paint

#### ***Interior division walls***

- Bedroom division walls are made of H16 brickwork
- Brickwork surrounding showers are made of H16 brickwork rest of bathroom enclosure being H6 brickwork.
- Living room with bedrooms comprised of H16 plus an H6 brickwork.

## **Floors**

### ***Interior Flooring***

Floors comprise of natural travertine stone tiles and skirtings in common areas, living rooms, dining room, bathrooms and all premises at basement level.

The floors in bedrooms and access corridors comprises of wooden floors in natural oak finish.

### ***Exterior flooring***

Terraces and porches comprises on elevated floors in travertino natural stone tiles.

## **Interior false ceilings**

The false ceilings have been made of dry plaster.

## **Roof cover**

- Bitumen barrier
- Geotextile protection
- EPDM waterproofing layer
- Geotextil protection
- Thermal insulation 5 cm
- Geotextile protection
- Gravel layer

## **External alluminium carpentry**

The exterior carpentry comprises of Schüco aluminum windows and door systems lacquered in black finish with thermal breakers.

The entire perimeter of the carpentry is sealed to avoid thermal bridges offering water/air tightness.

The windows are made of thermal-acoustic glazing with intermediate air chamber.

### **Interior carpentry.**

Interior doors finished with white lacquer and solid oak frame have been installed. The fittings and handles are stainless steel.

Built-in wardrobes with MDF folding doors finished in lacquered white paint, with interior covered with melamin in light fabric color, with drawers, bars or shelves, according to project specifications. Handles by means of a slot integrated in the door.

### **Coatings in interior finishes**

All the vertical and horizontal interior walls have been covered with smooth white plastic paint with a high quality finish.

Technical rooms and laundries have been covered with rectified white ceramic tiles.

Wet areas such as bathrooms and SPA walls have lined with natural stone cladding or porcelaninc stone.

### **Exterior plot perimeter and garden walls**

The exterior walls for landscaping and plot enclosure have been carried out in mallorcan style masonry irregular natural stone.



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## 4.0 INSTALLATIONS AND EQUIPMENTS

### HVAC (Heating ventilation and air conditioning)

- **CLIMATE:** Mitsubishi CITI MULTY R410 - 85kW – R2 System with energy-saving heat recovery operation. Simultaneous cooling and heating in all rooms
- **VENTILATION:** Heat recovery ventilation with energy-saving in all rooms including air quality supervision and control (CO2 and humidity).
- **UNDERFLOOR HEATING:** Heating production by aérothermal system
- **DHW (HOT WATER):** 500 Litres tank with emergency heating system

### PLUMBING

- **SEWAGE:** Grundfos 2 x1,5 kW Pumps with real-time supervision
- **TANKS:** Potable tank with softener system, irrigation tank and sewer tank all installed with real time monitoring

### POWER / ELECTRICITY / LIGHTING

- **SOLAR:** Photovoltaic system with 19.2kW of electrical production and 19.2kW of Lithium batteries for storage system. Hybrid Fronius inverter, real time supervision and home automation gateway.
- **UPS:** Uninterruptible Power Source electrical system to maintain critical electronic devices and emergency lights.
- **PUSH BUTTONS:** Jung LS990 and F40 KNX series for lights and blinds control.
- **LIGHTING:** 100% Dimmable lights with DALI/KNX to control scenarios and personalized programs.
- **WALL BOX BATTERY CAR CHARGER:** Type 2 electric car charger with touch screen, Wi-Fi and real time monitoring. 7.4Kw and 22 kW (optional)

### POOLS

- **INTERIOR POOL:**
  - Saline swimming pool with 28kW heating system for 30° designed temperature
  - Co2 and Humidity sensor to assist dehumidifier system control for SPA area.
  - Countercurrent swimming equipment.
  - Water Temperature, Ph and chlorine with real time supervision

- **EXTERIOR POOL:**

- Saline swimming pool with pre-installation pipe networks to install a heating system (heating system not included).
- Water Temperature, Ph and chlorine with real time supervision.

### **HOME AUTOMATION**

- Home automation based on KNX system.
- General control by IPAD in each floor and RTI personalized visualization.
- Control touch screens in all rooms.
- Home automation control for:
  - Lighting,
  - Airconditioning
  - Ventilation
  - Underfloor heating
  - Music
  - Curtains
  - Alarm
  - Main technical equipment control and supervision
- Electrical power optimiser to monitor and enhance solar panel efficiency

### **HOME THEATER**

- JVC E-Shift 4K projector
- Marantz AV System
- Tru-Audio Pro theater speaker system
- Klipsch double subwoofer system
- Sony Blu-Ray, Apple TV and 4K Sat-decoder
- Mini-Ipad control with Smart Theater visualization

### **MUSIC**

- SONOS system with 120Watts/channel in all rooms
- Bowers and Wilkins speakers in all rooms (12)

### **SECURITY SYSTEM**

- Paradox professional intrusion alarm system with volumetric and window/door access sensors. Real time supervision with Security company.

- Exterior CCTV perimetral cameras. Real time supervision with Security company (optional)
- Smoke detection systems in kitchen, service kitchen, hall, laundry room and technical rooms
- Doorbird gate access control
- Spa access control for children protection through keypad with remote monitorization
- Technical room access through keypad with remote monitorization

## 5.0 DECORATION BRANDS AND ARTISTS

### BRANDS

- BANG & OLUFSEN
- C&C Milano
- CARPYEN
- BOVER
- CRIZÚ
- HENRI BURSZTYN
- GANMDIA BLASCO
- GIOPATO& COOMBES
- ROMO
- PIERRE FREY
- PH Collection
- PORADA
- LEMA
- SCAPA
- SERAX
- SCHUMACHER
- TRIBÚ
- XLV
- INBANNI
- POLIFORM
- GUAXS

### ARTISTS

- TONI PEDRAZA
- PAZ ALOMAR
- JESSICA SANDRSON
- EMILY POOLE
- ZUZANNA OLKUSKA ANKE BLAUE