



**Sa Bahia**

IBIZA

Quality Report

## Structure

Reinforced concrete and steel structure, fully compliant with the Spanish Technical Building Code (CTE) and certified by an accredited control body.

## Roof

Technical roof for installations.

Technical roof with landscaped areas.

## Façade

External enclosure of the building envelope made of perforated brickwork rendered on the exterior face with a fine-grain natural pozzolanic clay, cement, and mineral binder finish.

*Brand: Matteo Brioni.*

*Model: Terra Ton Wall Structured.*

*Finish: Color Panna C08.*

Thermal insulation in air chambers and interior lining made of double plasterboard with rock wool insulation.

## Energy Rating

Estimated energy rating: Class A for CO<sub>2</sub> emissions and Class A for energy consumption.

## Exterior Carpentry

Exterior joinery in lacquered aluminium with thermal break, fully compliant with the Technical Building Code (CTE).

Double glazing with low-emissivity glass, solar factor reduction, and air chamber according to CTE requirements.

Motorised sliding windows in living-dining areas, as per project design.

Glass railings according to project specifications.

## Climate Control

Air conditioning via ducted heat-pump system with remote-control capability.

The project includes an independent indoor unit for each room, allowing individual temperature control in every space of the house.

Heating system by underfloor heating.

## Installations

Lifts with automatic cabin and landing doors.

Domestic hot-water system powered by aerothermal energy.

Water filtration system with osmosis.

Water tank to ensure autonomy and quality of water supply.

Basement areas equipped with air supply and smoke extraction systems.

Air renewal through a dual-flow heat-recovery system.

Separate drainage networks for rainwater and wastewater.

## Internal Partitions

Interior partitions made of double plasterboard mounted on galvanised steel framing with internal acoustic insulation. Certain walls to be built with traditional ceramic brickwork.

## Interior Carpentry

Full-height interior doors veneered in natural oak, either hinged or sliding depending on location. Hidden hinges. Integrated air-in ventilation system.

Door handles in light bronze PVD finish, with privacy lock in bathrooms and WCs.

*Brand: Formani.*  
*Model: Basic.*

Main security pivot door with 3-point lock. Natural oak veneer.

Wardrobes/dressing rooms in bedrooms with interior lighting as per the project. Fitted with hangers, drawers and shelves.

## Flooring And Wall Finishes

Large-format ceramic flooring throughout the property. Outdoor terraces to feature the same model with anti-slip finish.

*Brand: 41ZERO42. Model: Superclassica SCB. Finish: Crack.*

Wall finishes in fine-grain clay render.

*Brand: Matteo Brioni. Model: TerraVista Smooth. Finish: Panna CO8.*

Bathroom wall cladding in various ceramic designs and brands according to project.

*Brands: Matteo Brioni / 41ZERO42 / TAU Cerámica.*  
*Models: TerraTon Plus Wall / Mou Butler Matte / Biscuit / Superclassica SCB Crack / Teide White.*

Suspended plaster ceilings throughout the house, at varying heights.

Parking floor finished with polyethylene epoxy paint.

Parking wall finishes: double-layer plastic paint over primer, with fine-grain clay render.

*Brand: Matteo Brioni.*  
*Model: TerraVista Smooth.*  
*Finish: Panna CO8.*

As per project.

## Kitchen Equipment

Fully furnished kitchen in natural oak veneer, with porcelain countertop and backsplash as per project design.

Large built-in oven with drop-down door from Gaggenau. Steel finish. Built-in microwave from Gaggenau.

90 cm black induction hob with 2 cooking zones from Gaggenau, model S-400. With integrated extractor fan.

Gaggenau dishwasher and integrated refrigerator. Model Series 200.

Single-bowl sink from leading brands.

Single-lever Gessi faucet with aerator for water-saving.  
*Model: 603-275. Finish: Matte Cipria.*

## Lighting

Low-energy LED lighting. Different models and brands depending on the project and rooms.

## Bathroom Equipment

Wall-hung sanitary ware by Gessi. *Model: Goccia. Finish: matte white.*

Bathtubs in bathrooms as per project – brand Novello or equivalent. (bathtub only included in Casa Llevant and Casa Xaloc).

Custom floor-level shower trays in porcelain stoneware.

*Brand: 41ZERO42.*

*Model: Superclassica SCB.*

*Finish: Crack Anti-slip.*

Gessi thermostatic mixers with aerator for water-saving.

*Model: Origini*

*Finish: Matte Cipria, recessed installation in showers.*

Courtesy bathroom ceiling tap.

*Brand: Gessi*

*Model: 63499-275*

*Finish: Matte Cipria.*

Bathroom furniture by Novello.

*Model: Bloom + Art.*

*Finish: S06 Sabbia Soft.*

Bathrooms and WCs equipped with backlit mirrors.

## Swimming Pool

Private outdoor swimming pool with corresponding filtration and purification system.

Pool tiling and flooring.

*Brand: 41ZERO42.*

*Model: Superclassica SCB.*

*Finish: Crack Anti-slip.*

## Home Automation

Home automation control system with remote access. The system will manage the air conditioning (ducted cooling) and underfloor heating systems in the home, as well as integrating video door entry access control and timed control of outdoor lighting.

## Telecommunications

Fibre-optic connection up to the home access point (PAU) inside the property (to confirm).

Sockets for broadband cable service up to PAU.

Telephone access (STDP) up to PAU.

Radio and television sockets in all rooms.

Electronic video intercom for property access (to confirm with Adrián).

Reception of DAB/FM/TDT broadcast signals via antenna array installed on rooftop mast.

**Note:** Informational document with no contractual value, prepared based on the Basic Project submitted for the building permit application. The information is subject to necessary modifications due to technical, legal, or commercial requirements during the course of construction or once completed, without implying any significant alteration of the project or reduction in quality. Exterior and interior renderings are for illustrative purposes only and subject to possible modifications; furniture not included; finishes, materials, colors, equipment, sanitary fittings, and kitchen furniture are merely representative approximations. The materials specified may be replaced by others of equivalent performance and quality in case of supply issues in the market, without any substantial change to the design or features of the property. All information and documentation delivery will be carried out in accordance with the provisions of Royal Decree 515/1989 and any other applicable national or regional regulations.

# Enquire

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