



THE ORIGIN
PORT DE SANT MIQUEL • IBIZA

QUALITY SPECIFICATIONS

PRIVATE PLOTS

- You will be able to access your home through an elegant pedestrian entrance, passing through a carefully designed entryway where you will see the infinity pool and the access staircase.
- On your plot, you will appreciate the careful selection of materials and finishes used in the different spaces we have incorporated into the project.
- This open space of your home has been designed to maximise the use of multiple orientations and visually connect the interior spaces with the exterior garden and interior patio, all based on cross-ventilation of all rooms.
- Your home will feature a private pool where you can enjoy an incredible, relaxing swim on summer nights, just a few metres from Cala San Miguel beach.

STRUCTURE AND FOUNDATION

- Structure and foundation with reinforced concrete, according to project specifications and drawings.

ROOF

- The only accessible roof is the private solarium of each home. On this flat inverted roof, there will be high-density extruded polystyrene insulation or similar, double-layer waterproofing and a porcelain tile finish, Porcelanosa model BREMEN wood-effect or a similar brand, in a light colour as selected by the Project Management (D.F.).

FACADE

- Brickwork facade finished with lime mortar in a rustic finish and earthy tones, according to project drawings and details.
- The house's exterior enclosure consists of rough brickwork + high-resistance thermal and acoustic mineral wool insulation, and a plasterboard lining over metal framing with additional insulation.
- Smooth interior paint finish in a colour to be chosen by the Project Management.



EXTERIOR CARPENTRY

- The access window will feature sliding aluminium panels with a thermal break system and low-profile design, with entry lock and safety glass according to the Building Code (CTE). Windows will be dark-coloured on the exterior (to be defined by the Project Management) and white on the interior.
- The living room windows facing the pool porch and the interior patio will be made of aluminium carpentry, dark on the exterior and white on the interior, with thermal break and safety glass in accordance with CTE regulations.
- The rest of the windows in the home will have the same features: thermal break, safety glass where required by regulations, dark exterior colour, and white lacquered interior, as per project designs.
- All windows will have Climalit-type double glazing, with a hermetically sealed air chamber, with thicknesses and technical characteristics depending on their location, complying with the regulations, and will be low-emissivity.
- None of the windows in the home will have aluminium shutter systems, nor will they have electric opening mechanisms.

INTERIOR LAYOUT

- Interior partitions will be made of plasterboard or similar with internal thermal and acoustic insulation, followed by painting.

INTERIOR CARPENTRY

- Flush doors throughout the home, lacquered in a colour to be defined by the Project Management, full height (floor to ceiling) in all rooms.
- Built-in modular wardrobes, on a baseboard and full height as per project plans. They will be made of lacquered MDF in a colour to be defined by the Project Management, matching the doors, and will include a top shelf and hanging bar. The interior will be lined with textile-effect melamine and will include handles.
- Baseboards lacquered in the same colour as the doors and wardrobes throughout the home, 15 cm high.

- All door handles will be in matte steel, minimalist design, with straight lines and no mouldings.

FLOORING

- Living-dining-kitchen areas, bedrooms, hallway, and corridors will have high-quality rectified porcelain flooring, Porcelanosa Coral Caliza 60x60 model or a similar brand, in a light colour as selected by the Project Management (D.F.).
- Bathroom floors will use the same Porcelanosa Coral Caliza porcelain or a similar product.
- Porches and outdoor circulation areas and access to the house will have large-format Coral Caliza porcelain, with non-slip characteristics suitable for outdoor use.
- Concrete staircase with porcelain or stone steps. Design and dimensions according to plans.

VERTICAL SURFACES

- Living room, bedroom, hall and corridor walls finished with lime mortar in light tones to be defined by the Project Management (D.F.).
- Kitchen walls finished in the same material as the countertop in the work areas.
- Remaining walls finished with lime mortar in the same colour as the rest of the home.
- Bathrooms clad with Porcelanosa porcelain tiles in a colour and format similar to Coral Caliza or Coral Acero.

- Wet walls will be tiled, and the remaining walls will have a smooth paint finish so that the owner may wallpaper or keep the plastic paint finish.
- Supply and installation of safety glass shower screens with black-coloured profiles in all showers.

HORIZONTAL SURFACES

- False ceiling in plasterboard or plaster throughout the entire home.
- Smooth matte plastic paint in white on all ceilings in the home.

PLUMBING AND SANITARY FIXTURES

- Sanitary fixtures made of vitrified porcelain in all bathrooms and toilets by Duravit, D-Neo model or a similar brand.
- Silestone countertop or similar in white or a similar shade, with integrated sink and wood-effect cabinet, Porcelanosa NER model or similar, to be defined by the Project Management.
- Washbasin taps: Tres brand, Loft model in black or similar, to be defined by the Project Management, wall-mounted in all bathrooms.
- Shower taps: Tres brand, Loft model in black or similar, to be defined by the Project Management, wall-mounted with overhead showerhead in all bathrooms.

AIR CONDITIONING AND HEATING

- The homes will be cooled and heated by an arothermal heat pump air conditioning system.
- Individual room thermostats and centralised control for maintenance.

ELECTRICITY

- High-quality JUNG LS-type or similar geometric-shaped white switches and mechanisms, as selected by the Project Management.
- TV and FM antenna installation in living room, bedrooms, kitchen, and porch or terrace.
- Installation of cable telecommunications conduits in bedrooms, living room, and kitchen.
- Electronic video intercom at the main access to the home.
- Installation of lighting fixtures throughout the home, except in the living and dining room, using Optolight brand low-consumption LED recessed lights, Cardan model, in white, with a 3,000K colour temperature.



KITCHEN

- Fitted kitchen with high-pressure laminated wood according to project plans and documentation. The colour will be chosen by the client. The project will feature a wood effect.
- Countertops in Silestone or similar in a colour to be chosen by the client, including the work areas between upper and lower cabinets.
- The selection period for cabinets and countertops will remain open until 6 months before construction completion, coordinated with the Project Management.
- Installation of top-brand appliances (oven and microwave, induction hob, extractor hood, sink and faucet, dishwasher, and refrigerator) such as Siemens, Bosch or similar.

GARDEN AND TERRACES

- Supply and installation of outdoor electrical points.
- Supply and installation of LED-type lighting in outdoor areas.

SWIMMING POOL

- Infinity pool with dimensions according to project, with a saline purification system.
- Green mosaic tile, though the client may choose from various shades.

**IMPORTANT: This quality specifications document is limited to providing a general, indicative description of the development at the time it is issued. Therefore, the elements, features, and images contained herein are subject to change, substitution or modification due to legal, administrative, technical, functional or supply constraints. In any case, the contents and specifications included in the private purchase contract that is signed shall prevail.*

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