

BUILDING SPECIFICATIONS

LLEVANT₉₂



Non-contractual reference image



AVANTESPACIA

Your **home** is more



In Palma de Mallorca, in the Nou Llevant sector, in a privileged location, specifically where the Avinguda M  xic and Carrer Puerto Rico streets meet, in a new residential complex 500 meters from the Portixol and the Ca  n Pere Antoni beach.

2 to 4-bedroom flats and attics with parking space and storage room within a modern and contemporary complex, featuring excellent shared spaces and amenities: green spaces, swimming pool, and gym.

An exclusive private development to move into or to invest in in a fashionable area close to the city and well connected to the Palma de Mallorca International Airport and other points of interest.

FOUNDATION, STRUCTURE, AND ROOF

- The foundations and structure are made of reinforced concrete, in compliance with current regulations and under the supervision of an external technical control body.
- The roofs are flat, waterproofed, and thermally insulated according to the requirements of the Technical Construction Code. Communal equipment and photovoltaic panels for common building services as well as exterior air conditioning units are located on the roof.

FAÇADES

- The Llevant 92 façades are made using a high-performance SATE Exterior Thermal Insulation System, plastered and painted on brick, and lined on the inside with plasterboard and insulation. This solution guarantees a high level of thermal and sound insulation.
- The façades are finished with aluminium detailing along slab edges and balconies, providing a coherent look, as well as other elements that soften the light hitting the terraces.

EXTERIOR JOINERY

- Exterior joinery guarantees the thermal bridge break, with double glazing and air gap, which adds to the thermal and acoustic comfort of the living space. The exterior joinery will be light colored in line with the design of the façade and the interior joinery will be white in color.
- The homes have motorized aluminium shutters in the bedrooms with built-in insulation. The lower floors have motorized shutters for all rooms.
- Safety glass panels are installed in the areas indicated in the Project.

INTERIOR JOINERY

- The entrance door to the home is reinforced, smooth, and lacquered in white on the inside and finished in wood on the outside. It has anti-levering hinges, safety lock, peephole, and smooth satin chrome knob.
- Interior doors are smooth, lacquered in white, and have satin chrome straight handles, in a very modern style.
- The bathroom doors have locks on the inside.
- The living area and kitchen doors have clear glass windows.
- The built-in cupboards are modular. They have smooth white lacquered hinged doors and a finger pull handle. The insides are coated with texture board and have a hanging rail and shelves.



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INTERIOR DIVING WALLS

- Interior dividing walls are made of plasterboard and interior insulation.
- Homes are separated by brick walls lines on both sides with plasterboard and insulation.
- Homes are separated from communal areas with plastered brick painted on the outside and lines with insulation and plasterboard on the inside.

FLOORING

The bedrooms, living areas, hallways, and corridors are finished with laminate flooring on a dampening layer with white skirting board.

- In homes with an American style living room and kitchen, the skirting board is specifically for wet rooms.
- The kitchens and drying rooms have porcelain stoneware floors.
- Terraces have wood-effect porcelain tile floors.

PAINT AND CEILINGS

- The paint covering the horizontal and vertical wall surfaces inside the homes is smooth plastic paint, combining with other finishes.
- False ceilings are installed where required, with access point also where needed.
- Other ceilings are lined with plasterboard to ensure a smooth finish and flush with other wall surfaces.

KITCHEN

- Kitchens are delivered with the top and bottom and a compact quartz countertop. The same material is used for the wall between cabinets. The other wall surfaces are painted and have skirting board flush with the floor.
- They are equipped with the following appliances in a stainless-steel finish: built-in dishwasher, induction hob, extractor hood, electronic oven and microwave.



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BATHROOMS

- The wall surfaces in the bathrooms are fully tiled and have porcelain tile floors matching the tiles.
- Bathrooms have premium quality white glazed porcelain furnishings, with resin shower trays and screens.
- All bathrooms have compact toilets with soft-close seats and dual flushing to save water.
- Chrome finish single lever taps with water and energy-saving system.
- The showers have thermostatic taps.
- The sinks are built into a floating shelf configuration with two drawers. Dimensions vary by type.

VENTILATIONS OF THE HOME

- Homes have a ventilation system that complies with CTW-HS-3 (Technical Code for Construction and Health: indoor air quality).

CLEAN HOT WATER AND AIR CONDITIONING INSTALLATION

- The production of clean hot water is provided centrally using an air source heat pump, with individual consumption meters.
- This system saves a lot of energy and is kinder to the environment.
- Homes have air conditioned (cold-heat) living areas and bedrooms through ducts. There is no control system per room that operate using motorized vents.

ELECTRICITY AND TELECOMMUNICATIONS

- The electrical installation in all homes is carried out according to the Low Voltage Regulation, with modern electrical mechanisms.
- Living rooms, bedrooms, and kitchens have telecommunication outlets in accordance with current regulations.

SHARED AREAS

- Closed Development with controlled access for vehicles and pedestrians with a security booth.
- Shared swimming pool with salt treatment that uses natural, non-polluting and environmentally friendly substances. Hallways and bathrooms according to current regulations.
- Video intercom with a terminal in the home's hallway.
- Motorized garage door with the remote control opening.
- Low-power LED lighting and entrances and in shared areas.
- Equipped gym.
- The entrance gates are decorated according to the seeing of the building, and they employ careful combination of materials.
- The building has lifts accessible to people with reduces mobility, which also provide access to the garage.
- The garage has active ventilation, carbon monoxide detection and control, as well as fire protection and emergency lighting, in compliance with current regulations. Polished concrete pavement with space markers.
- The promotion has the option of install electric vehicle chargers according to the REBT regulation.



CALIFICACIÓN ENERGÉTICA DEL PROYECTO		ETIQUETA	
DATOS DEL EDIFICIO			
Normativa vigente: construcción / rehabilitación	Tipo de edificio: Edificio para 62 viviendas, garajes y trasteros		
CTE 2013	Dirección: Calle Puerto Rico, 9		
	Municipio: Palma		
Referencia catastral: 1799007207719H0001DQ	C.P.: 07007		
	C. Autónoma: Islas Baleares		
ESCALA DE LA CALIFICACIÓN ENERGÉTICA		Consumo de energía kWh / m ² año	Emissiones kg CO ₂ / m ² año
A más eficiente		11	3
B			
C			
D			
E			
F			
G menos eficiente			
REGISTRO			
		26/12/2032	
Válido hasta 00/00/0000			
ESPAÑA Directiva 2010 / 31 / UE			

Energy Efficiency Certificate available at the Sales Office as well as in the "Download" section of the "Downloads" section of the project page at www.avantespacia.com. Any variation that may occur between the Energy Efficiency Certificate of the Project under construction and the Energy Efficiency Certificate of the finished and completed Project will not affect the Letter indicated in the Energy Rating.



We build in compliance with the Technical Code for Construction and applicable regulations.

DEVELOPER SIGNATURE

CLIENT'S SIGNATURE

AVANTESPACIA

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