

AN OASIS OF PEACE AND COMFORT



FINCA S'OLIVERA - QUALITY SPECIFICATION

FINCA S'OLIVERA

**LUXURY COUNTRY HOME WITH
SWIMMING POOL**

**CALA LLOMBARDS
SANTANYÍ**





SANTANYÍ

One of Mallorca's hidden gems in the beautiful southeast of the island, Santanyí is a rural area, authentically Mallorcan and close to beautiful coastal villages.

Only a few kilometers away with beautiful beaches, small coves with crystal clear water and the 2nd largest natural park of the Balearic Islands.

The environment, the light and the atmosphere of the area attract many international artists, with numerous art galleries and workshops in the village.

With excellent connections to the rest of the island and hiking and cycling routes, it also has a wide range of restaurants, stores, schools and a weekly market in the vicinity.

Another attraction for golf lovers is the nearby Vall d'Or golf course. For all these reasons, Santanyí is an ideal real estate location.



FINCA S'OLIVERA

AN OASIS OF TRANQUILITY
AND COMFORT

SURFACE AREAS

Plot

Plot 14.776 m²

Ground level - built area

Living 244,57 m²

Pérgolas 79,32 m²

Terraces 100,32 m²

Pool 62,06 m²

First floor - built area

Living 120,45 m²

Terrace 72,51 m²









STRUCTURE

- Originally built in 2007, the house is undergoing a complete reform with improved interior distribution, and new electrical, sanitary and HVAC (heating, ventilation and air conditioning) installation.

EXTERIOR FAÇADE AND INTERIOR WALLS

- Exterior façade: The existing facade will be partially renovated.
- Interior walls: The new interior partition walls will be made of brick partition walls, plastered.



FLOORING AND TILING

- Floor tiles of natural stone ZARCI GREY, with bush-hammered and aged finish, size 80x80 cm. in the entire house. Same finish for the skirting board, recessed in the partition walls.
- Also floor tiles of natural stone ZARCI GREY, with bush-hammered and aged finish, size 80x80 cm. in terraces, swimming pool, flower boxes, barbecue cladding and also external staircases.
- Wall tiles of natural stone ZARCI GREY, with bush-hammered and aged finish in the wet areas of bathrooms. Special pieces in large format. In each bathroom a wall will be tiled with HUGUET hydraulic tiles.
- The exterior façade cladding will be maintained, except in the porch area, which will be terraced as in the rest of the façades.



COVERINGS AND CLADDING

- False ceilings in plasterboard with recesses and curtain holders.
- Ceilings with visible roof beams in hall, bedroom 1, bathroom 1, bedroom 2, bedroom 3 and bedroom 5.
- Painting on the interior walls in an off-white colour, yet to be defined.
- Washable wallpaper will be placed on the walls of the toilet.



STONework

- Washbasin countertops in bush-hammered and aged natural stone.
- Shower trays made of bush-hammered and aged ZARCI GREY stone. Also the interior windowsills in the same finish.
- The steps of the stairs will be made of bush-hammered and aged ZARCI GREY stone, tread and riser.







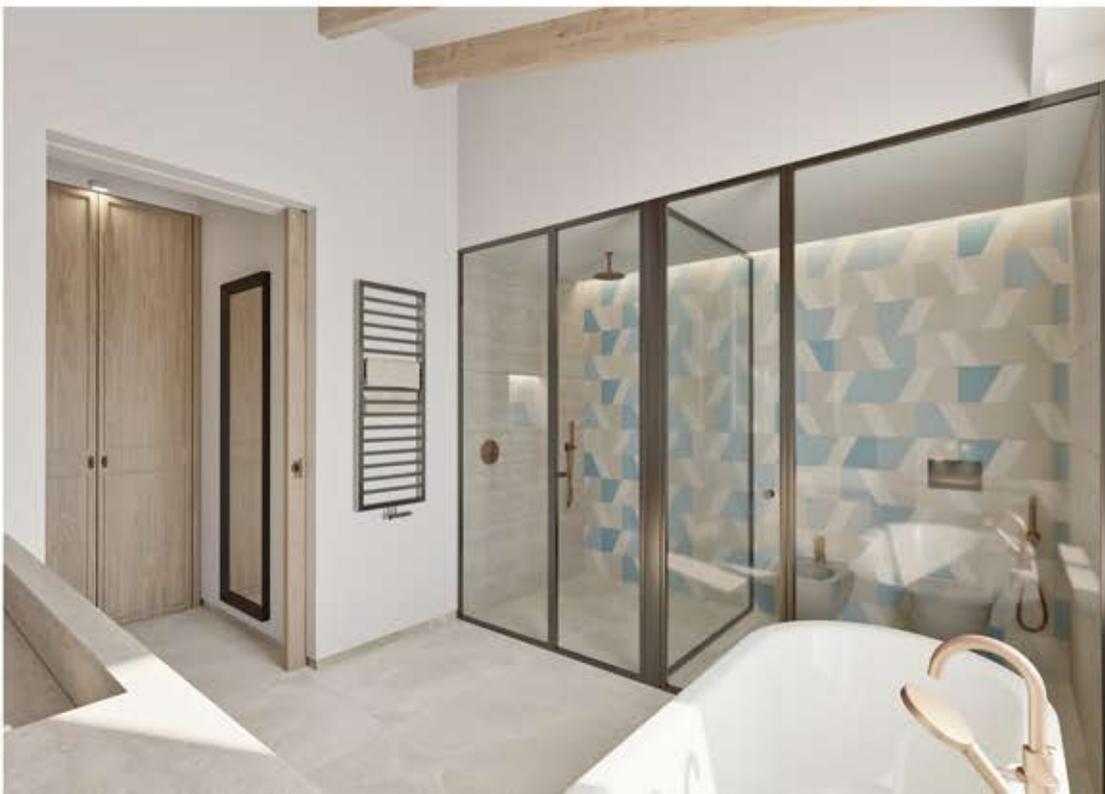
DOORS AND WINDOWS

- Interior entrance to the house is made of iron and glass according to project with security lock. Double exterior door made of solid Sapelly wood with tongue and groove joints.
- Shutters in Mallorcan style on exterior windows and doors in a blue-gray colour.
- All windows will be made of Sapelly laminated wood with a tilt and turn mechanism and floor windows will be swinging, double glazing.
- Window handles are from FORMANI, model ONE, by PIET BOON, stainless steel, bronze finish.



INTERIOR CARPENTRY

- Swing doors in the interior made of natural oak wood with molding as detailed in the plan and invisible hinges of the brand Simonswerk in black, and stainless-steel door handles of the brand FORMANI, model ONE, bronze finish.
- Cabinet fronts in the same material and molding as the passing doors, with black cup hinges and handle from FORMANI, model ONE.
- Interior of cabinets and drawers: in melamine of the brand EGGER stone grey finish, and accessories from MENAGE CONFORT, model CHIC.
- Panelled walls, made of the same wood as the interior doors and cabinets, in certain areas of the house.
- Bathroom furniture made of the same wood and molding as the interior doors with fully extendable drawers with soft-close automatic mechanism.
- Bathroom partitions with minimal aluminum frame in brushed black finish and transparent laminated glass.

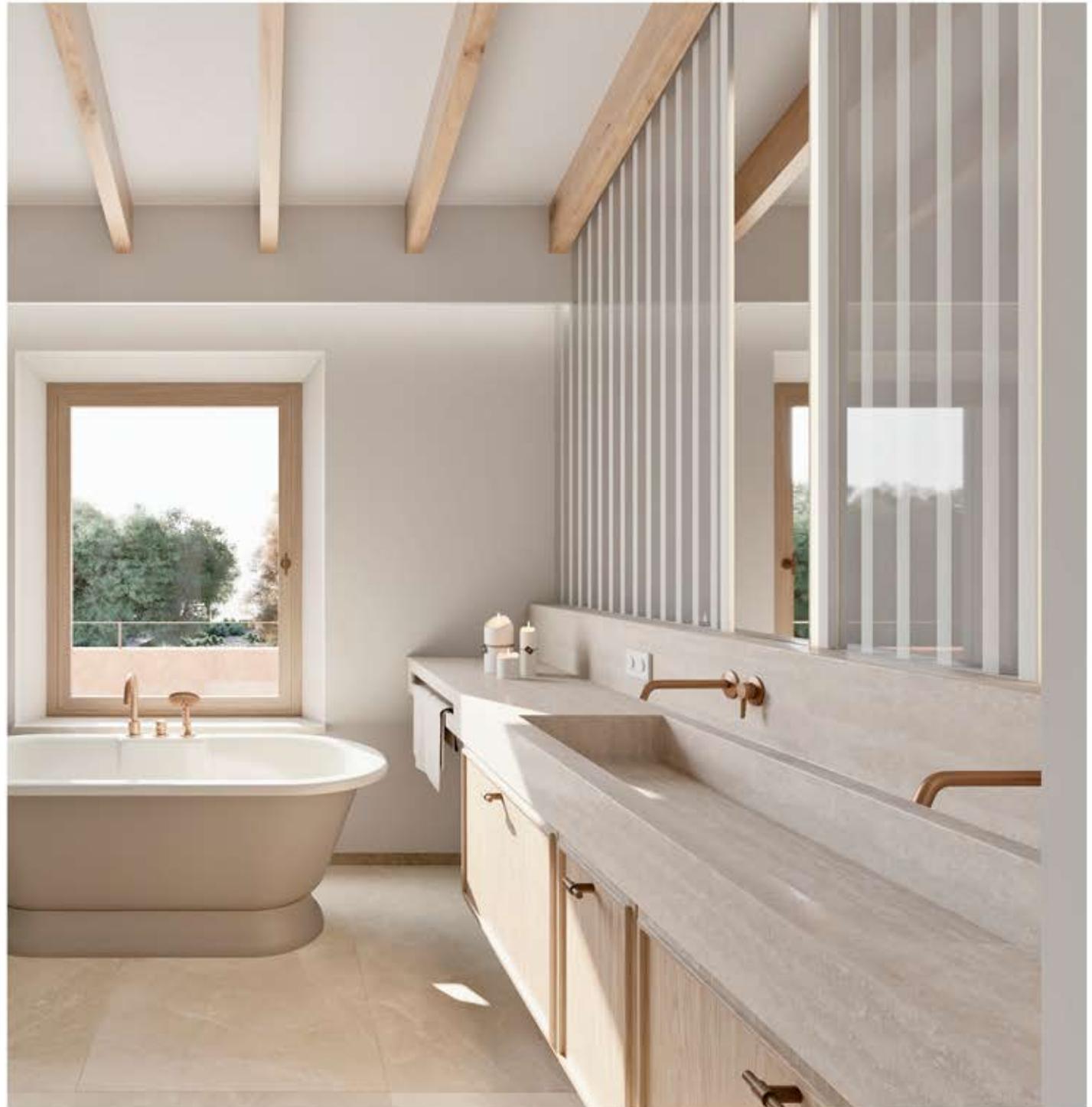


BATHROOM FIXTURES

- Custom made, bush hammered and aged ZARCI GREY stone worktops with integrated washbasin and brushed oak wooden vanity unit.
- Bidet in bathroom 1 only, with overflow and wall-mounted tap base from DURAVIT, model ME by starck, matt white finish.
- Suspended WC by DURAVIT, model ME BY STARCK in matt white finish, lid with cushioned closure. Concealed cistern by GEBERIT with SIGMA 70 matt black push button.

FITTINGS

- All fittings in the house by GROHE, model ESSENCE, in brushed copper finish.
This includes:
 - Single lever mixer tap for wall mounting with recessed body.
 - Built-in thermostat with two-way flow control for thermostatic shower.
 - Single lever mixer tap for bidet with automatic valve.
 - Ceiling fitted shower for rain shower plus shower with flexible hose and hanging device.
 - Spray shower set for wc in matt black finish.
 - Floor mounted mixer tap for freestanding bath-tub.
- Accessories:
 - Built-in wall-mounted toilet roll holder, toilet roll holder and toilet brush holder.
 - Towel rails and hangers.
 - Electric towel rail radiator by ZEHNDER, model SUBWAY in colour.



KITCHEN AND LAUNDRY ROOM



- The furniture will be made to measure with waterproof MDF board with perimeter moulding, blue-grey satin finish, with handle in brushed bronze finish.
- Worktop in bush-hammered and aged GRIS ZARCI stone with waterproof treatment and integrated sink.
- The electrical appliances will be from SIEMENS, except for the induction hob which will be from BORA, and include:

In the kitchen:

- Refrigerator.
- Deep freezer.
- Oven.
- Induction hob with surface mounted extraction system.
- Dish washer.
- Microwave.
- 2 Wine coolers.
- Removable tap.
- Osmosis system.

In laundry:

- Washing machine.
- Tumble drier.
- Combi fridge.
- Sink.
- Induction hob.

AIR CONDITIONING & HEATING & WATER

- Air conditioning system warm/cold, by means of a driver with an indoor unit concealed in a false ceiling and an outdoor unit produced from the DAIKIN aerothermal system.
- Supply and return flow through linear diffusers.
- Hot water underfloor heating in the entire house.
- Preparation of hot water for domestic use by means of a aerothermal technology and solar panels. DAIKIN EWYT-CZP air-to-water heat pump with indoor water tank (no indoor unit required), for the production of air conditioning, hot water and underfloor heating.
- A decalcifier is installed before the water reservoir inlet and water filtering by osmosis from GRÜNBECK.
- Outdoor cistern of 30 m².





ELECTRICS AND HOME AUTOMATION

- ABB home automation control from BUCSH-HAEGER.
- SCHNEIDER ELECTRIC mechanisms, D-LIVE model, artic white finish on painted walls and black finish on wood-panelled walls.
- Individualised control of air-conditioning, underfloor heating, video intercom, irrigation and lighting by BUSCH-JAEGER touch screens, ABB ROOMTOUCH 4'' in each room and ABB SMARTTOUCH 10'' in entrance area.
- Supply and installation of all lighting, both indoors and outdoors.
- In the rooms, indirect ceiling lighting with LED strips .
- Inside the wardrobes, LED lighting with motion detector.

POOL

- 50 m2 overflow swimming pool lined with the same stone as the terrace or similar.
- Salt water treatment.
- Self-levelling pool control and automatic backwash.
- Concealed pool equipment and installation room.



MOODBOARD MATERIALS

HUGUET BRAND TILES



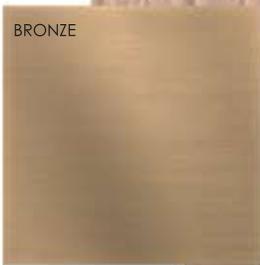
GRIS ZARCI STONE



BRUSHED OAK



BRONZE



BRONZE



BLUE - GREY COLOR



STONE CLADDING - FIREPLACE



STONE-MORTAR - FAÇADE



RENDERING ON FAÇADE



ELECTRICAL DEVICES AND LIGHTING

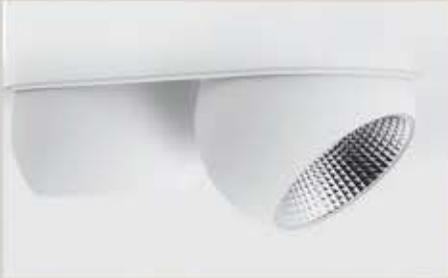
**SCHNEIDER ELECTRIC
D-LINE model
white finish on walls and
black finish on wood panelling.**



**BUSCH - JAEGER
ABB ROOMTOUCH 4'' in bedrooms
white finish in walls
black finish on wood panelling.**



**BUSCH - JAEGER
ABB ROOMTOUCH 10'' entrance area
white finish.**



**MODULAR LIGHTING
MARBUL RECESSED ADJUSTABLE,
white finish.**



**MODULAR LIGHTING
PISTA TRACK LINEAR SPOTS - MINUDE,
black finish.**



**ASTROLIGHT
YUMA 120,
bronze finish.**



SIMES - LOFT ROUND WAL
EXTERIOR SURFACE WALL LAMP, color 20 -
bronze finish.



SIMES - POCKET RECTANGULAR
EXTERIOR SURFACE WALL LAMP color 20 -
bronze finish.



SIMES - MINIDIAPASON ROUND
bronze finish.



ASTROLIGHT - ZEPP0 WALL,
matt black finish.



ASTROLIGHT - YUMA 240 LED,
bronze finish.



ASTROLIGHT - PENDANT SUSPENSION KIT 3.
bronze and black finish.

MISCELLANEOUS

- Watertight gas fireplace, according to design, operation by remote control or WIFI.
- Entry gates for pedestrians and cars made of steel to be painted.
- Garden areas according to the design of the landscape architect.
- Pergola for cars with installation for electric car charging.
- Barbecue area (gas), with sink and fridge, according to design.



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