

1. GENERAL INFORMATION

1.1 PROJECT OVERVIEW

Project Name: MONACO SUITES
Location: C/ Monaco 13-15, Sant Agustin, Palma de Mallorca
Developer: RIVA
Architect: Jordi Herrero
Project Type: Luxury residential building with 5 units, with communal pool & Parking
Construction Start Date: Q4 2025 / Q1 2026
Expected Completion Date: Q4 2027 / Q1 2028

1.2 REGULATORY COMPLIANCE

Permits & Approvals: Construction adheres to existing building permits and Spanish construction regulations.

Standards: The project follows national and international building codes, including structural integrity, fire safety, and environmental sustainability.

2. SITE PREPARATION & INFRASTRUCTURE

2.1 DEMOLITION & EARTHWORKS

Existing structures and vegetation cleared per demolition plans.
Excavation and soil removal in accordance with structural engineering requirements.
Backfilling with certified materials to ensure stability.

2.2 DRAINAGE & SEWAGE

Connection to municipal sewer system.
Waterproofing of all pipe penetrations.
Installation of rainwater collection systems for irrigation purposes.

3. STRUCTURAL ELEMENTS

3.1 FOUNDATIONS & FLOOR SLABS

Reinforced concrete foundations with steel reinforcement.
Capillary-breaking gravel or crushed stone layer under floor slabs.
Ground slabs engineered for durability and structural load requirements.
Concrete coating on garage floor

3.2 LOAD-BEARING WALLS & FLOORS

Structural frame constructed in reinforced concrete.
Exterior walls: Insulated, solid masonry with mineral render finish.
Masonry clad with drywall.
Interior partitions: Drywall or masonry per design specifications.
Garage ceiling made of powder-coated aluminum slats.
Walls in the garage partially clad with natural stone.
Stairs made of reinforced concrete clad with natural stone.

3.3 ROOFS

Flat roofs with insulation, waterproofing, and drainage.
Rooftop terraces finished with natural stone or composite wood decking.

4. EXTERIOR FINISHES

4.1 FACADES & INSULATION

Mineral render.

High-performance thermal insulation.

Exterior walls mostly clad with natural stone.

4.2 WINDOWS & DOORS

Anodized or powder coated aluminum windows with thermal breaks and security glass.

Sliding doors for seamless indoor-outdoor transition.

Security-class main entrance door with electronic access control.

Balcony and terrace railings: glass on the sea-facing side, metal on the street-facing side.

5. INTERIOR FINISHES

5.1 FLOORING

Living Areas, Bedrooms / Stairs: high-quality, uniformly light marble. Slabs in various sizes (Atlantic Grey).

Bathrooms: Non-slip ceramic or natural stone.

Terraces & Pool Area: Weather-resistant natural stone and composite wood decking.

5.2 WALLS & CEILINGS

Interior walls finished with high-quality plaster and paint, textured plaster, and wood cladding.

Ceilings with recessed lighting and integrated air conditioning.

Constructed in drywall with ceiling coves as shown in the brochure.

Soundproofing measures for enhanced privacy. Curtain rails and curtains in the bedrooms and in the living- / dining area.

6. INSTALLATIONS & SMART HOME TECHNOLOGY

6.1 ELECTRICAL & HOME AUTOMATION

Integrated KNX-standard home automation for lighting, heating, and security.

Smart lighting system with dimmable LED fixtures.

11 kW charging station for electric vehicles.

High-speed internet and satellite TV connections in all main rooms.

Luxury sockets and switches: Font Barcelona, Series 51. or similar

6.2 HEATING, VENTILATION, AND AIR CONDITIONING

Underfloor heating via air-source heat pumps.

Ducted air conditioning for efficient temperature control.

Energy-efficient ventilation systems

Gas fireplace in the living area.

6.3 PLUMBING & SANITATION

High-quality fittings from Dornbracht, Iconico, or equivalent.

Concealed wall-mounted toilets with dual-flush technology.

Saltwater pool filtration system for eco-friendly maintenance.

Smart irrigation system for landscaped areas.

6.4 SECURITY & ACCESS CONTROL

CCTV surveillance covering key communal areas.

Video intercom system at main entrance.

Motion-activated security lighting.

6.5 ENERGY EFFICIENCY

LED lighting with motion detection for reduced energy consumption.

Rainwater collection system for irrigation.

Automated and intelligent irrigation system for optimized water efficiency.

High-efficiency heat pump for sustainable heating and cooling.

7. COMMUNAL & OUTDOOR AREAS

7.1 ENTRY & DRIVEWAYS

Remote-controlled electric gates.

Electric garage door.

Paved driveways with integrated drainage.

7.3 POOL & WELLNESS AREA

Hotel – style pool featuring a cascade overflow finished with tiles.

Disinfection via salt electrolysis system.

7.2 GARDEN & LANDSCAPING

Tropical-Mediterranean-style garden.

Automated irrigation for water efficiency.

Outdoor ambient lighting for aesthetics and security.

Poolside shower and changing area with toilet.

Sundeck with lounging equipment (Lounge chairs and parasols)

8. BATHROOM & KITCHEN SPECIFICATIONS

8.1 BATHROOMS

High-quality fittings from Dornbracht, Iconico, or equivalent.

Bespoke vanity units and heated floors

Master Bathroom: Dual vanities, freestanding bathtub, rain shower.

Finishes: Marble, ceramic, or microcement

8.3 BEDROOMS

Built-in wardrobes in the master bedroom designed as follows: including shelves, drawers, glass doors framed in metal, and LED lighting.

Built-in wardrobes in the secondary bedrooms designed as follows: including shelves, drawers, and wooden doors as shown in the brochure.

8.5 GYM

Equipment: treadmill, exercise bike, fitness wall, dumbbell set, and small fitness accessories, as well as large wall mirrors.

8.2 KITCHENS

Bespoke kitchens from premium manufacturer

Appliances from Gaggenau, Miele, or Bora.

Included appliances are: dishwasher, fridge-freezer combination, induction cooktop with integrated, recirculating extractor, microwave and oven

Osmosis for filtered drinking water, Custom cabinetry with soft-close mechanism.

Natural stone or Neolith countertops.

8.4 ENTRANCE AREA – BASEMENT & LAUNDRY ROOM

Built-in wardrobes in the entrance area

Including shelves, glass doors framed in metal and/or wooden doors according to the design concept, and LED lighting.

Laundry room

Including built-in cabinet with washing machine and dryer.