



Signature[®]
GROUP

MANUFACTURER OF EXCELLENCE



A forward thinking type of constructive system shapes a new path in the world of premium luxury homes. Progress is now being made in a sector that was becoming obsolete, and with reduced construction time and impact on the environment, the modular home has become a modern day trend.



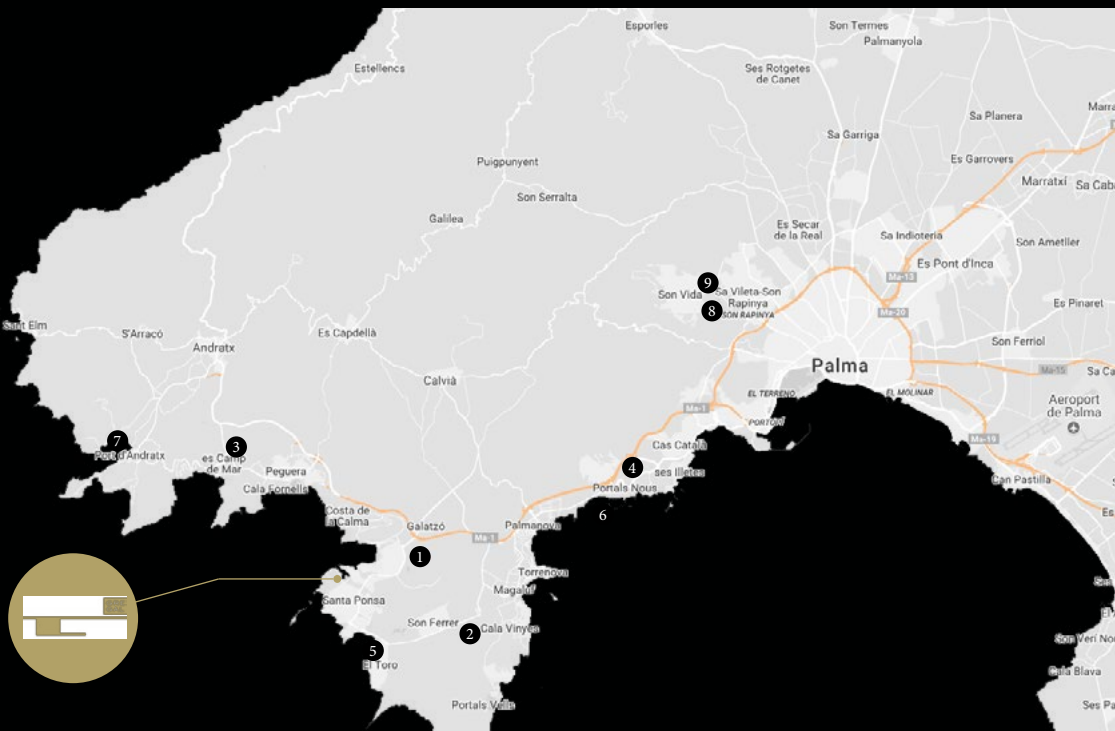


LOCATION

The south west coast of Mallorca is without doubt one of the most popular and desirable parts of the island. The high quality of life combined with everything this well developed region has to offer makes it the perfect place to live and to own a property.





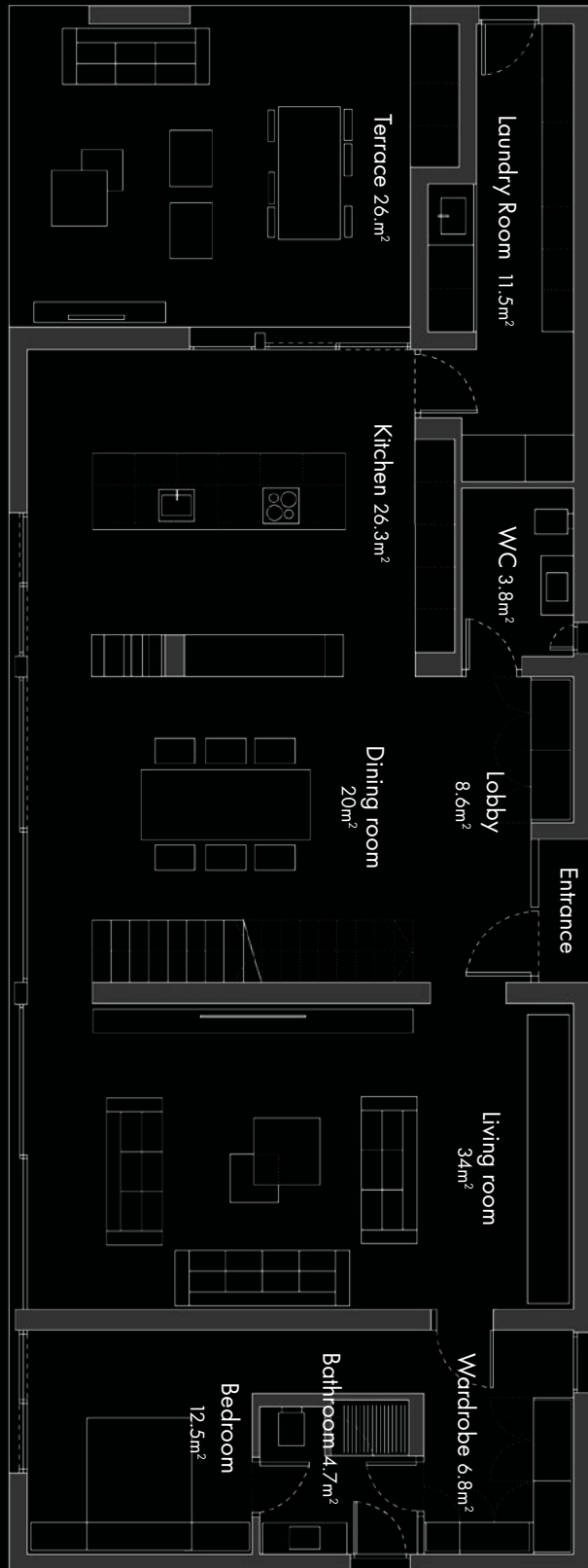


Points of interest

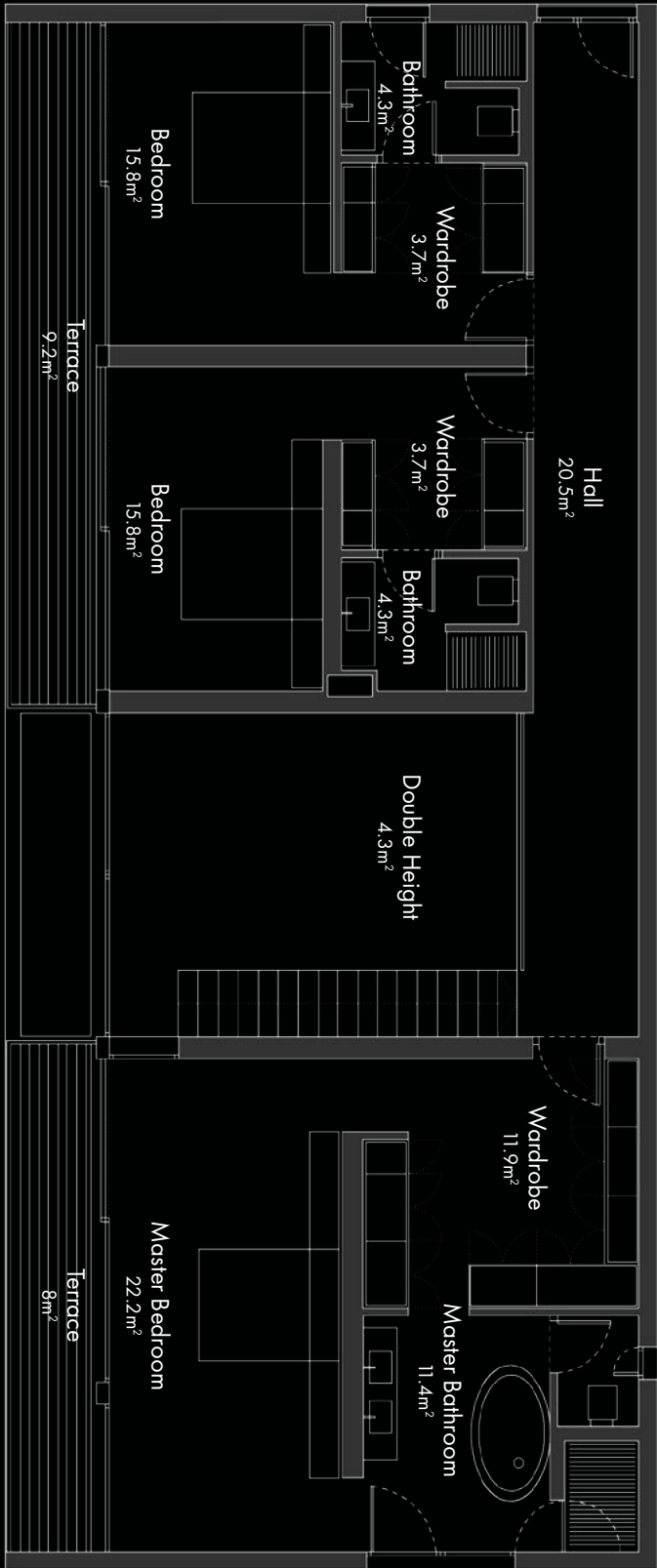
- | | |
|---------------------------------|----------------------|
| 1. Golf Santa Ponsa | 6. Puerto Portals |
| 2. Golf & Country Club Poniente | 7. Port d'Andratx |
| 3. Steigenberger Golf | 8. Golf Son Muntaner |
| 4. Real Golf Bendinat | 9. Golf Son Quint |
| 5. Port Adriano | 10. Palma Airport |

SANTA PONSA

Santa Ponsa is located only 20 minutes away from the island's capital, Palma. It boasts a variety of cafés and restaurants, golf courses, a tennis club, lively night life and family friendly sandy beaches. Within walking distance can be found El Toro, home to Port Adriano, a heaven for boat owners and with plenty of space to store motor and sailing yachts up to 90 metres.



Ground Floor



First Floor



4 BEDROOMS

4 BATHROOMS

PLOT SIZE - 1340 m²

CONSTRUCTED AREA - 450 m²





ENTRANCE

Floor to ceiling door, security level 4.
Solid Iroko wood door 2000mm x 2600mm
:1000mm fixed + 1000mm opening.

Exterior porcelain stoneware tiling specific
for façades installed on a ventilated system.



DOUBLE HEIGHT

No architectural element adds drama quite like a double-height ceiling.













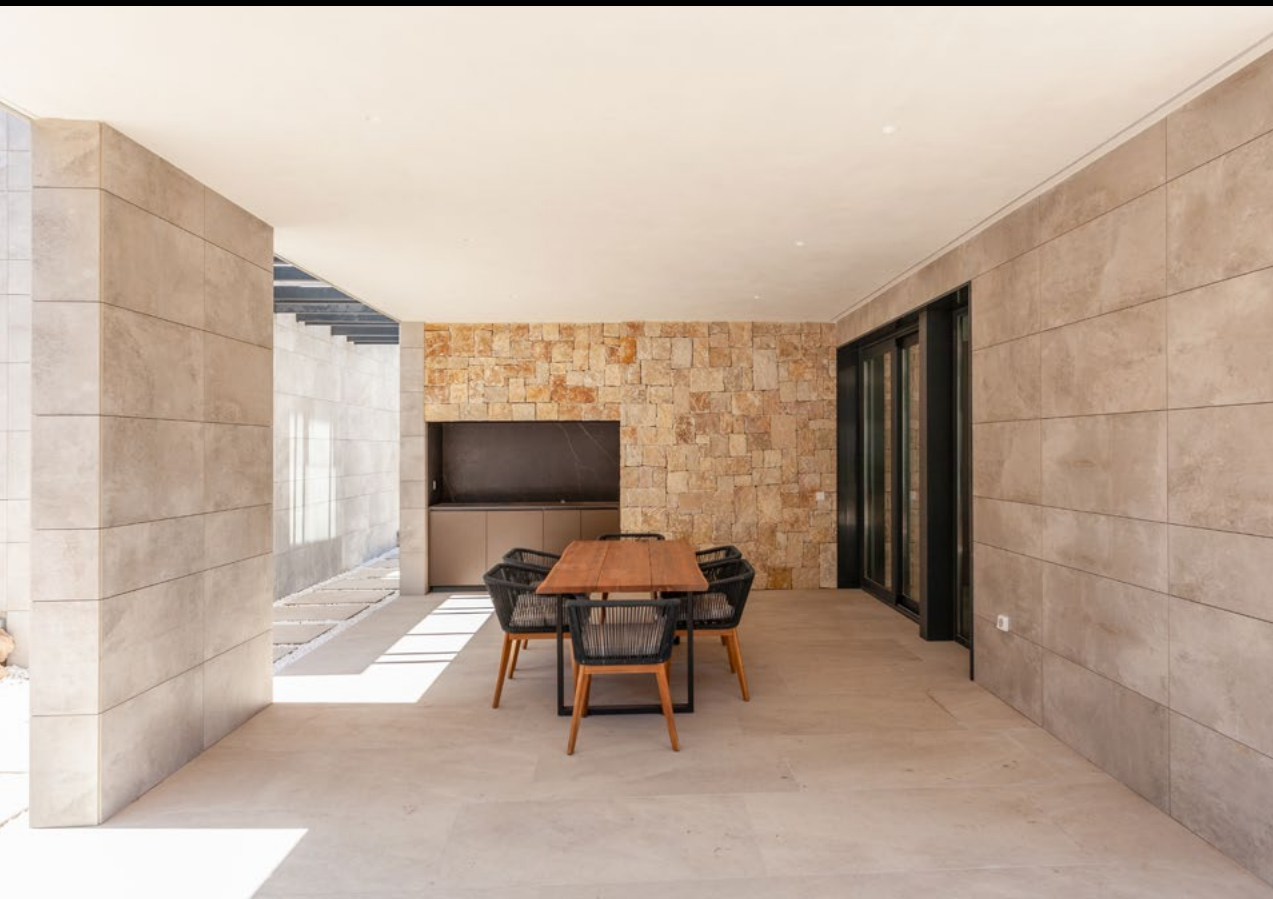
KITCHEN

Dekton finished kitchen island.

Siemens appliances hidden behind furniture panels : fridge-freezer, dishwasher.

Siemens induction hob.

PORCH







LIVING ROOM





DINING ROOM









MASTER BEDROOM

AC5 wood laminate flooring

Underfloor heating

Flush with wall skirting boards

Hidden air conditioning vents

Indirect lighting hidden in recessed ceiling

Hidden electric operated window blinds

Exterior electric operated window shutters





MASTER BATHROOM

Large format wall tiling 1000mm x 3000mm

Oval one-piece bathtub with integrated skirt and drain set.

Rain effect shower with built-in wall GROHE faucet.

Stone resin shower tray 1800mm x 800mm



3000mm x 900mm backlit mirror.

Floating counter top with double sink. Grohe faucets.

Natural wood finish floating drawer cabinet



MODULAR



First of all we should start by explaining what a modular house is: it is a type of house whose constructive system, or part of it is premade in a factory before the work begins on site. This way construction costs are reduced, as well as the impact on the environment - they are usually manufactured with more sustainable materials and processes than a conventional built house, and reduced noise pollution from the work itself, which is a major advantage on Mallorca, especially the South West area where traditional construction sites generate high levels of noise pollution.

Apart from the reduced impact on the environment, the construction in the factory allows to have an own storage space from the beginning of the construction, of all the materials and elements that are going to be part of the construction process in any of the phases of the construction. It is a private space and protected so that there are no problems of deterioration by environmental agents or other elements. It also allows you to forget all the setbacks involved in the distribution of the different materials throughout the different phases of construction.

Centralizing all the construction work in the factory implies that it can be in operation up to 18 hours, which allows several work shifts during which the manufacturing does not stop. In addition, the work days are not interrupted by external agents such as inclement weather that delays certain phases of work, local events, such as festivities, neighbors ...



The houses are created based on modules which the client has the freedom to build according to their needs, with the only condition that they must be transportable, and, once manufactured, they are assembled on the chosen plot of land. Special transports are used to move surfaces of up to 90 square meters totally finished. When we say the houses are transported finished, it means that they travel and are installed with the countertop of the kitchen island placed, with the lighting installations, the heating system and the floor-to-ceiling shower screen in place, bath tub, even with the mirrors.

The "implantation" of the houses lasts between three and six hours, depending on the size of the house, finally all the connections are joined together and the finishing pieces between the modules, thus the houses can be delivered in about a month from the implantation. As a result, the manufacturing process of the home is established in five months from signing of the contract.



TECHNICAL FEATURES

STRUCTURAL COMPONENTS

Foundation

Standard in situ foundation with or continuous reinforced concrete beams, depending on the results of the geotechnical study.

Suspended ground floor slab

Suspended ground floor slab with ventilation. Reinforced concrete slab on a Europerfil or similar composite sheet with polyurethane insulation on the lower outer face.

Structure

Traditional pillars and beams made of high strength hot rolled steel forming the frame. On it, HRC concrete panels (High Reinforced Concrete) of high resistance in walls and ceilings to form a monolithic volume EMO-HA (Modular Structure of Reinforced Concrete). Reinforced concrete slab on sheet metal for all floors.

Façade & roof

By layers from outside to inside: a) Decorative exterior covering in ventilated porcelain stoneware. b) High resistance thermal panel (polyurethane) protected against UV rays and water. Closing high performance panel, formed by galvanized sheets, hot lacquered and with an expanded polyurethane interior, by Europerfil or similar brand of 80mm. c) The resistant and soundproofing layer: HRC concrete panels. In this same layer and in combination we find the framework of pillars and beams of high strength steel. d) Technical layer through which all the installations run. Allows easy access to be inspected and is insulated with Rockwool d) Plasterboard type Pladur e) Three coats of paint as final finish or ceramic coating in wet areas.

INTERIOR AND EXTERIOR FINISHES

Façade Finish

Tiling of 45x90 cm porcelain stoneware tiles specifically for facades. Placed with ventilated facade system. Tiles from "SALONI", collection "Proyección"

Main entrance door

Armored floor-to-ceiling door with security grade 4, finished in gray PVC sheet similar to windows.

Exterior joinery.

Aluminium window and door frames Cor Vision & Cor 60. Standard height of floor to ceiling windows, around 2.60m according to house concept. Fixed opening system and Tilt & Turn according to plans. Finishes in gray color .

Window glass

Double glazing type Climalit, double laminated for security with internal chamber and Planitherm membrane. From indoor to outdoor: 4 + 4mm glass - 8 to 12mm chamber - Planitherm and 3 + 3mm glass.

Window sills

Perimetral covering of windows in aluminum RAL color similar window, with sill in natural stone type marble or granite.

Solar Protection

Roller shutter, monoblock type with concealed maintenance box in ceiling with adjustable interior and motorized drawer for overnight stays.

Interior flooring

In bedrooms - AC5 quality synthetic wood laminte. By "Finsa", the "Lama" collection.

In all other rooms including bathrooms - natural stone flooring.

Interior doors

Interior folding doors, (optional - sliding on request) with floor-ceiling leaf opening, 2.60m high and without top frame. DM wood lacquered in white, smooth finished and with satin finished, straight lines, aluminium handle.

Built-in wardrobes

Wardrobes with hinged doors with floor-ceiling format, without upper frame or lower base. MD wood lacquered in white, smooth and with built-in handle for doors. Melamine interiors textile finish for greater warmth. Lined, with upper shelf, 90 cm shelf and hanger bar, without drawers.

Interior partition walls

Interior partition system with plasterboard and acoustic insulation inside - rock wool -, Vertical reinforcements and special point reinforcements for heavy furniture.

Ceilings

Plasterboard system and acoustic insulation inside .
Recessed ceiling for curtain rods, indirect lighting and air conditioning vents.

Skirting

High resistance water-resistant DM wood lacquered in white, flush with the wall. Standard height 5 cm.

Paint finishes

2 coats of paint with gun and 1 of final finish with roller

HOUSE EQUIPMENT**Kitchen furniture**

Cupboards with hinged doors and design according to plans. DM wood of 19mm water-repellent lacquered in RAL, smooth and with built-in handle for the doors. Melamine interiors with aluminium finish for a better feeling of hygiene. Bottom skirting finished in matt aluminium, with paneled and integrated appliances. Kitchen is delivered with cutlery organizer, garbage recycling system, lined with aluminum foils for water protection under sink.

Kitchen worktop

Integrated worktop, without edging, flush. Finished in Dekton Kelya.

Electrical appliances

Siemens appliances: Dishwasher, microwave, fridge-freezer, extractor hood, stainless steel, induction hob and oven.

Cabinets

Cabinets with hinged doors and design according to plans. Finished in plastic laminate with rounded edges, closing by spring hinges, white melamine board body of 16mm thickness, base in heel to match the finish of the doors, without interior shelf, even fittings.

Bathroom furniture

Furniture "RYO" of "NUOVVO". Countertop with two sinks, single-layer monolithic resin type Solid Surface - Corian with 12cm skirt and integrated drain. Accompanied by a suspended lower drawer unit, natural wood finish .

Toilets & Bidets

White porcelain of the highest quality

Toilet by "Duravit" with built-in cistern, supported on the ground and with wall lock, damped brake.

Bidet by "Duravit" supported on the ground and with wall closure.

Taps

Shower with built-in faucet, rain effect and model by "Grohe". Washbasin with half spout mixer on countertop gloss chrome finish by "Grohe". Bidet with mixer on countertop gloss chrome finish "Grohe". Kitchen with high-spout single-lever mixer on countertop gloss chrome finish by "Grohe".

Shower trays

Extra-large monolithic resin shower tray type Solid Surface - Corian model with square drain grate.

Bath tub.

Oval one-piece bathtub with integrated skirt and drain set.

INSTALLATIONS**Electrical mechanisms**

KNX Schneider Electric

The installation of the house is completed with 3 switches per room, including staircase and corridor, being simple, commuted and crossing. Being in the case of the double room. The number of plugs will be distributed according to the customer's demand at the rate of one outlet per 5m² of house. A network outlet and a TV will be placed for each room, excluding bathrooms, corridors, dressing rooms and halls.

Air conditioning

Generation of cold / heat through aerotermia system and air conditioning ducts.

The installation of air conditioning of the house includes the pre-installation for fiber conductor, for conduction and return, grids of several measures in white lacquered aluminum, installation of fancoil 2 tubes, thermostat, accumulator for ACS, fully installed and in operation.

Underfloor heating in all rooms.**Ventilation system**

Mechanical ventilation system by ducts per room, grid and conduction for air regeneration.

THESE HOME AUTOMATION FACILITIES ALLOW TO CARRY OUT THE FOLLOWING FUNCTIONS

- Lights on / off (both individual and total)
- Up / Down of blinds or shutters (both individual and total)
- Temperature sensor in the main room (where the touch screen is located)
- On / Off alarm system
- On / Off irrigation system

LIGHTING

· Base system consisting of INEL SmartHome Miniserver, 24v power supply. KNX bus power supply and Tree communication module (switch 8 ports) including standard programming.

· SmartHome programming unit

· Screen Type G Gira with Red socket and recessed box. With Smart Home application, including installation to telecom log, in main entrance.

· Touch key 5 functions (light + blind + shutters)

Rooms 2 headboard keys, including bus wiring installation.

· Zennio Z1 type screen, with Red socket and recessed box. With Smart Home application, including installation to telecom log, in the indicated rooms:

Living room, kitchen, bedroom 1, bedroom 2, bedroom 3, distributor of first floor and master bathroom.

Gateway Climate KNX control machine Aerotermia of the house for the control of Domotics.

Fancoil control three speed fan, three outputs 220v control from touch screen.

Electric valve control Heating or DHW pump, including proportional part 16A output.

VIDEO INTERCOM DOMOTIC ACCESSORY:

IP video intercom with connection to Smart Home, allows remote connection to answer both when we are at home or outside.

DOMOTIC SHUTTER MODULE:

Control shutters (management raise-lower)

DOMOTIC BLIND MODULE:

Control blinds (management raise-lower)



Signature Group
C/ Mar Mediterrània 42
07180 Santa Ponsa | Mallorca
Spain

Phone: (+34) 871 570 524
email: info@signature-estate.com
www.signature-estate.com