

*Signature*<sup>®</sup>  
GROUP

T H E S I A



MANUFACTURER OF EXCELLENCE

# PHILOSOPHY

The realisation of the personal dream property is always a big challenge - both for the builder as well as for the involved planners, construction companies and customer advisors. The art is to find the optimal combination of aesthetics and functionality and to implement it as efficiently as possible.

Signature Group, has been pursuing a unique concept on the island for many years: it brings together all the experts for project planning, architecture, interior design, landscape design, construction management and client support.

Since the project management team in their Santa Ponsa offices always keeps an eye on the progress of the entire project and has all relevant contacts in proverbial call range, a constant optimization of the resource inputs and work sequences is possible. This saves both time and money and thus directly benefits the client.

# THESIA

Build year	Q3 2020	Bedrooms	4	Air conditioning
Plot size	1300 m <sup>2</sup>	Bathrooms	3	Floor heating
Living space	400 m <sup>2</sup>	Parking spaces	2	Pool
		Price	POA	Garage

The area surrounding Thesia is studded with a number of Mediterranean style designed homes, the project thus bringing a breath of fresh air through its minimalist design to the cul-de-sac it is located in.

The underlying concept of the homes design is one of quiet and formal restraint; the home is a place of tranquility and calm where the minimalistic details, the clean language and the meaning, separate the residents from the world outside.

The architecture and the interior design combine a climatic relationship with light and air, an expression of the homes functionality.

Set to be completed by the end of the year 2019, the project is composed of 4 bedrooms, 3 that make up the entirety of the upper floor and a guest bedroom with en-suite on the ground floor with direct access to the pool area. 1 bathroom upstairs to complement the master bedroom as en-suite and 1 for the other 2 bedrooms. There is also a separate toilet on the ground floor.

Designed with a free flowing concept in mind, the kitchen, dining room and living room all communicate together as one open plan space, that seamlessly passes to the outside world through large sliding doors that open to the garden.

## Santa Ponsa - South West Mallorca

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.

The exclusivity this area of the island has gained over the years translates into luxury villas and apartments on the hilltops of the Sierra de Tramuntana offering breathtaking views of the Mediterranean, residential areas nestled between golf courses like the Santa Ponsa Golf, and stylish marinas such as Puerto Portals or the striking and most modern port in the Mediterranean, Port Adriano designed by the French architect Philippe Starck.

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.



## 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    |









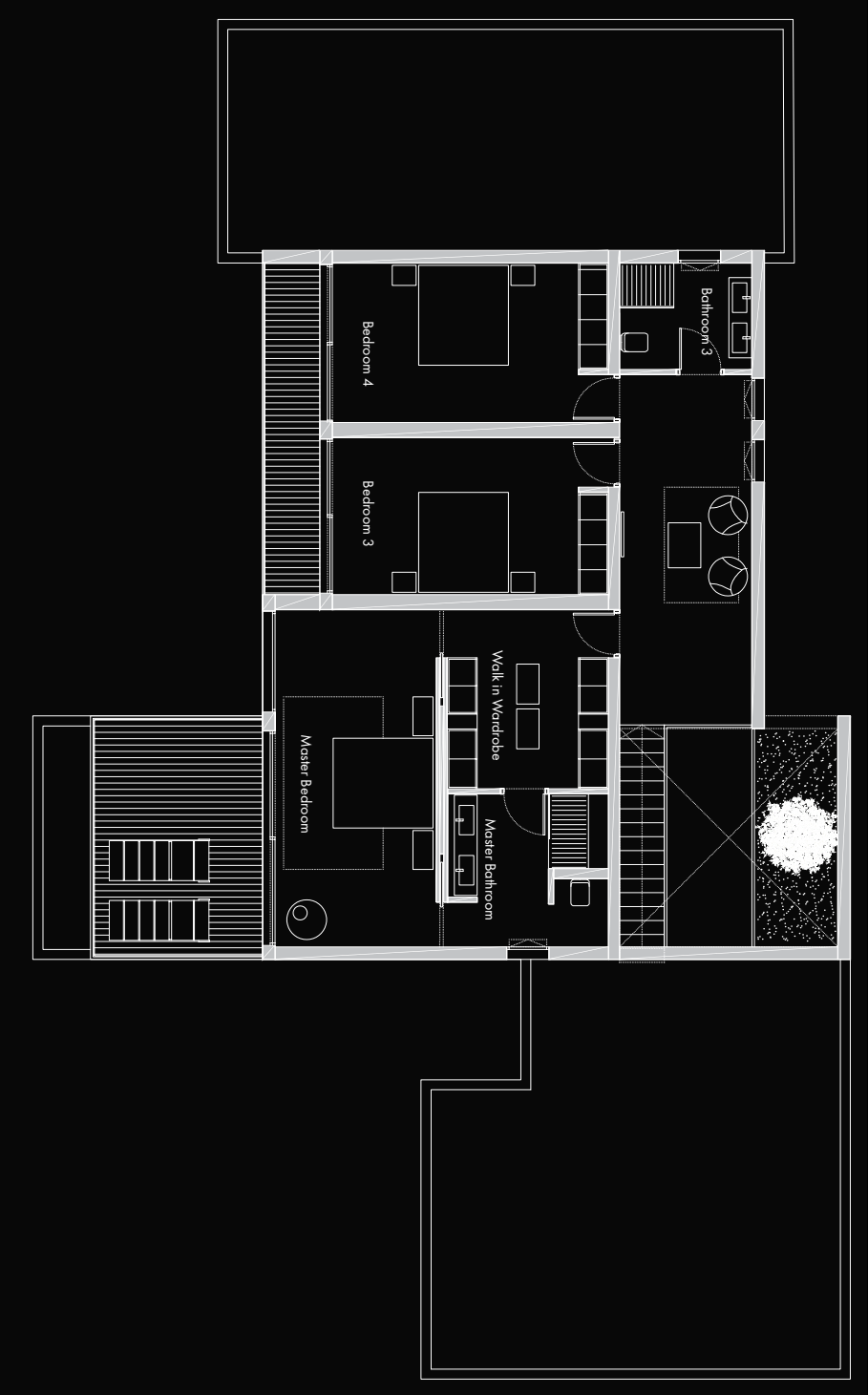
# THESIA



Ground Floor







First Floor

THESIA



Construction and quality concept (provisional)

Status: 20.01.2017

## INTERIOR CONSTRUCTION

### 1. Windows and Window frames

TECHNAL or CORTIZO aluminium window frames (color according to color concept) with double glazed windows; For each room, at least one window is provided with a rotary tilting wing with an opening limiter (or sliding window) with one-hand hinge; Otherwise a rotating wing or fixed glazing. External windowsill in aluminium or stone.

[www.technal.com](http://www.technal.com)      [www.cortizo.com](http://www.cortizo.com)

### 2. Sun protection (optional)

Interior blinds / Perforated roller blinds

Are only installed on windows in rooms where overheating can occur. All bedrooms are equipped with interior blinds to block exterior light completely.

[www.bandalux.com](http://www.bandalux.com)

### 3. Internal walls

Partition plasterboard (Gypsum) walls , double-decked, insulated, trowelled and painted.

### 4. Doors / Wardrobes

Main entrance doors

Fire protection door insertion / melamine resin board or solid wood coated, color according to color concept, with central cylinder lock ; Burglar-proof, drill-in strips, excavation-proof, hardware in light metal, with one-sided push-fit, cranks on the outside with knob. Door staff with inserted seal. Color according to color concept.

[www.josko.com](http://www.josko.com)      [www.invisible-door.com](http://www.invisible-door.com)

Interior doors / wardrobes

"JOSKO" or "INVISIBLE" door panels, width and height according to the room planning, frameless, in gloss white; Partial sliding doors, handle set and partial lock.

Wardrobes with interior finish and push-to-open doors, flush, white.

[www.josko.com](http://www.josko.com)      [www.invisible-door.com](http://www.invisible-door.com)      [www.msg.it](http://www.msg.it)

### 5. Kitchen / Utility room

Fully equipped designer kitchen, custom-made by our own carpenters, elements from HECKER and LEICHT, MIELE and GAGGENAU equipment, according to the architect's concept.

[www.leicht.com](http://www.leicht.com)      [www.haecker-kuechen.de](http://www.haecker-kuechen.de)      [www.gaggenau.com](http://www.gaggenau.com)      [www.miele.com](http://www.miele.com)

### 6. Floors

Living room, dining room, baths, natural stone floors or ceramic tiles in 60x60 cm or 90x90 cm.

Exterior areas: Natural stone floors or ceramic antislip tiles in 60x60 cm or 90x90 cm.

Bedroom - wooden floor, bright.

[www.porcelanosa.com](http://www.porcelanosa.com)      [www.marpasa.com](http://www.marpasa.com)

### 7. Terraces / Exterior lounges / Balconies

Thermally insulated bitumen slab with angled drainage. Flat roof construction with drainage, bituminous waterproofing membranes with thermal insulation and pouring layer.

Railings: Steel railings with bar extensions, galvanized.

Balustrades: steel concrete braces with handrail.

## BUILDING TECHNOLOGY

### 1. Electrical installations

Internet, TV

BUS controlled home automation, GIRA HomeServer, Internet via Telefonica España, Satellite TV.



## 2. Intercom, Video surveillance, Alarm system

GIRA intercom with integration into the BUS system, camera monitoring of the entrance areas and home alarm systems.  
[www.gira.com](http://www.gira.com)      [www.zennio.com](http://www.zennio.com)      [www.vivotek.com](http://www.vivotek.com)      [www.mobotix.com](http://www.mobotix.com)

## ELECTRICITY / INSTALLATION

### 1. Switches, Media panels

For all rooms, a BUS system is provided, with GIRA and ZENIT switches and media panels.  
[www.gira.com](http://www.gira.com)      [www.jung.com](http://www.jung.com)

### 2. Lighting

Indoor and outdoor lighting areas according to the technical planning concept of the architects  
[www.deltalight.com](http://www.deltalight.com)      [www.slv.com](http://www.slv.com)

## HEATING / HOT WATER

### 1. Heating

UPONOR underfloor heating distribution system or similar, along side a heating pump.

### 2. Hot water

Hot water provided via solar panel system with BUDERUS water tank, WOLF or similar.  
[www.uponor.com](http://www.uponor.com)      [www.buderus.com](http://www.buderus.com)      [www.wolf-heiztechnik.de](http://www.wolf-heiztechnik.de)

### 3. Ventilation

Bathroom and WC, kitchens: sound insulated fan.

### 4. Air conditioning

Hot / Cold air conditioning, installation via fan coil system with DAIKIN heat pump or similar, single control per room.  
[www.daikin.com](http://www.daikin.com)

## SANITARY SYSTEMS

### 1. Bathroom

Air recirculation via a sound insulated fan installed on the outer wall in the room.

### 2. Shower

All showers equipped with fittings and fixed or removable shower head from PORCELANOSA or DORNBRACHT.  
[www.dornbracht.com](http://www.dornbracht.com)      [www.porcelanosa.com](http://www.porcelanosa.com)

### 3. Toilets

Flush-mounted flushing boxes with aluminium push-buttons and hanging toiletries from DURAVIT and PORCELANOSA.  
[www.duravit.com](http://www.duravit.com)      [www.porcelanosa.com](http://www.porcelanosa.com)

### 4. Sink furniture

Furniture unit with ceramic or porcelain wash basin, towel / storage unit.  
[www.porcelanosa.com](http://www.porcelanosa.com)      [www.dica.es](http://www.dica.es)

## EXTERNAL INSTALLATIONS

### 1. Pool

Pool system with skimmer and / or overflow system, salt water, automatic PH level regulator system, ASTRAL filter system.  
[www.astralpool.com](http://www.astralpool.com)

### 2. Garden irrigation

HUNTER automatic garden irrigation system with various zones.  
[www.hunterindustries.com](http://www.hunterindustries.com)

Terms & Conditions / Other / General notes / Change reservation

This building and equipment description has been created without the consideration of official government changes or any other changes in the preparation of the work or detailed drawings. The constructor therefore reserves the right to change the construction plans, the construction works and other items of the building and of the exterior areas for reasons of construction engineering or the ongoing of the construction site. This includes, in particular, the colouring and shaping of all external components and the equipment.

In particular, the contractual plans, that are underlying the sales contracts can be applied in terms of constructive elements such as supports, pillars, as well as underfloor installations, shaft sizes, architectural finishes and parapet heights of windows and window doors can be changed. Deviations from the building and the area description do not represent an decrease in value.

The procedure for construction work is governed by the laws and relevant standards.

Facilities and designs drawn in the plans, are to be considered as proposals and are subject to change without notice.

Further the particular specific equipment including the planning services necessary for this purpose shall be erected by the user at his own expense, after approval by the constructor and companies involved in the construction project being required for domestic, safety and electronic equipment.

Before the handover of the finished building, access to the construction site is strictly forbidden. Depending on the progress of the construction, an inspection date for the measurements of installations and furniture, will be confirmed; This is communicated additionally.

Please note that all architectural visualisations contained within this document are executed according to architect's planning and are for information purposes only. These may experience changes due the execution project or constraints issued by the building authorities. All furniture, materials, and surrounding environment rendered therein are merely informative. The areas stated are approximate and may undergo modifications due to final planning or constraints issued by the building authorities.

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