



NEW FOLIES  
PORT D'ANDRATX

# Commercial building specifications



## Foundations and structure

The foundations, pillars and walls are reinforced concrete, appropriate for the ground requirements, and give a sober and elegant style to the properties, in accordance with the quality standards of the New Foliess project.

## Masonry and ceilings

Both the ground and first floors have walls of brick cladding with an air cavity and high quality insulation, finished with top quality paint, which serve a dual purpose: to waterproof each property to the maximum, while achieving a high standard of aesthetics. The ceilings will have laminated partition walls; another aspect that gives character and functionality to the structure.

## Roofing

In an attempt to combine the most minimalist materials with natural touches, the roofing is waterproofed and thermally insulated, using glazing and floating paving made of natural stone, which will also assist in the proper drainage of rainwater.

Non-weight bearing roofs will be landscaped with naturalised planting, consisting of anti root waterproofing, drainage, substrates and vegetation. Touches of nature that help to integrate housing in a privileged landscape, in which they are nestled, in addition to ecological benefits: a reduction in global warming and humidity in the urban environment, creating a more pleasant climate in the homes, as well as improving soundproofing and achieving a peaceful and comfortable property.

Protection against ultraviolet radiation, frost, heat and cold extends the life of the impermeable layer. In addition, the plants on the roofs act as natural thermal insulation and contribute to the reduction in energy consumption of the buildings, very important details for greater enjoyment and optimisation of the resources used. Efficient and ecological housing that follows the New Foliess philosophy of perfection.

## Exterior joinery

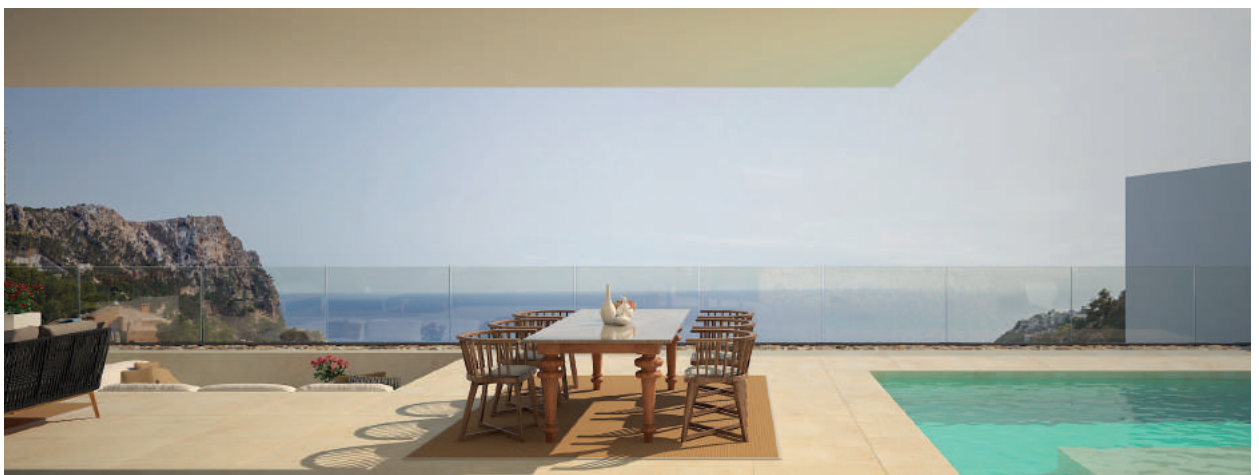
Elegant exterior joinery, finished with lacquered aluminium, which also meets all legal thermal and acoustic requirements, and is completely watertight and airtight.

The access gate to the property combines high security features with outstanding stylistic aspects, such as a lacquered aluminium finish and coloured interior, as well as a refined satin stainless steel interior handle and an exterior handle integrated into the door.

Resistance, airiness, lightness, insulation and minimalist design, along with everything required so the project meets the highest quality expectations. High levels of lightness in the various areas that make your home a completely comfortable place, so that aesthetics and functionality go hand in hand.

## Interior joinery

There are two types of doors, one of them with an oak oiled finish, with a grain, shows strength and robustness, and the rest are made of lacquered MDF. The stainless steel fittings and handles achieve modern aesthetics, which, with the hardwood doors and fitted wardrobes, give the interior joinery character and a superior finish.





## Glazing

The glazing in the property ensure that the “**New Foliés experience**” is complete: thermal and acoustic insulation as well as being treated with the best materials to prevent deterioration as a result of their solar orientation.

Even the glazing in the bathroom partitions is designed to be efficient, practical and minimalist, with concealed stainless steel details that add the sensation of levity. For the same reason, all bathrooms will be equipped with a suspended mirror, a sign of elegance and modernity.

## Flooring

### Interior flooring in the property:

Flooring is a vital component to give a home character; that is why on the ground floor, staircases, laundries, technical rooms, and in the basement, the leisure room, flooring will be natural stone, a feature that provides a noble look to flooring and allows the natural environment to blend in with the exterior and to enter the home. The bathrooms will also have the same finish.

Pursuing this objective, the ground floor will have wood flooring with a large format oak finish, a quintessential hardwood.

### Exteriors:

The terraces and porches of the properties will have natural stone floating paving with a brushed honed finish, relying on authentic materials that are consistent with the enclave in which the households from the New Foliés are located. All stone material will be waterproofed with material that is highly resistant to traffic, to prevent water seepage and ensure that homes preserve their properties.



## Coatings

### Interior finishes:

In line with the features already listed, all vertical and horizontal interior walls will be coated with smooth white acrylic paint with a high quality finish, so that optimum standards are implemented right down to the very smallest detail.

Technical and laundry rooms will be floored with ceramic tiled floors, a very subtle and delicate finish that lightens the rooms.

The bathrooms will be floored with natural stone, following the style of many areas of the home, to achieve a homogeneous and coherent alignment with the environment.

**Exterior finishes:**

Again finished in natural stone (based on drystone) or using the innovative EIFS system (Exterior Insulation Finishing System), as a demonstration of environmental responsibility and in a quest for organic and pleasant design.

**Finish in Communal Areas:**

To achieve integrated style in the natural space, the external walls will be with irregular masonry or finished with organic bond or silicone resin based plaster. Because the appearance of the communal areas is essential to the essence of the New Folies development, it follows a common theme of elegance and functionality.

**Plumbing installation**

We even invest the smallest detail in those aspects that are not visible at first sight, but the proper functioning of which is essential for a comfortable, quality home. That is why the plumbing for hot water will be heat-insulated and sanitation drainpipes are soundproofed using PVC, so there is no possibility of noise nuisance, and tranquillity is a constant.

Without forgetting style and elegance, toilets will be made of vitrified porcelain, and of top quality, such as Duravit, Gessi and Villeroy & Boch. As well as shower trays, basins and bathtubs, which will also be of the same type.

The bathrooms will have custom designed furniture installed, especially for rooms in which they will be integrated based on natural stone base with all the necessary accessories. Higher levels of quality so that each room in the home meets our customers' expectations.

**Taps**

All taps in the property will be of the highest quality, such as Hansgrohe, Grohe, Gessi, including those in bath/shower areas. Showers will also be equipped with a rainfall shower head, so that relaxing moments are accompanied by luxury and elegance.

**Electricity and home automation**

We haven't forgotten to make use of new technologies where making life easier for home users is concerned. Therefore, a home automation system for climate control and centralised ventilation will be installed. So that the experience and comfort of the property go hand in hand. The mechanisms will be such as those by Gira E2; Jung, Bticino.





## Lift

For properties that have private elevators, these will be electric with no machine room and with high quality interior finishes that take full advantage of the living space and prevent annoying noises from a machinery area. All the advantages of accessibility that go with a private lift without the inconveniences of noise.

## Kitchen and Laundry

The kitchen, the heart of the home, will consist of high and low units, in white lacquer, with coloured carcasses, and lacquered handles, aluminium plinths and high quality fittings. A design in light colours that emphasizes minimalism and the luminosity of the house, in addition to providing functionality, thanks to the central island in an identical finish to the rest of the units.

The worktops and splash backs will be made one of the most valuable materials, quartz, with straight edge and a cantilevered table on the island, allowing the practical and accessible usage, with the option to cook and entertain guests at the same time. Because the kitchen should be a combination of comfortable and aesthetic.

The laundry will be fully equipped, with coloured carcasses and an aluminium plinth.

Matching kitchen sinks and taps will be installed in the kitchens, so that the style will match the rest of the installation.

The appliances will be top quality, with brands such as Gaggenau, Miele and Siemens and will be comprised of an extractor hood, oven, induction plate, teppanyaki, dishwasher, wine fridge, refrigerator, washing machine and tumble dryer (in the laundry). Luxury both in materials and structure as well as elements of daily use, in pursuit of durability and usefulness.

## Air conditioning

The properties will be provided with air conditioning installations using fan coil ducts and underfloor heating (water). Both systems will be supplied from two water-air heat pumps located in the roof of the properties. The production of domestic hot water is also carried by the same heat pumps with the support of electrical resistance and a solar panel, integrated architecturally, on the rooftop level of the building. In this way, the owner can control the exact temperature in the property, reducing energy costs and providing the the owner to a friendly and homely atmosphere.





## Parking area and swimming pool

**New FOLIES** will have a communal swimming pool with a dark blue tiled lining, a very durable and very elegant material, which will give this common area a very modern style. Properties with private pools will also have this type of lining to keep the style of the whole complex uniform with the default aesthetic parameters.

The floors of the exterior communal areas will be natural stone, as well as those in private residences, as the external environment is equally valuable to an internal home.

From the smallest detail to the biggest space, these are all part of **New FOLIES**, and could be your new home from now onwards.

