

It is a 61 m2 loft built under passive house standards (2021) with a pleasant 100m. patio.

The independent entrance brings privacy.

It is an open space, with high ceilings and full of light.

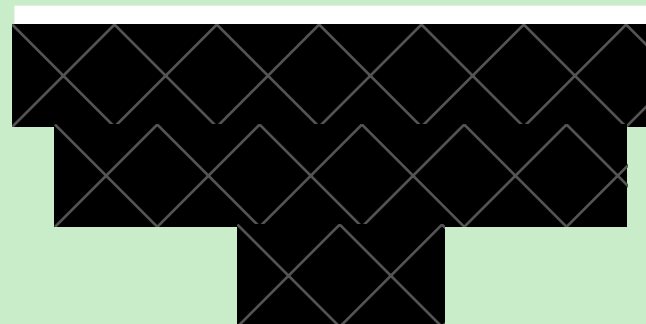
A beautiful sliding oak door allows separating the night area. The limestone bathroom, bedroom and office space are open to the patio light, and the large windows integrate both areas perfectly.

DATA

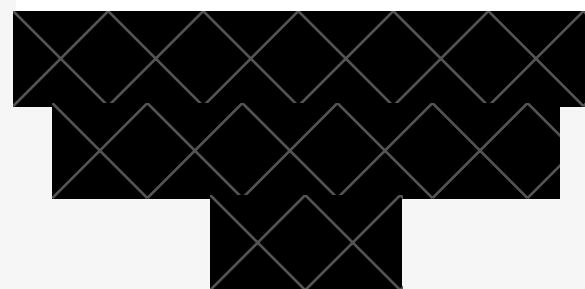
Legal & Technical

The docs

- DEED of PROPERTY
- CERTIFICATE of HABITABILITY
- CERTIFICATE of ENERGY EFFICIENCY
- CONSTRUCTION LICENSE
- FIRST OCCUPATION LICENSE 2021
- BUILDING´ CONSTITUTIVE TITLE
- LAST COMMUNITY RECEIPT
- CERTIFICATE OF FINALIZATION OF THE BUILDING WORKS 2021
- BOOK OF THE BUILDING WORKS AND MAINTENANCE GUIDE
 - ARCHITECT CONSTRUCTION SURVEYOR
 - PEOPLE INVOLVED IN THE BUILDING WORKS
 - INSTALLATIONS MAP (ELECTRICAL, PLUMBING, AIR CONDUCTS)
- CONDOMINIUM EXPENSES
- PENDING TO RECEIVE:
 - FIRST PROPERTY TAX RECEIPT (IBI 2021)
 - FIRST RESIDUES TAX RECEIPT 2021



MORE DATA



PUBLIC CADASTRAL REF: 8606603DD6880F0091JY

CADASTRAL SURFACE 61,12m² + 9m² common elements

PATIO OF EXCLUSIVE PRIVATE USE 101,22m²

NEW CONSTRUCTION 2021

ORIENTATED SOUTH

NATURAL CROSS VENTILATION

ENTRY ACCESSIBLE TO DISABLED

PARKING SPACE IN THE BUILDING (RENTED 100€/m)

Within the URBANISTIC Special Protection Plan Sta. Catalina

LESS THAN 100M FROM:

- PUBLIC HEALTH CENTER
- PHARMACY
- SUPERMARKET
- POST OFFICE
- BUS
- YOGA
- PHYSIOTHERAPIST
- DENTAL CLINIC

270M TO THE TENNIS CLUB

500M TO THE SEA



- ZEHNDER COMPACT VENTILATION SYSTEM COMFOAIR
- AIR SOURCE WATER HEATER: ARISTON NUOS
- LUNAWOOD THERMOWOOD (FAÇADE, WINDOWS AND ENTRY DOOR)

Lunawood Thermowood

LUNAWOOD THERMOWOOD is a beautiful, **sustainable** wood material produced by using natural methods, heat and steam. Thermal modification improves the wood's properties, thereby expanding the range of applications in which the wood can be used. Thermowood is **dimensionally stable, resistant to decay and resin free**. It can be used inside or outdoors, in **any climate**. Lunawood is an **non-toxic** natural product which is easy to machine and install. Lunawood Thermowood is a sustainable and durable choice for **facades**, solar shades and other exterior applications as well as for interiors. Due the wood material is 100% resin free, Lunawood is also suitable for saunas.

Thermally modified timber has beautiful brown tone, which naturally weathers over time to beautiful **silver-gray patina**, if the wood is left untreated with pigmented and UV-protected wood oil.

- SECURITY DOOR
- OAK CARPENTRY
- LARGE FORMAT TILED FLOOR
- BATHROOM MADE WITH NATURAL STONE
- DEKTON PORCELANIC COUNTERTOP
- ROCA TOILETS
- TAPS: THREE
- TEKA APPLIANCES
- CLIMALIT DOBLE GLAZED GLASS WINDOWS 16MM CAMERA
- LUXAFLEX BLINDS
- AEROYOGA ROOF RING
- WIND CALM DC CEILING FAN
- MIRROR WALL 240X182CM
- PREINSTALLATION: SOLAR PANELS & AIR CONDITIONING

TEKA appliances

- Integrated hood inox 965
- Plasma filter C600
- Furnace HSB635P A+
- Refrigerator CI3342 A+
- Induction plate EASY IB6315
- Integrated dishwasher Sliding door A+++

CLIMALIT windows

Doble glazed glass windows. SGG CLIMALIT PLUS glazing® manufactured by Saint-Gobain.:

- 10-year warranty Safety
- Silence
- Thermal efficiency
- Heat-free light

LUXAFLEX blinds

- The living area Duettes warrants privacy and solar control. Its "up-down" opening system allows regulating the light and sun rays.
- The bedroom blinds, LUXAFLEX ECO from Greenscreen Sea Tex, is an ecological and revolutionary fabric formed from plastic threads from marine litter. The engineering company that has developed this high-performance yarn Bionic® which is, in turn, fully recyclable, free of PVC and lead.

SUSTAINABLE AND COMFORTABLE

ARCHITECTURE

CADASTRE: REF 8606603D6880F0091JY

LOFT: [REDACTED]

YEAR of CONSTRUCTION 2021

ARCHITECT: JAVIER ROSSELLÒ GARCÍA-RUÍZ
(ARCHITECTURE AWARD MALLORCA COAIB 2021)

Building company: GREENBUILDING SLU
(SUSTAINABLE CONSTRUCTION)

BUILDING Condominium address: [REDACTED]

YEAR of CONSTRUCTION 1992.

technical inspection (ITE) Favorable
ARCHITECT PERE NICOLAU

C/Cervantes 16A, Santa Catalina

PASSIVE



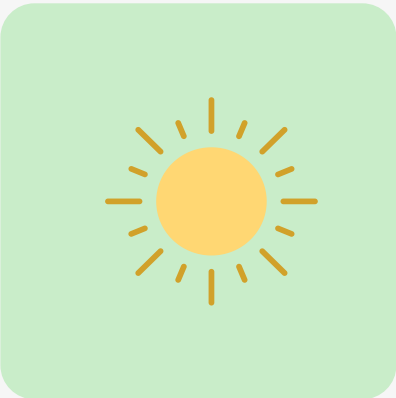
- HERMETICITY
- THERMAL ISOLATION
- MECHANICAL VENTILATION
- INSULATED FRAMES
- WOODEN ENCLOSURES
- THERMAL WINDOWS

ECOLOGIC



- MATERIALS:
- ECOLOGIC
 - NATURAL
 - SUSTAINABLE
 - AS LOCAL AS POSSIBLE

BIOCLIMATIC



- SOUTH ORIENTATED WINDOWS
- NATURAL CROSSED VENTILATION
- SUSTAINABLE PLANTS



Passive house



THE 5 PRINCIPLES

1. AIRTIGHTNESS

- **BLOWERPROOF LIQUID MEMBRANE:** It is a waterproofing system that creates a continuous membrane without joints. It adapts to constructive surfaces like skin, and at the same time, protects them. It is a specially designed to achieve buildings of almost zero consumption (ECCN) or under the PassivHaus standard of energy efficiency.
- **USB Micro Light steam BARRIER:** It is a breathable wall membrane. Regulates the passage of steam without affecting the breathability. It is impervious to water and air. Environmentally friendly and recyclable. Classification according to the UNI 11470:2015 standard: Class D

2. MECHANICAL VENTILATION WITH HEAT RECOVERY

- **HEALTH AND COMFORT** The filters of this ventilation system let you enjoy a healthy air free of bacteria. In addition, you will enjoy the comfort of constant temperatures without peaks of heat or cold.
- **ENERGY SAVING** Maintaining a constant temperature and reducing air conditioning losses will be transferred to an economic plane: lower consumption, less expenses.
- **PROTECTION OF THE ENVIRONMENT.** Less energy effort: You will be consuming less energy and saving money while reducing the emission of polluting gases.

3. HIGH QUALITY WINDOWS AND DOORS

- High-performance glazing with solar control
- Toda la perfilería se ha realizado en madera termotratada Lunawood
- Los estores
- La puerta de seguridad también se ha realizado a medida por un artesano local con Lunawood alcanzando un espesor de casi 10cm.

4. THERMAL INSULATION

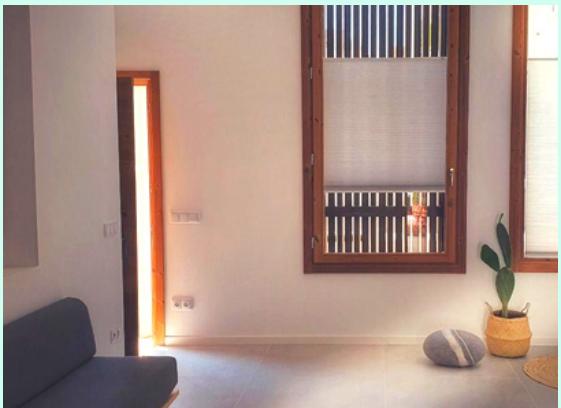
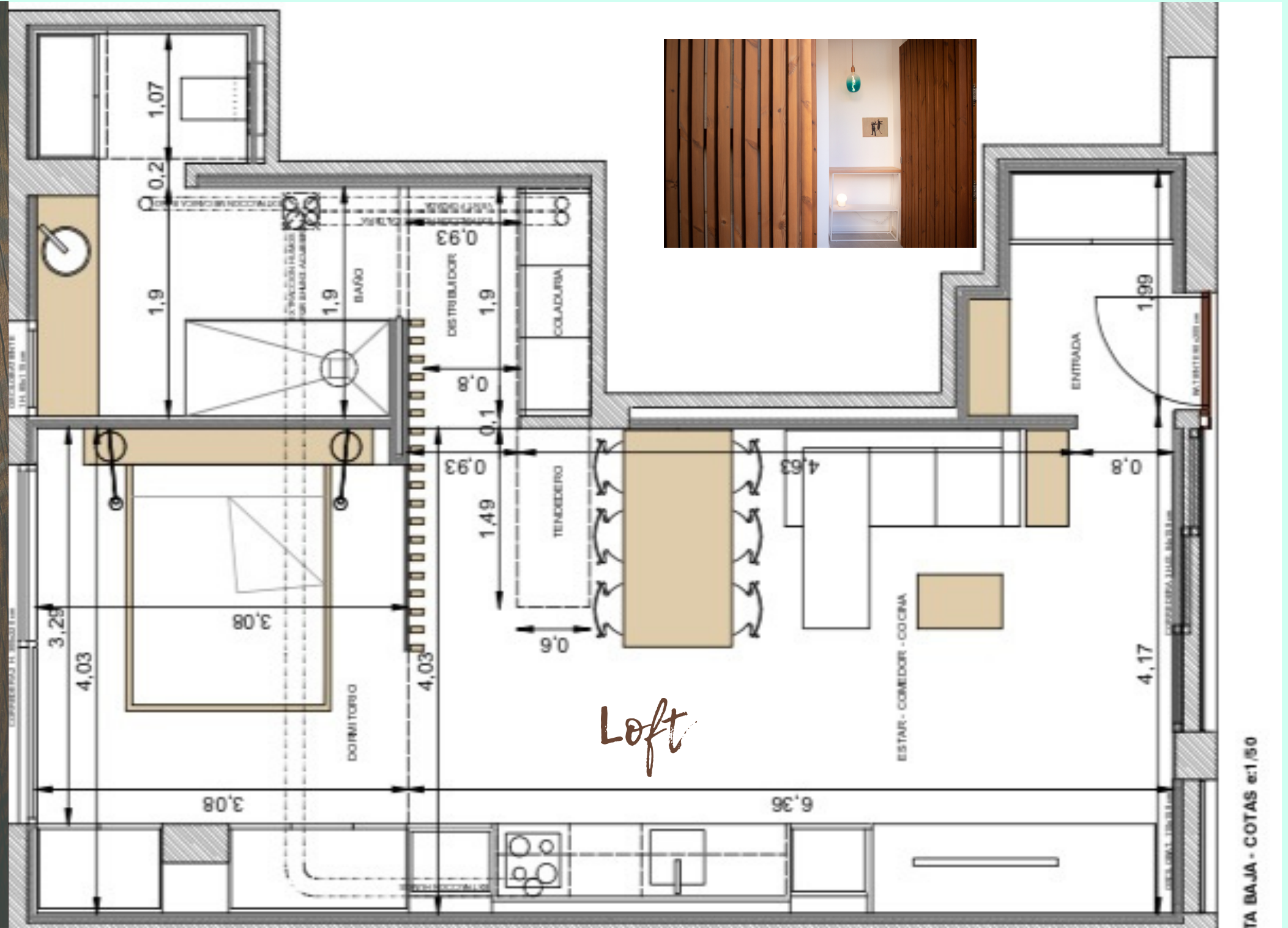
The insulation is continuous, and covers the entire thermal envelope of the building. Energy loss through facades, glazing, floors and roofs is minimal.

5. THERMAL BRIDGE-FREE





A photograph of a wooden wall with a pink folding chair on the left, a small white table with a clock in the center, and a yellow folding chair on the right. The floor is made of wooden planks, and a light-colored rug is partially visible in the foreground.

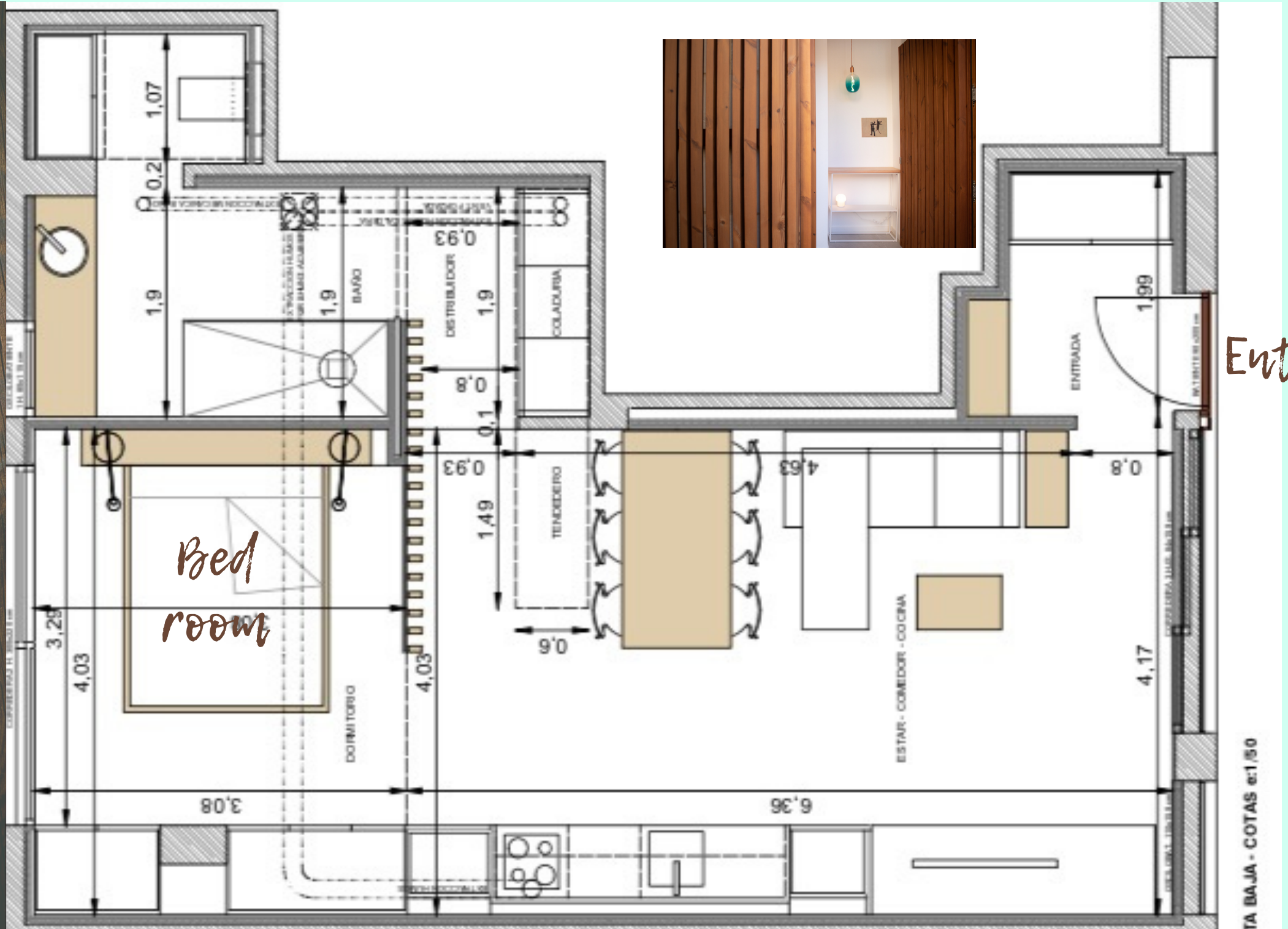




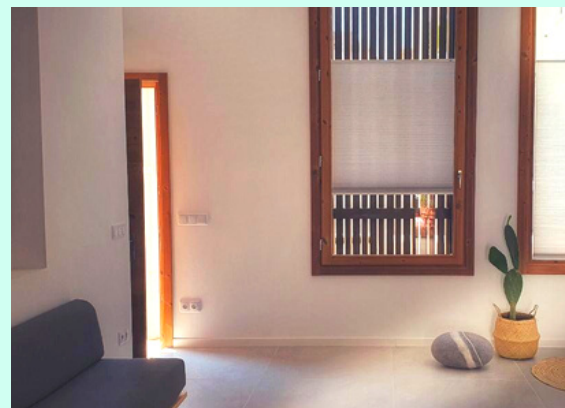
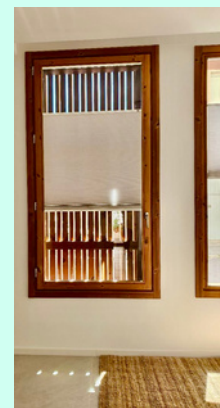
Patio



Deck
Pergola



Entrance



C.S. Santa Catalina





Oh!
Palma de Mallorca



