


An architectural rendering of a modern residential complex. In the foreground, a large, rectangular swimming pool with clear blue water is visible. To the right of the pool, there is a terrace area with several lounge chairs and large white umbrellas. The background features a multi-story building with a modern design, including large windows and balconies. The building is surrounded by lush greenery, including trees and flowering plants. In the distance, a body of water and a coastline are visible under a clear blue sky.

# Building Specifications

**Mourelle**  
Calvià





“The garden enters the home through patios and the home leads out to the garden with outdoor terraces and pergolas. The borders between indoor and outdoor spaces vanish, creating a unique ensemble of homes with a Mediterranean essence”.

GRAS architecture studio

# Mourelle

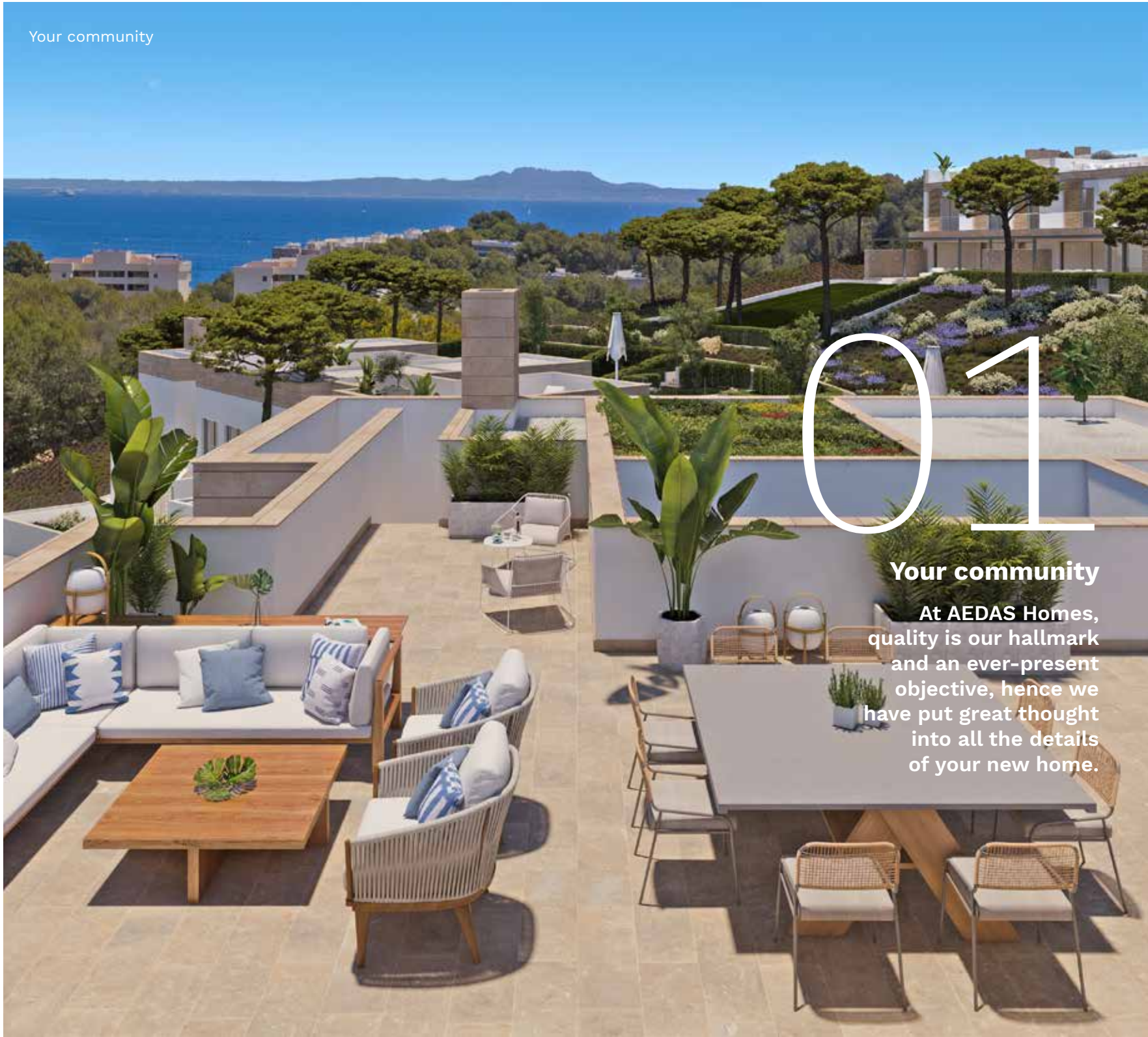
## Welcome

Our commitment with you begins right from the beginning, so we want to share your new home's building specifications with you. Find out all the details about Mourelle and begin to imagine the spaces that will, in no time, become a dream come true.

## What do you need?

**AEDAS**  
HOMES





## Your community

At AEDAS Homes, quality is our hallmark and an ever-present objective, hence we have put great thought into all the details of your new home.

## Inside the community interior

Your community will make you feel proud of your new home even before you go inside.

For sharing unforgettable moments with your loved ones, the development will include both an adults' and a children's swimming pool, a solarium and spacious private landscaped gardens.



Salt-water chlorinated swimming pool for adults



Salt-water chlorinated swimming pool for children



Solarium area





## Hall, lounge, passageway and bedrooms

In your new home, the flooring in the hall, living rooms, bedrooms and passageways will be in multilayer natural wood by the manufacturer TARKETT. It will be finished with a skirting board lacquered in white to match the interior carpentry, which will create a fully integrated ambience throughout the entire dwelling.

The walls will be finished in plain emulsion. The ceilings will be in suspended gypsum plasterboard and will also come with an emulsion paint finish.

## Built-in kitchen area

Preparing your favourite dishes will be much easier in this space we have designed for you. These are the specifications and finishes included in your new kitchen at Mourelle:

- › Paving and skirting in natural stone, Gris Zarci marble.
- › A suspended gypsum plasterboard ceiling with an emulsion paint finish.
- › It will be delivered with high-capacity wall and base units in a contemporary design and it will also include the following fittings and appliances:
  - › Induction hob (manufacturer: SIEMENS).
  - › Wall mounted extractor Hood

(manufacturer: SIEMENS).

- › Electric oven and microwave (manufacturer: SIEMENS).
- › Built-in dishwasher (manufacturer: SIEMENS).
- › Built-in refrigerator (manufacturer: SIEMENS).
- › Compact quartz worktop (manufacturer: COMPAC).
- › Compact quartz backsplash (manufacturer: COMPAC).
- › Sink fitted with a mono mixer tap.







### Bathrooms

The paving in the bathrooms will be in natural stone, Gris Zarci marble. The shower surround in both the main and secondary bathrooms will be tiled in natural stone, Gris Zarci marble.

Ceilings will be suspended damp-proof gypsum plasterboard in an emulsion paint finish.

Both bathrooms will be fitted with HANSGROHE mono mixer taps and DURAVIT bathroom suites in a contemporary white design. The main bathroom will come with a DURAVIT glazed washbasin; mirror; ROCA glass shower screen; and a COSENTINO shower tray fitted with thermostatic tapware.

### Terraces and/or private gardens

In the terraced homes comprising the Mourelle development, all the ground floor terraces will be fitted with water inlets, lighting fixtures and a power socket. They will be paved in natural stone, Gris Zarci marble.

In the villas, all the private gardens will come with water inlets, lighting fixtures and a power socket

The roof terraces on both the villas and the terraced homes will be fitted with a water inlet and a power socket. These terraces will be finished in porcelain stoneware.



### Interior walling and insulation

The dry-walling employed in your new home will prove very useful, avoiding wiring chases and improving room-to-room noise attenuation because the installations are conducted in the interior wall cavity. Furthermore, it provides the perfect base for a plain paint finish.

- › Dividing walls between rooms: Plasterboard drywall.
- › Dividing walls between dwellings: Plasterboard drywall with insulation to Technical Code standard.

### Interior carpentry

AEDAS Homes has also paid great attention to the interior carpentry so you can enjoy all the details in your new home.

- › The home entrance door will be armoured and come with a white lacquer finish; it will also include a spyhole.
- › Interior doors will be finished in white lacquer with matt stainless-steel handles, giving the dwelling a smart, contemporary appearance. In general, they will be swing opening, except in those cases where sliding doors are more

advisable to improve the usability of the room being accessed.

- › Wardrobes will be fitted with sliding doors to capitalise to the maximum on all the space available. They will come in a white lacquer finish to match the rest of the carpentry and in a modular design with a hanging rail and top shelf.



# 03

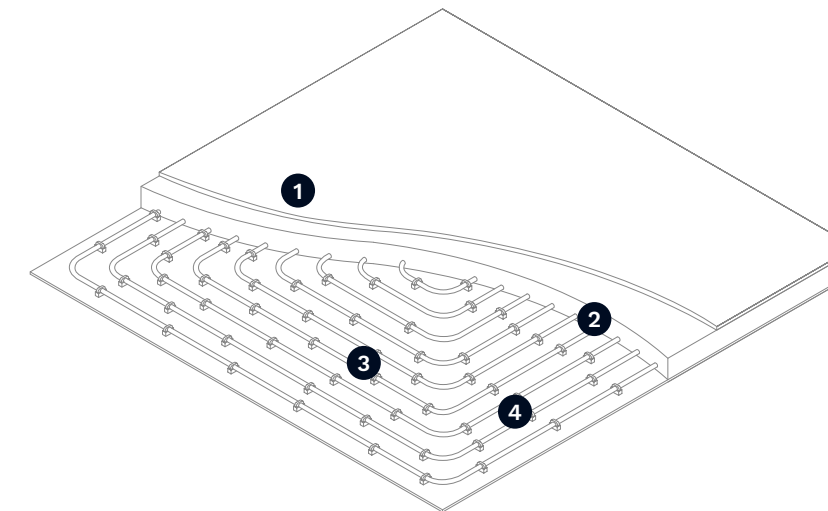
## Installations

### Plumbing, heating, cooling and ventilation

The plumbing installation will include water inlets for each bathroom fitting and kitchen facility (sink), and for the electrical appliances in the kitchen and utility area (washing machine and dishwasher). Your home will have a general cut-off valve and individual cut-off valves for each room with plumbing installed.

Hot water will be provided for all the homes through a high energy efficiency aerothermal unit.

#### Radiant underfloor heating



- 1 Flooring
- 2 Mortar

- 3 Water circuit
- 4 Thermal insulation

### Heating/Cooling system

To ensure you enjoy the utmost comfort in your new home, it will be fitted with a high energy efficiency aerothermal unit providing hot water, radiant underfloor heating and conduit air conditioning, with thermostats for split temperature control for two separate areas. This novel method distributes heat evenly, leading to high energy savings while at the same time giving your home more usable space compared to conventional radiator systems.

For your comfort, the cooling system will have an accessible installation in the ceiling where the interior unit is located to facilitate equipment maintenance.

### Electricity/ Telecommunications

Your home will be fitted with the number of power and telecommunications sockets (manufacturer: JUNG) required to meet regulatory requirements, together with a video door-phone for communication with the community entrance gates.

### Ventilation

Your home will include a dual flow ventilation system with a heat recovery unit (manufacturer: SIBER), thus guaranteeing air quality indoors and providing high energy savings.



# 04

## The building

### Façade and roof

The façades have been designed using an External Thermal Composite System (ETICS) which will give them an attractive, contemporary appearance. They will be finished in screed synthetic resin mortar which will be combined with areas clad in natural stone.

The façade will also include an air cavity containing thermal and noise insulation, which will produce important energy savings and make the interior of your home much more comfortable.

Your new home will be lined inside with laminated gypsum plasterboard.

The roofs will be built depending on the use for which they are to be employed, always guaranteeing their watertightness using bituminous waterproofing systems.

### Exterior carpentry and glazing

All the exterior carpentry and glazing will be compliant with the Technical Building Code and more specifically the Basic Energy Saving and Noise Protection Document, thus raising the level of comfort inside the dwelling. Mourelle will come with:

- › Aluminium carpentry with thermal bridge break and different opening systems depending on location.
- › Double-glazing with a dehydrated air chamber.
- › Sliding or roll-up fixed slat blinds in bedrooms.

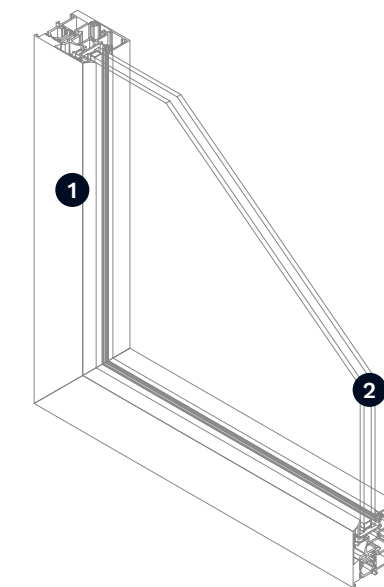
### Structure and foundations

Your new home will have a reinforced concrete structure calculated compliant with current regulations and the Technical Building Code. The foundations are projected in accordance with the conclusions of the Geotechnical Survey.

### Garages and boxrooms

Garage entry and exit doors will be automatic, operated by remote control and fitted with a crush-prevention safety device.

#### Exterior carpentry



- 1 Aluminium carpentry with thermal bridge break
- 2 Double-glazing with air chamber



05

Sustainability  
measures featured in  
the development

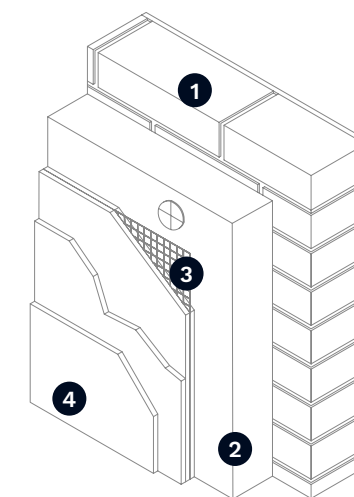
### Façades with ETICS

Your development at Mourelle includes ETICS in its façades. These initials stand for External Thermal Composite System, which means that your home is protected against extreme weather conditions. Your home will thus maintain a constant temperature and will not be affected by how hot or cold it is outside. This thermal insulation lowers your energy consumption on heating or cooling (air conditioning).

### Salt-water chlorinated swimming pool

Thinking of your wellbeing, the community swimming pool at your new home in Mourelle employs salt-water chlorination. This water treatment process does not use chemical chlorine, thus avoiding allergies, rashes and sore eyes. Moreover, it does not produce any waste, hence helping you to take care of the planet.

Façades with ETICS



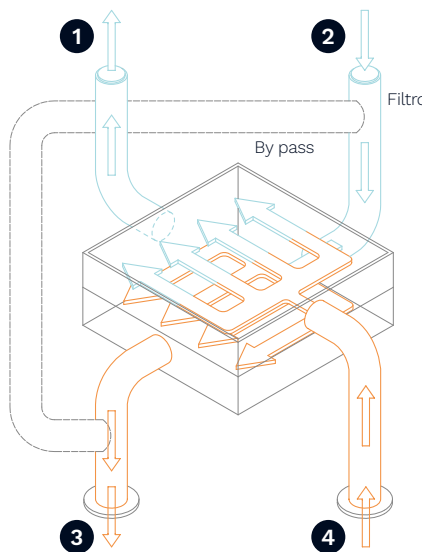
- 1 Façade
- 2 Thermal insulation
- 3 Reinforcement mesh
- 4 Claddings

**You can check out all Mourelle's sustainability measures in your Ecoliving dossier.**



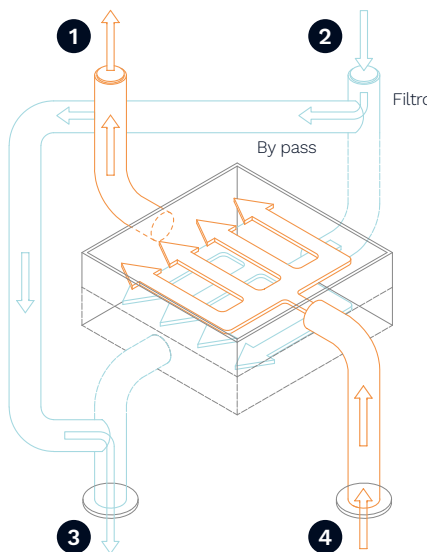
Dual Flow ventilation

Winter



- 1 Air ejected
- 2 New air from outside

Summer



- 3 Air injected (living rooms, communal areas)
- 4 Air extracted (bathrooms, lavatories, communal areas)

Dual flow ventilation with heat recovery

AEDAS Homes has implemented a dual-flow ventilation system enabling you to air your home without any annoying noise coming in or temperature changes. This modern device means it is no longer necessary to open windows to let the stale air out: Air from rooms with plumbing (bathrooms, lavatory, kitchen, etc.) is extracted at the same time as new air is injected into dry ambience rooms (living rooms and bedrooms). During this process, all the incoming air is filtered, thus improving its quality.

The heat recovery unit saves energy by transferring the temperature of the outgoing air to the incoming air, thus drastically lowering the thermal gap. In winter, cold, outdoor air will be heated, whereas in the summer, the opposite occurs.

In order to take advantage of the cooler temperatures on summer evenings, the system includes a bypass mechanism which, after filtering the air, takes it straight to the rooms, avoiding temperature exchange with the extracted air. This process is known as “free cooling”.

Radiant underfloor heating

This heating system transfers the temperature from the hot water that runs through the piping network laid under the floor. Radiant heating produces savings compared to traditional heating systems (radiators), because it operates at a lower temperature; the water in the circuit works at around 30°C, whereas in radiators it is in the region of 60°C.

Heat is spread more evenly around the dwelling and, furthermore, it enables you to make better use of the space in your home because it eliminates the need for radiators in the rooms.



Aerothermal systems

An aerothermal unit is a system that uses air as a its renewable energy source, enabling it to heat or cool your dwelling and produce hot water. A heat pump, known as the outdoor unit, extracts the energy in the air, sending it to the indoor unit which warms water for heating the dwelling and providing domestic hot water.

In summer, it works the opposite way around; heat from your home is sent outside to produce air conditioning. In addition to the environmental benefits, it lowers your energy bills by up to 40%. Between 66% and 80% of the heat produced by aerothermal systems comes from outside air and hence incurs no cost for you.



 Cold output  Heat output  Domestic hot water







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