

Ca'n Trobat

SELVA



Detached, single-unit home project with swimming pool on rural land in Selva, Mallorca

Technical specifications

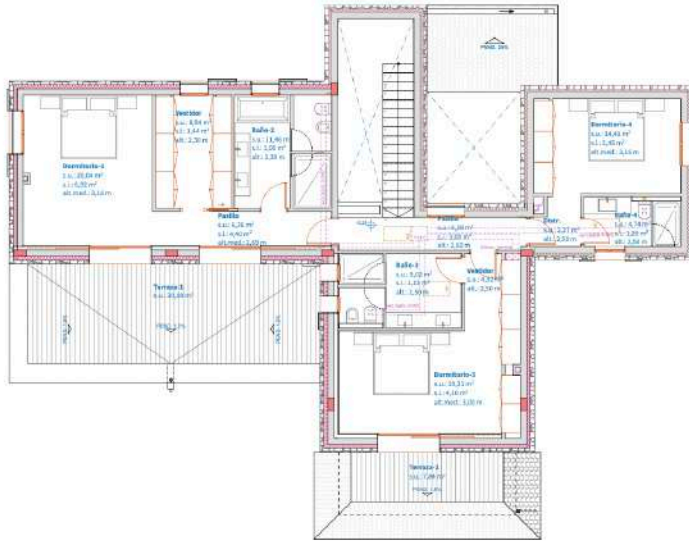
1. Location
2. Architectural plans
3. Technical specifications
 - A. Structure
 - B. Roofing
 - C. Façades
 - D. Walls and partitions
 - E. Waterproofing and insulation
 - F. Flooring and tiling
 - G. Exteriors
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1. Location

Ca'n Trobat is a rustic property of about 14.600 m² located in the countryside very near the village of Selva. The views from the house are spectacular, with the sea to the East and the Puig Major to the West, making this property a rare gem in the centre of the island.

The property is very well connected: it's only 2 minutes away from Selva, 5 minutes from Inca and 30 minutes from Alcúdia and Palma.





1:50

Planta Piso

Total Sup. sobre rasante			
Descripción	Uso	Sup. (m ²)	Por. (m ²)
Comedor	1.00	42.00	22.00
Cocina	1.00	10.00	5.00
Baños	1.00	30.00	15.00
Dormitorios	1.00	100.00	50.00
Terrazas	1.00	10.00	5.00
Total		192.00	97.00

Total Sup. bajo rasante			
Descripción	Uso	Sup. (m ²)	Por. (m ²)
Garaje	1.00	20.00	10.00
Albañilería	1.00	10.00	5.00
Total		30.00	15.00

Superficie Ocupación		
Planta Tipo	Superficie (m ²)	Por. (m ²)
Planta Tipo	192.00	97.00
Planta Tipo	192.00	97.00
Planta Tipo	192.00	97.00
Planta Tipo	192.00	97.00
Total	768.00	388.00

B.03.a

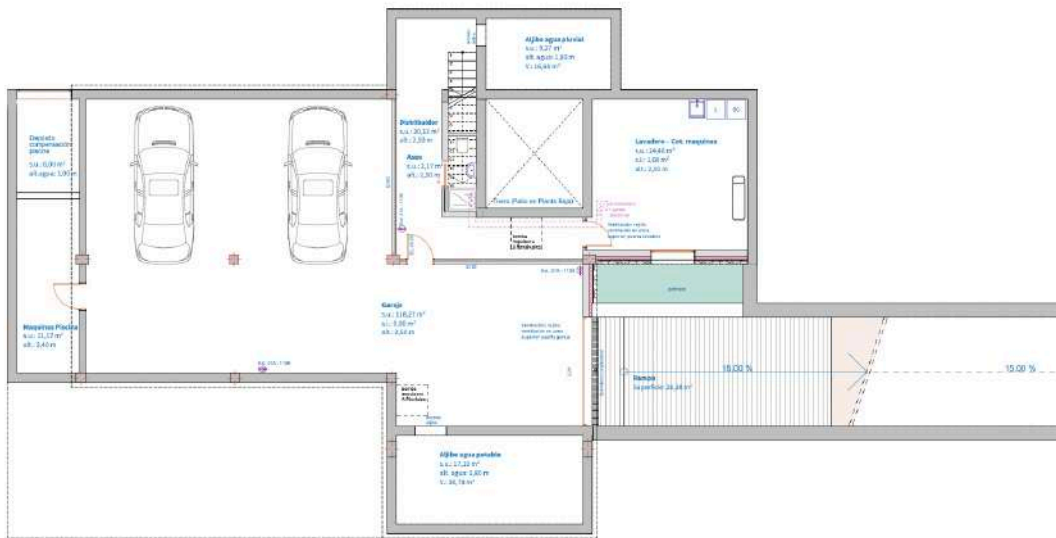
Planta Piso, Distribución

Escala 1:50

3312 Modificación Proyecto Básico de Obra Civil para planta primera

ARQUITECTURA PUNTA 3 m s.n.l.p.

AP3+ estudio de arquitectura punta



1:50

Planta Sotano

B.05.a

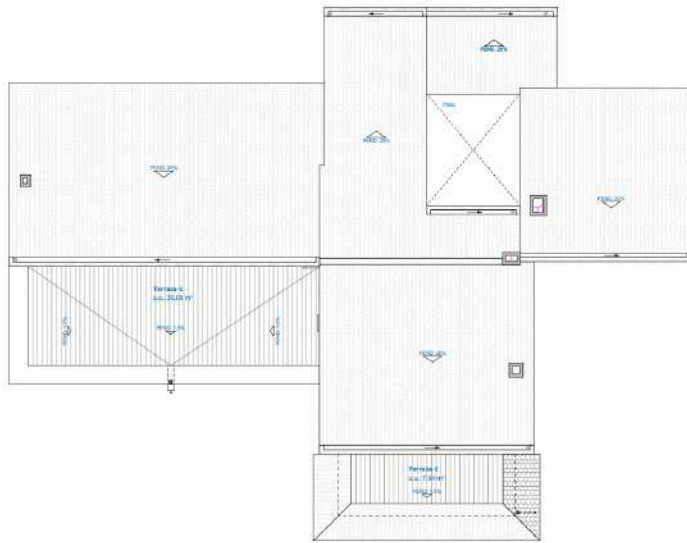
Planta Sotano, Distribución

Escala 1:50

3312 Modificación Proyecto Básico de Obra Civil para planta primera

ARQUITECTURA PUNTA 3 m s.n.l.p.

AP3+ estudio de arquitectura punta



1.50

Planta Cubierta

Total Sup. sobre rasante			
	med.	Sup. Constr.	Sup. Útil
Planta Baja			
Cubierta (Terraza)	1.181	0.720	0.720
Cubierta (Terraza)	1.381	0.000	0.000
Planta Baja	1.181	0.720	0.720
Incluido (Cubierta)	1.181	0.720	0.720

Total Sup. bajo rasante			
	med.	Sup. Constr.	Sup. Útil
Planta Bodega			
Cubierta (Planta Bodega)	1.181	0.000	0.000
Cubierta (Planta Bodega)	1.181	0.000	0.000
Planta Bodega	1.181	0.000	0.000

Superficie Ocupación	
Planta Baja	Sup. Útil
Edificio (Planta Baja)	0.000
Cubierta (Planta Baja)	0.000
Planta (Planta Baja)	0.000
Planta (Planta Baja)	0.000
Planta (Planta Baja)	0.000

B.04.a

Planta Cubierta. Distribución

Modelo 1.50 (revisión 01)
 3211 Modificación Proyecto Básico de
 Inversión en la obra de saneamiento y agua

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 Revisado por: J. J. GARCÍA
 Aprobado por: J. J. GARCÍA

El estudio de este tipo de
 obras se realiza en
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 C/Gran Vía, 100, 1º, 28013, Madrid
 Tel: 91 541 11 11
 www.pentaarquitectura.com

AP3+
 estudio de arquitectura penta

3. Technical specifications

A. STRUCTURE

- Superficial foundations with isolated footings and reinforced concrete struts.
- Reinforced concrete walls of 25 cm thickness in basement.
- Two water tanks built with slabs and reinforced concrete walls — one of 28 m³ for the well (authorized well), and another tank of 10 m³ for rainwater.
- Supporting structure of basement ceiling includes reinforced concrete building frames.
- Framework on first and second floors has laminated wood beams of 14x28 cm with clay blocks; reinforced concrete with mesh.
- Inclined slab staircase with reinforced concrete finish.



B. ROOFING

- Inclined roofing with Ondurine waterproofing beneath Arabic clay-style tiles.
- All terraces on flat roofing with limestone, Zarzi-style tiles, 80x40 cm.



C. FAÇADES

- The entire façade of the building is totally covered in local limestone (from the Binissalem stone quarry) of 15-20 cm — see photo for mortar.



D. WALLS AND PARTITIONS

- Exterior walls made of 20 cm-thick H16 brick; air chamber with 6 cm thermal insulation and brick or Pladur, 8 cm thickness.
- Partition walls of H8 brick.
- Interior brick walls finished with projected plaster.
- Double layer of Pladur (15 mm) around built-in windows and shutters on ground floor.



E. WATERPROOFING AND INSULATION

- Expanded polystyrene (4 cm thick) on façades and exterior walls.
- Natural cork (Amorim Portugal brand), 12 cm thickness, on roofs.
- Natural cork (Amorim Portugal brand), 6 cm thickness, on interior façade walls.
- All flat roofs are insulated with a double layer of asphalt cloth of 4 kg/m².







F. FLOORS

Floors

- Indoor and terrace floors tiled with limestone grey Zarzi-style 80x40 cm tiles, with a bush-hammered finish.
- Floors in laundry room and basement bathroom are tiled in grey Zarzi-style 60x60 cm porcelain stoneware.
- All bedrooms on first floor are equipped with aged, laminated oak wood floors.
- Polished concrete deck in basement and services room.



Bathrooms

- Stone-clad limestone grey Zarzi-style walls on showers of all bathrooms.

Larder

- White porcelain tiles of 60x30 cm

G. EXTERIORS

Stonework:

- The estate is completely enclosed within a stone wall made out of limestone on both sides, with a minimum thickness of approx 45cm, with a mortar finish above and covered with wild olive tree wood and a metre-high metallic mesh.
- Garden can be accessed via stone paths made up of large, irregular stone tiles (of 50-100 cm).

Access:

- Wooden main entrance gate (for cars) with fully automated video door entry system.
- Wooden main entrance door with video door entry system (Ipe wood).

Garden:

- Mediterranean garden as per landscaping plan, with fully automated watering system.
- Car park can be accessed via compacted earth section by Natur Compact.

Swimming pool:

- *12 x 4m swimming pool built with sprayed concrete of 20cm thickness, featuring an infinity system on all four sides. Completely tiled and finished with 60x40 cm slate-look porcelain tiles. Tiles in the pool solarium are 80x40 cm grey Zarzi-style limestone with a bush-hammered finish.*

H. INTERIOR CARPENTRY

- Doors and frames in chestnut wood with a natural finish.
- Main house entrance with two fixed security glass panels. Main door with Iroco wood finish on the exterior and chestnut wood finish on the interior.
- Built-in wardrobes in all bedrooms, fully equipped, with a linen-type finish on the inside and white, lacquered wood doors.



I. OUTDOOR CARPENTRY

- Aluminium windows from the Technal brand, Soleal series, in texturised black, with glass 4+4/12/3+3.
- Aluminium *Mallorcan*-style shutters in texturised green, with a sliding or folding system, depending on location.



J. INTERIOR FEATURES

Kitchen:

- Completely furnished with natural rustic wood furniture and appliances (induction oven by SMEG; dishwasher from Miele brand or similar). The counter and front tiles are porcelain stoneware.



Bathrooms:

- Under-mounted sinks from Roca, Inspira series, and taps from Grohe, Atrio series.
- Counters made of limestone with a bush-hammered finish and chestnut wood base cabinets.
- Toilets are from Roca, Inspira series; concealed cistern from Geberit.
- Concealed Grohe shower system with matching Atrio series taps.



K. FIXTURES

Plumbing

- Full installation with Unipipe multilayer piping, with the appropriate measurements and accessories.
- Pressure of drinkable water and rainwater controlled by Grunfos pumps, with regulator.
- Grunfos pressure control for watering/sprinkler system.

Sanitation

- Full sanitation installation with PVC soundproof piping.
- Compact septic tank with aerator.

Climate control

- Hot/cold arothermal air conditioning system with two Nimbus Pocket 70T pumps
- Underfloor heating in every room in the property, except larder and utility room.



Electricity and lighting

- All mechanisms from the Jung brand, series LS990, alpine white.
- LED lighting concealed within curtain rods and alcoves in bathrooms and built-in wardrobes.
- LED spotlights distributed around the property.

Telecommunications

- Unified wireless network coverage for indoor and outdoor areas (Porch and Pool) with high speed fiber optic internet service.
- Home automation system for climate control with remote access.
- Audio preinstallation for multiroom system in: living room, dining area, kitchen, porch and pool.
- Pre-installation of a cinema room in the basement for a 7.1 Dolby Surround cinema with projector and screen.

Swimming pool

- Purification by electrolysis
- Self-cleaning Poolvalet system
- Purification and cleaning pumps by Poolvalet system, Astral brand
- LED lighting

