MEDITERRÀNIA 1
89
Apartments
PALMA
DE MAJORCA
Gestilar

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WITH YOU IN MIND...

MEDITERRÀNIA 1

01 **STRATEGIC** LOCATION

02 **ENERGY** EFFICIENCY

03 **EXTERIOR** DESIGN

04 **INTERIOR** DESIGN

05 **COMMUNAL** AREAS

06 **QUALITIES** CHECKLIST

89 Apartaments

TWO, THREE, AND FOUR-BEDROOM

TOP-QUALITY FINISHES

PERSONALIZATION OPTIONS

All apartments are double-aspect and have a terrace, and the building façade has exceptional thermal characteristics, which come together to define a project with grand design...

MEDITERRÀNIA 1

01
STRATEGIC LOCATION

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STRATEGI LOCATION

Mediterrània 1, the new Gestilar residential development, is being built at **Nou Llevant**, an area lying to the south-east of the city of Palma and which benefits from the best communications infrastructures. Its unique living environment, not just because of its fast access to the centre of the city, but also because of its urban design which aims to be an environmental, sustainability, and innovation benchmark in Palma, offers large green spaces and access to the **Portixol beach**, which is just a few minutes' walk away.

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02
ENERGY EFFICIENCY

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THE **MEDITERRÀNIA 1** DEVELOPMENT HAS AN **'A' ENERGY RATING,** WHICH MEANS REDUCED CO_2 EMISSIONS AND A SIGNIFICANT REDUCTION IN THE BUILDING'S ENERGY USE.

THE FOLLOWING STEPS HAVE BEEN TAKEN IN ORDER TO BE **AWARDED AN 'A' ENERGY RATING**:

INSULATION

Enhanced thermal insulation, which is achieved by optimizing the thermal envelope, increasing the facade insulation, improving roof insulation and the insulation in partitions with communal areas, as well as the external carpentry which includes low-emission window panes.

AEROTHERMY

Aerothermy is a system for extracting energy from the air, even when external temperatures are below zero, and transferring it into the room or into running water. This is achieved via a thermodynamic cycle which uses a refrigerating gas to extract heat from the outside air, and can result in a significant reduction in the energy required to regulate the temperature.

CLIMATE CONTROL AND HOT WATER

Central heating and domestic hot water system that allows each dwelling to be regulated independently. A centralized system means that the installations can be maintained more efficiently.
Underfloor heating that allows uniform heat distribution and makes it easier to furnish the apartment, while also allowing important energy savings.

Support is provided by way of an interior fan-coil unit with treated air being blown alonga network of ducts.

Mechanical Ventilation with Heat Recovery (MVHR)

The continuous ventilation of residential properties is a statutory requirement in order to guaranty the quality of the air inside the property. Approved ventilation systems range from windows being slightly open (a micro-ventilation system) to grilles leading directly outside which can allow noise and heat or cold into the rooms. Thus the system put forward by Gestilar for twin-flow ventilation with heat recovery is the most advanced on the market because the air, instead of entering the dwelling directly, enters in a controlled manner through a system featuring a heat exchanger, thereby offering:

THERMAL AND ACOUSTIC COMFORT

Air enters at a controlled temperature and rate. As there is no direct contact with the outside, no noise gets into the dwelling.

ORDER CONTROL

The flow of air is always from living areas towards bathrooms and kitchens, making it impossible for unwanted smells to be propagated.

SAVINGS

Thanks to the exchange of heat between air exiting and entering the dwelling. This system allows up to 90% of heat to be recovered, heat which would otherwise be lost.

SUMMER

The fresh air entering is cooled by the stale air being extracted from the dwelling thanks to the presence of a thermal exchange, thereby avoiding the reheating of the apartment.

WINTER

Fresh air recovers the heat from stale air being extracted from the dwelling, thanks to the presence of a thermal exchange, which helps to maintain the temperature in the dwelling.

HEALTH

Air enters the dwelling after being filtered, because the system removes the majority of polluting particles from the air, with all the positive health benefits that this entails. Air-quality is assured by way of the extraction of stale air from damp rooms (kitchens, bathrooms, toilets, washrooms...) while simultaneously ensuring the arrival of fresh filtered air into dry rooms (lounge, dining room, bedrooms...).

HANSGROHE WASHBASIN TAPS FEATURING COOLSTAR AND AIRPOWER TECHNOLOGY

In a conventional washbasin, the tap lever will automatically provide warm water when in the central position, whereas with a CoolStart tap with the lever in the same position, only cold water will flow, thereby avoiding unnecessarily filling up the pipes with hot water, the continuous-flow boilers from starting, and the pumps from activating.

CoolStart technology allows a significant reduction in the use of hot water, along with energy consumption and CO_2 emissions.

AirPower mixes the water with air which allows it to be used more efficiently. The output disc absorbs abundant quantities of air which is churned into the water. The result is water droplets that are more voluminous, lighter, and softer, all of which increases the performance and pleasure of a shower, without any additional water consumption.

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03
EXTERIOR DESIGN

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FREEDOM
COMFORT
PEACE & QUIET

The shared areas of the interior of the apartments are arranged in such a way that they are illuminated throughout the whole of the day, with terraces which provide continuity with the interior space. Some residences have a solarium on the roof of the building providing incredible views of the sea and of the Palma Bay.

MEDITERRÀNIA 1

DESIGN
CONFIDENCE
SUSTAINABILITY

- Architectural appearance
- Alarm
- Air-quality system
- Home Automation

The development, which is conceived as a space to be enjoyed and which is oriented to make the most of the sunlight hours, features garden areas with plant species that have low water requirements, a gym with the latest-generation machines, an illuminated swimming-pool, and a children's play area.

The **Mediterrània 1** development has been designed with various four- and seven-storey buildings and with a ground floor to be used for commercial premises.

ENERGY EFFICIENCY

- 'A' Energy Rating
- Cardio-protected zones
- CoolStar & AirPower

The project is arranged as an enclosed development with one single point of access which requires everyone to go past the entrance hut. In addition to an avant-garde design, the building comes equipped with the latest sustainability and energy-saving features, allowing it to receive the **highest 'A' Energy Rating**. As such, **Mediterrània 1** is the answer to the needs of purchasers who are ever-more demanding.

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04
INTERIOR DESIGN

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PERSONALIZED
FINISHES

Designed with large terraces, all two, three, and four-bedroom dwellings come with top-quality finishes and personalization options.

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05
COMMUNAL AREAS

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SWIMMING-POOL
WITH SALT-WATER CHLORINATION

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06

QUALITIES
CHECKLIST

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FAÇADE

- Façade with exceptional thermal characteristics.
- Railings fitted with safety glass.
- Slats with low thermal absorption for protection against the sun.

OUTDOOR COMMUNAL AREAS

- Security hut in order to control access to the development at its pedestrian entrance.
- Motion sensors for the lighting in hallways and landings.
- Lifts with the latest technology and safety features.
- Multi-purpose room with fully-equipped gymnasium.
- Swimming-pool for adults with underwater lighting and a water-purification system using salt water.
- Fully-equipped children's play area protected with rubber flooring.
- Automatic irrigation of garden areas.
- The outdoor areas feature various kinds of paving, and all of these finishes provide these areas with a warm and elegant feel.
- Wiring ready for the installation of video-surveillance system at access points.
- Toilets in communal areas.
- Interior furnishings and illumination of the development using design elements.
- Master key for communal areas.
- Garden areas using plant species with low water requirements.
- Cardio-protected area.

GARAGES and STORE ROOMS

- Garages paved with single-piece polished concrete strengthened with silica sand.
- Waterproof LED lamps in garages activated by motion sensors.
- Anti-skid floor tiles in the store rooms.
- Lamps in the store rooms.
- Emulsion paint on vertical surfaces.

TELECOMMUNICATIONS

- Collective TV aerial and satellite dish. Network of coaxial cables for cable communications (lounge and main bedroom). Each residence will have the necessary wiring ready to be able to enjoy cable and digital TV.
- Voice and data sockets in the kitchen, lounge, and bedrooms.
- TV socket in the kitchen, lounge, bedrooms, and terraces.
- Basic telephone installation in the kitchen, lounge, and bedrooms.
- Communal fibre-optic network for the building through to the user's access point in the apartment.

CLIMATE CONTROL AND HEATING

- Air-conditioning installation via ducts in the lounge and bedrooms by way of an aerothermy system with dual-deflection grilles with a manual opening and closing system.
- Underfloor heating in bedrooms, lounge/dining room, and kitchen with temperature control in each room.
- Home-automation system with zonal control by rooms

KITCHEN

- Fitted kitchens including induction hob, extractor fan, multi-function oven, built-in dishwasher, built-in microwave stacked with the oven (where possible according to the type of kitchen), sink and tap.

ELECTRICAL INSTALLATION

- High-level electrical installation in the apartments.
- Electronic video-intercom with camera showing the access to the development, colour monitor in each dwelling, and built-in back-lighting.
- Waterproof electrical sockets and lamps in the terraces of the apartments.
- LED-type flush-fitted lamps installed in the hall, corridor, bathrooms, and down-lights in the kitchen.

HOME AUTOMATION

- Basic home-automation installation to control operation of the burglar alarm, the blinds in the lounge, and on-off illumination system.
- Heating with zonal-system climate control.

PLUMBING

- Cross-linked polyethylene mains-water pipes, and polypropylene waste-water pipes with acoustic insulation.
- In the kitchen: plumbing point for an American-style refrigerator.
- Water tap in the terraces.

BATHROOM FURNITURE AND TAPS

- Mineral Solid or Mineral compact or similar surface surrounding the wash-basin with cupboards below in a choice of 4 colours.
- Thermostatic taps in bath and shower.
- White bath-tub in second bathroom and shower unit in main bathroom.
- Shower screens in main and second bathrooms, according to Project design.
- Anti-fog mirrors in main and second bathrooms.
- Cupboard under the wash-basins in carpentry in a choice of various colours.

FALSE CEILING AND PAINT

- Plasterboard false ceilings throughout the dwelling.
- Choice of 3 colours of emulsion paint for vertical surfaces, and smooth white emulsion paint for horizontal surfaces.
- Top-brand ceramic tiles on vertical surfaces in kitchens and bathrooms.

FLOORS AND TILING

- High-quality porcelain stoneware or laminated AC4 throughout the dwelling in a choice of 3 colours in all rooms except bathrooms and kitchen. There will be a choice of 2 porcelain stoneware options.
- High-quality porcelain stoneware for the terraces.

INTERIOR CARPENTRY

- Armoured front door.
- Panelled interior doors, solid wood 40 mm thick lacquered in white, with designer door-knobs, chrome latches, and locks in the bathrooms and master bedroom, all with rubber seals and door-stoppers.
- Modular wardrobes with lacquered panelled doors matching the room doors, with a shelf for suitcases and metal bar.
- Wardrobe interiors with a textile lining.

EXTERIOR CARPENTRY

- Aluminium window frames with thermal circuit-breakers and lacquered colour or anodized finish.
- Exterior carpentry with folding doors leading out to the terraces.
- Monoblock-type system of roller blinds made of aluminium profile slats. Colour matches exterior carpentry.
- Electric blinds overlooking the terraces.

GLAZING

- Glazing using glass featuring an anti-condensation air chamber with aluminium separator profile. All windows that need to be fitted with low-emission panes in order to attain an 'A' grade energy rating will be so fitted.
- Terrace railings fitted with safety glass.

PARTITIONS

- Partitions between apartments and communal areas in compliance with Technical Building Code (CTE) with thermal and acoustic insulation clad in double plasterboard fitted to metal frames.
- Partitions inside apartments in compliance with CTE with double plasterboard fitted to metal frames.

INSULATION

'A' Energy Rating: insulation installed in compliance with CTE DB HE 'Reduction of Energy Consumption'.

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PERSONALIZATION

BATHROOMS

- Choice of different finishes for floor- and wall-tiles.
- Mineral Solid-Compact or similar shower unit in different colours.
- Bath-tub replaced by another shower unit.
- Installation of hydro-massage tub.
- Installation of hydro-massage shower column.
- Installation of a hygienic shower in the main bathroom at no extra cost where this is possible in accordance with the Project.

CARPENTRY

- Solid-wood interior doors either plain or panelled with wooden panel above.
- Solid-wood panelled doors.
- Sliding wardrobe doors.

ELECTRIC BLINDS

- Electric blinds in the bedrooms.

ELECTRIC CAR CHARGING POINT

- Electrical installation and socket.

KITCHEN-LOUNGE OPENING

- Opening of the kitchen into the lounge.

HOME AUTOMATION

- Additional home-automation features.

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GESTILAR WAS FOUNDED IN 2009 AND IS FORMED OF A GROUP OF PROFESSIONALS WITH BROAD AND PROVEN EXPERIENCE IN THE REAL-ESTATE SECTOR

Gestilar has broad experience in real-estate development, mainly in Madrid, Catalonia, and more recently in Galicia and Palma de Majorca. In the past 10 years it has delivered over 900 homes and currently over 1.150 dwellings are under construction spread across the following projects:

ISLA DE PEDROSA
150 Apartments
Valdebebas, Madrid

ISLAS ONS
74 Houses
Boadilla del Monte

ISLAS CÍES
61 Houses
Boadilla del Monte

ISLA DE MOURO
87 Apartments
Ensanche de Vallecas

CAL FONT
57 Apartments
Igualada, Barcelona

ISLA DE CORTEGADA
30 Apartments
Valdebebas, Madrid

BLAU DE MAR
92 Apartments
Playa de Aro, Girona

ISLA DE AROSA
254 Apartments
Alcalá de Henares

ISLA DE SÁLVORA
36 Houses
Boadilla del Monte

ISLA DE TAMBO
52 Apartments
Las Rejas, Madrid

MEDITERRÀNIA I
89 Apartments
Palma de Mallorca

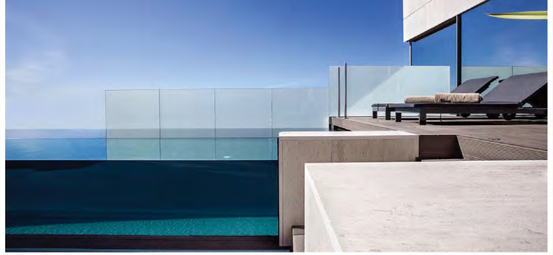
MEDITERRÀNIA II
96 Apartments
Palma de Mallorca

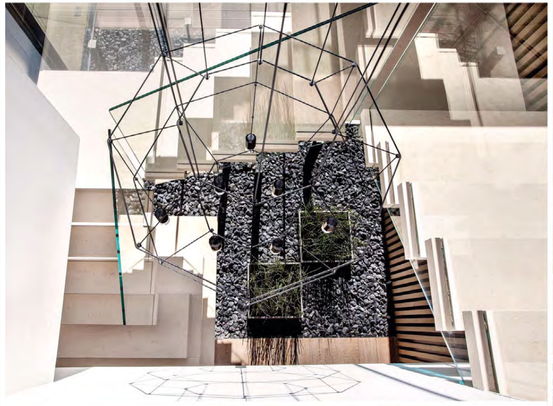
ISLAS ESTELAS
69 Apartments
Valle de Mena, Madrid

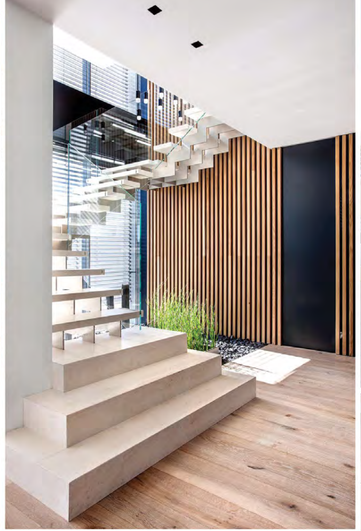
ISLA DE SANTA CRUZ
46 Dwellings
Oleiros, A Coruña

ISLA DE LA TOJA
56 Dwellings
S. S. de los Reyes

GESTILAR RESIDENCES MIRAFLORES
111 Apartments
Lisboa, Portugal







To fund its projects, Gestilar works with the main banking institutions: BANKINTER, BBVA, CAIXA, IBERCAJA, SABADELL, and BANCO SANTANDER, and also has the support of international funds

In each of its projects, Gestilar implements a rigorous tendering process for the construction of its developments.

For Gestilar, the design of its developments is fundamental, along with the product it offers, which is aimed at the medium/high population segment, aged between 35 and 50. As such, all homes have high-quality finishes and are designed with generous terraces and communal areas with a swimming pool and padel court.

They are three- and four-bedroom dwellings with surface areas of between 120 and 150 sq. m., respectively.

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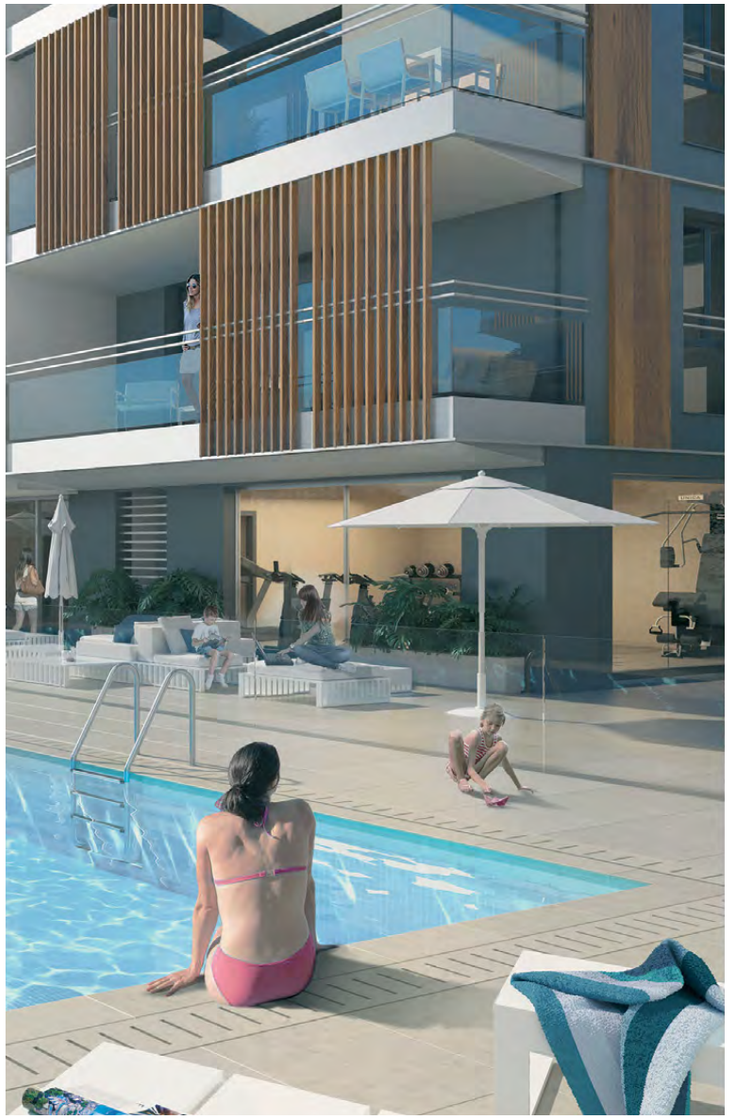

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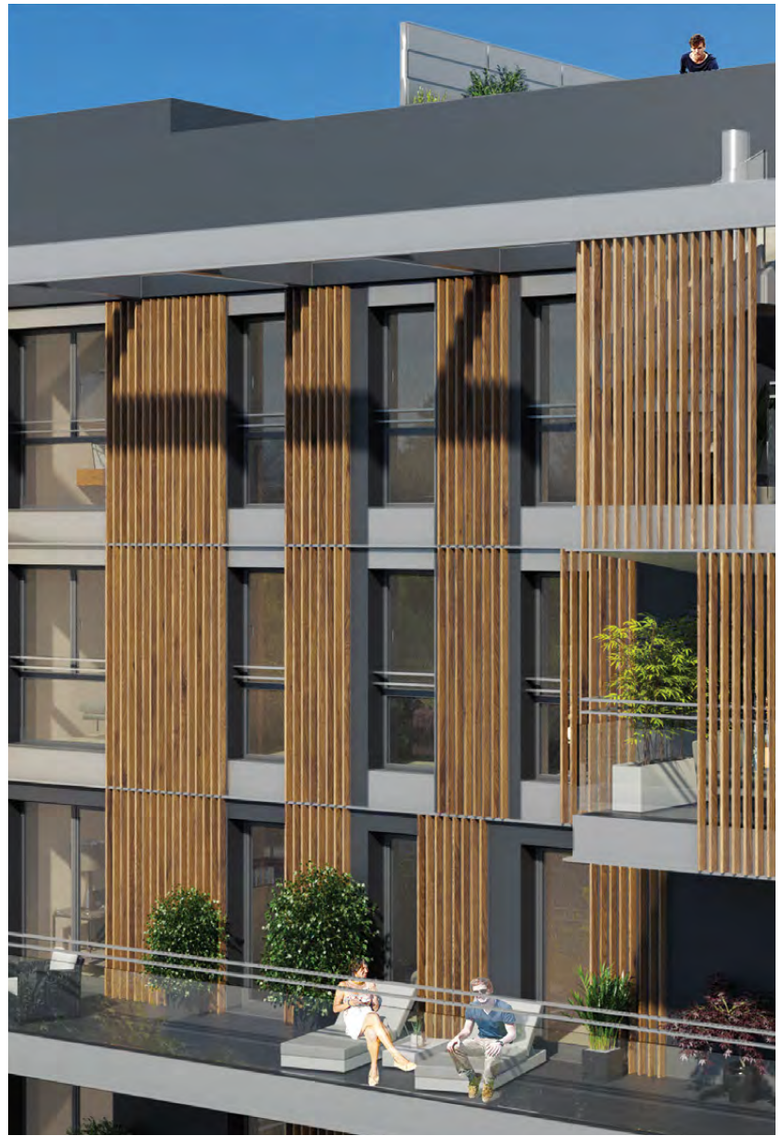
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