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/Portixol, Mallorca

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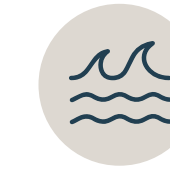
Courtyard



Balcony / Terrace



Swimming Pool



Sea Views

01 Project Presentation

02 Location and Surroundings

03 Layout and Floor Plans

04 Specifications and Finishes

Project Presentation

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01

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Project Presentation

Buenavista was born from a clear vision: to reinterpret the coastal elegance of the Molinar neighborhood through a contemporary, warm, and functional aesthetic. Inspired by the style of the iconic **Hotel Portixol**, this project aims to integrate into the local identity by reclaiming the Mediterranean essence of traditional architecture and merging it with noble materials, clean lines, and details designed for everyday well-being.

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Project Presentation

These exclusive residences are located in a privileged setting within the renowned coastal neighborhood of El Molinar — a former fishing village where traditional boats now share space with boutique hotels, signature restaurants, and small local shops. Yoga classes by the sea and bike rides along the promenade invite you to enjoy the surroundings in every way.

Just five minutes from Palma's historic center, Buenavista offers quick access to the island's most exclusive shops, while remaining deeply connected to the quiet, historic identity of the neighborhood.

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Project Presentation

The sea breeze gently flows through the noble materials selected. Every line, every texture pays tribute to the iconic Hotel Portixol, seeking that balance between the essence of Mediterranean design and the warmth of life by the sea.

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Project Presentation

Experience the Mediterranean lifestyle from your private terrace, surrounded by the natural beauty of the island. Buenavista is much more than a residence — it's your personal space to relax, unwind, and enjoy the unique charm of **El Molinar**.

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Project Presentation

From the penthouse terrace, the sea becomes part of your everyday landscape. The horizon opens up before you, letting the light and sea breeze turn every moment into a sensory experience. Buenavista offers you an elevated retreat, where design and views come together to celebrate life by the Mediterranean.

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Location and Surroundings

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Location and Surroundings

Living in **Buena Vista** means staying connected to the best of Palma without giving up the calm of a neighborhood atmosphere. Its location in El Molinar allows you to enjoy the sea just 300 meters away, while having easy walking access to a wide range of services that make everyday life comfortable, seamless, and natural.



Josep Maria Palau 42,
Portixol



Location and Surroundings

Within a 500-meter radius, you'll find supermarkets, pharmacies, cafés, and traditional seaside restaurants. The seaside promenade is just a 4-minute walk away — ideal for strolls, bike rides, or simply enjoying the sea from one of its benches or terraces.

For families, the area offers educational centers that make school life easy and close to home. In addition, spaces like the Portitxol Yacht Club, sports centers, and green areas complete an unbeatable offering in terms of quality of life — all while preserving the local character that makes El Molinar one of the most sought-after neighborhoods on the island.





History of **El Molinar**

El Molinar is one of the most iconic areas of Palma, with roots dating back to the 19th century, when it was a small hub of fishermen and flour millers. Its name comes from the more than 30 flour mills that once populated the area. In recent decades, it has transformed into one of the most sought-after residential areas, thanks to its proximity to the sea, its waterfront promenade, and the quality of life it offers all year round.

A key player in this transformation has been the Hotel Portixol, originally built in 1956, which established a simple yet elegant architectural style deeply connected to the landscape and the sea. That spirit has inspired Buenavista's design approach: warm architecture, abundant natural light, seamless integration between indoor and outdoor spaces, and a sober, authentic palette of materials.

Layout and Floor Plans

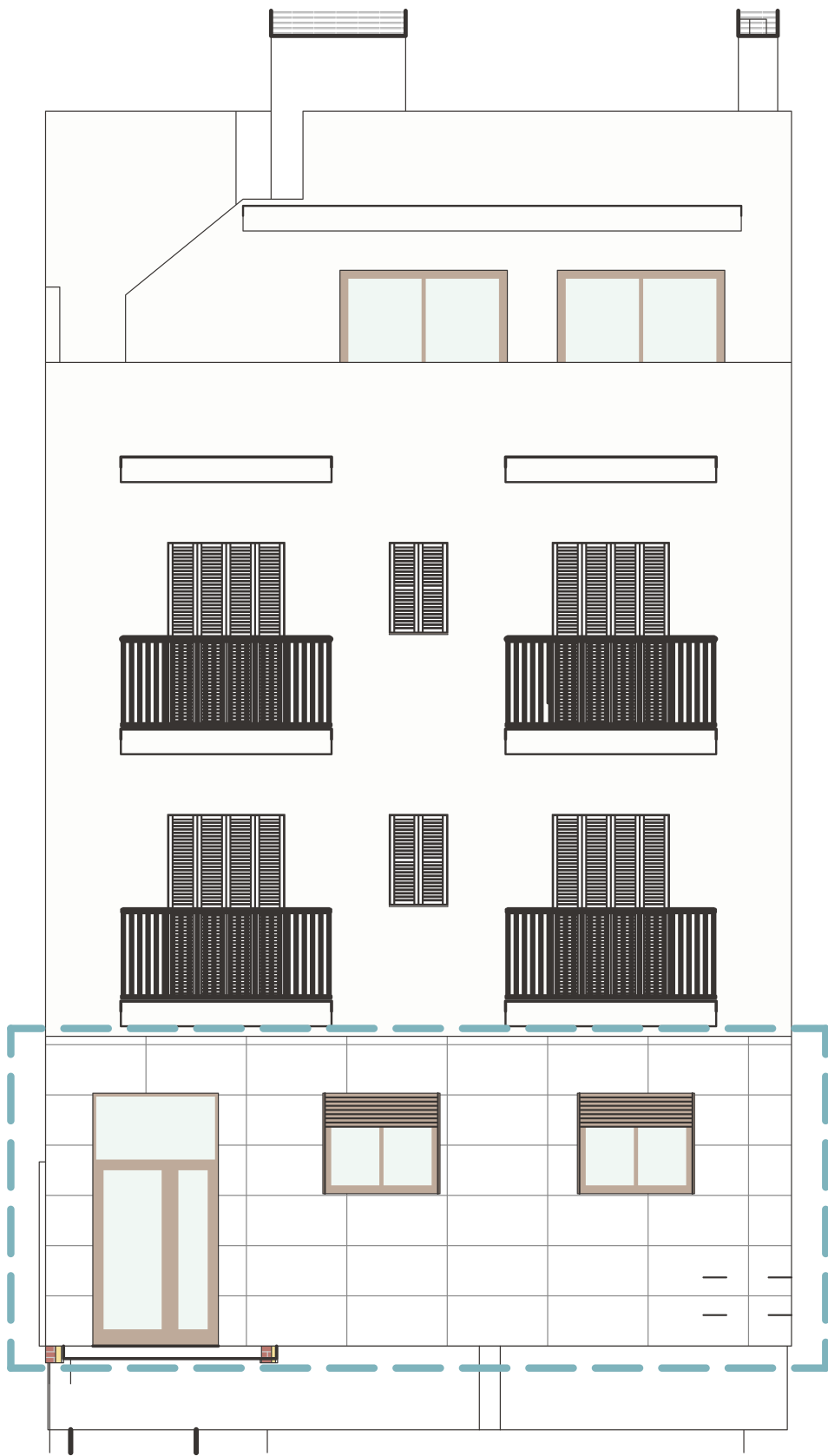
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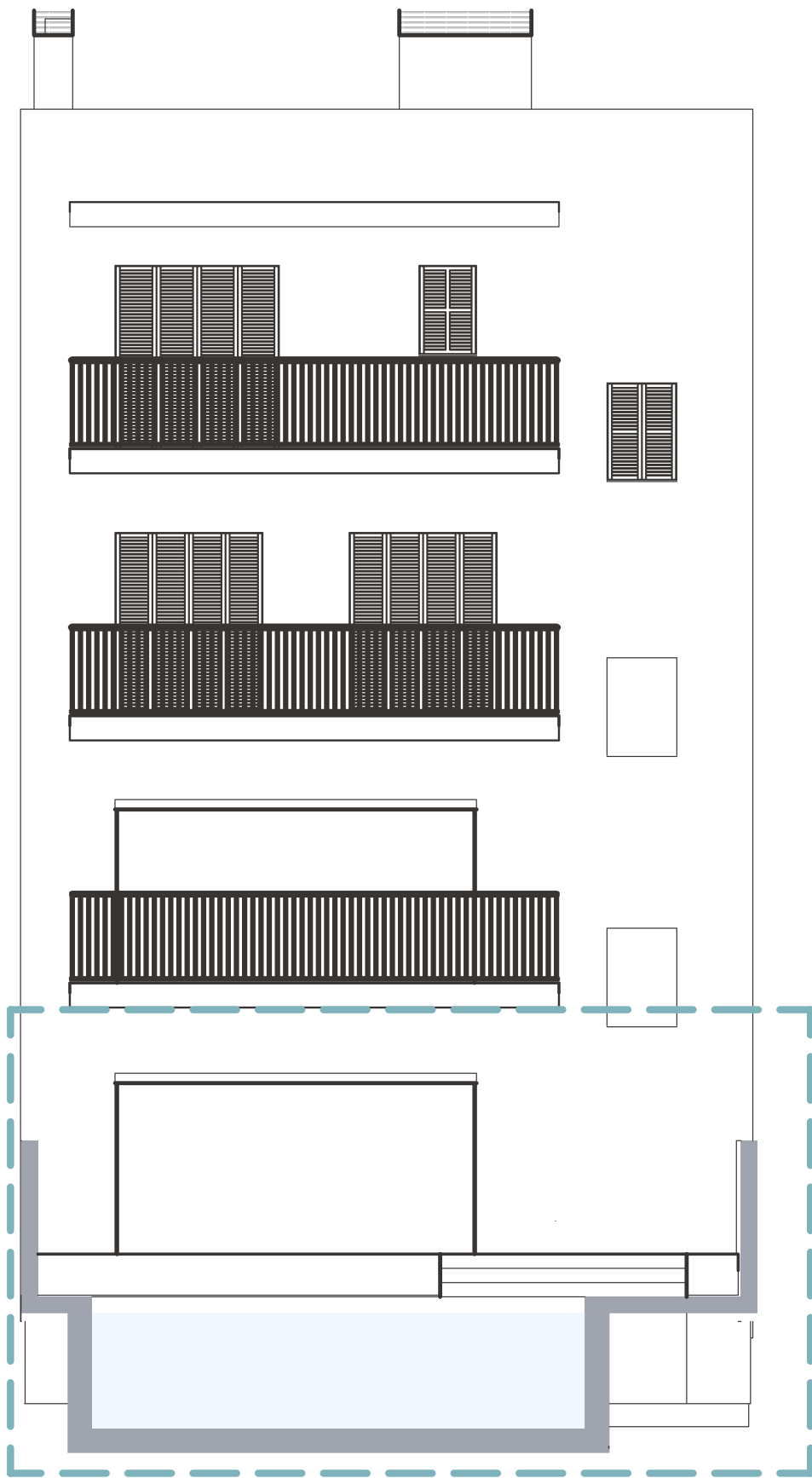
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Ground Floor – Unit A



Front Elevation

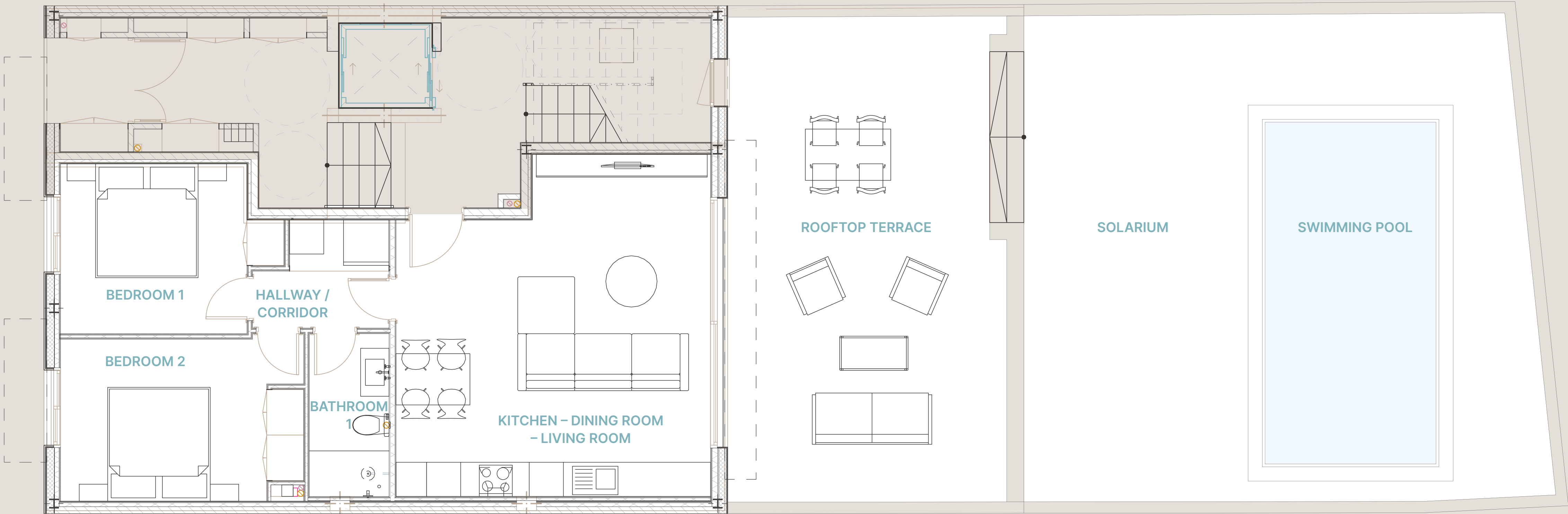


Rear Elevation



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Ground Floor – Unit A



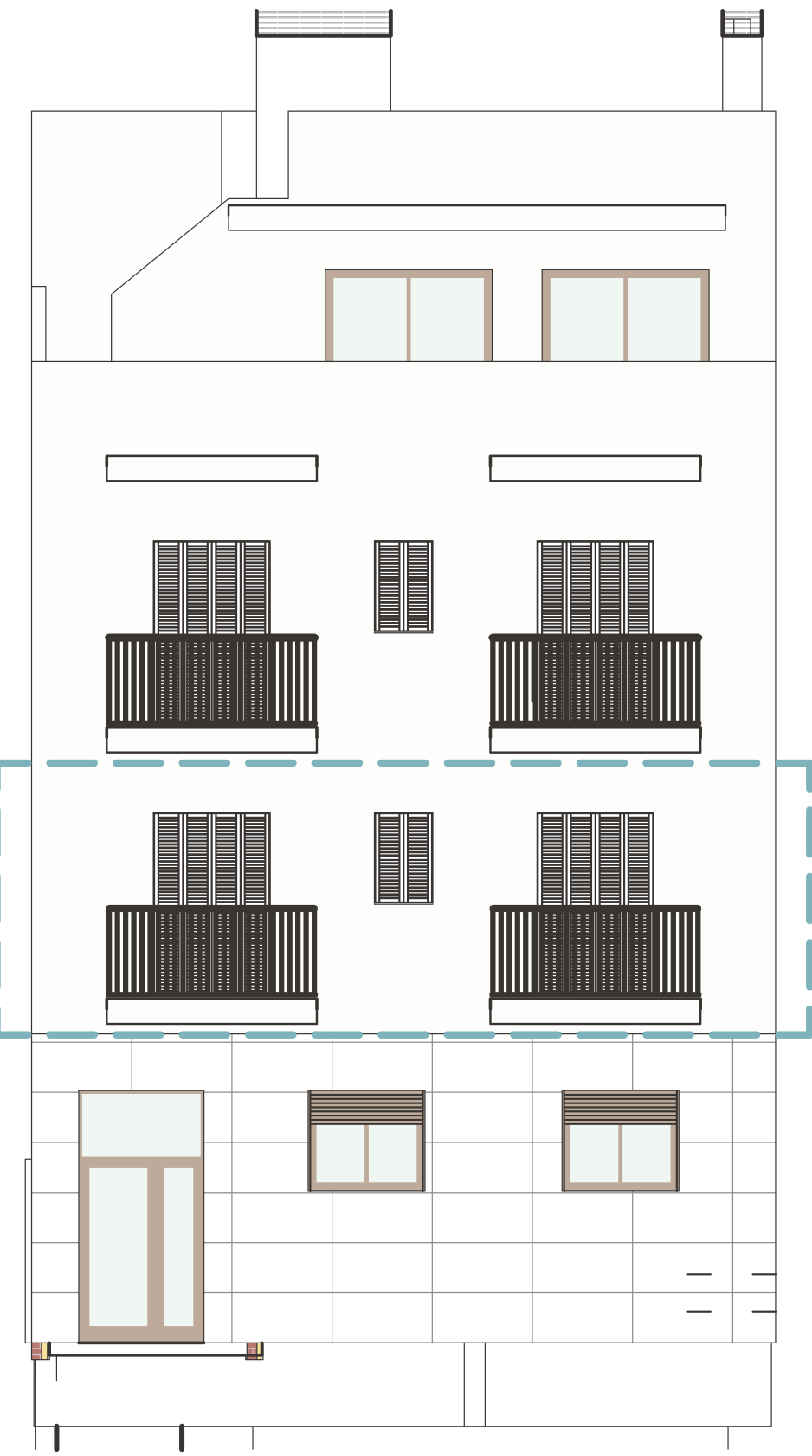
Built square meters
Terraces and balconies

Total

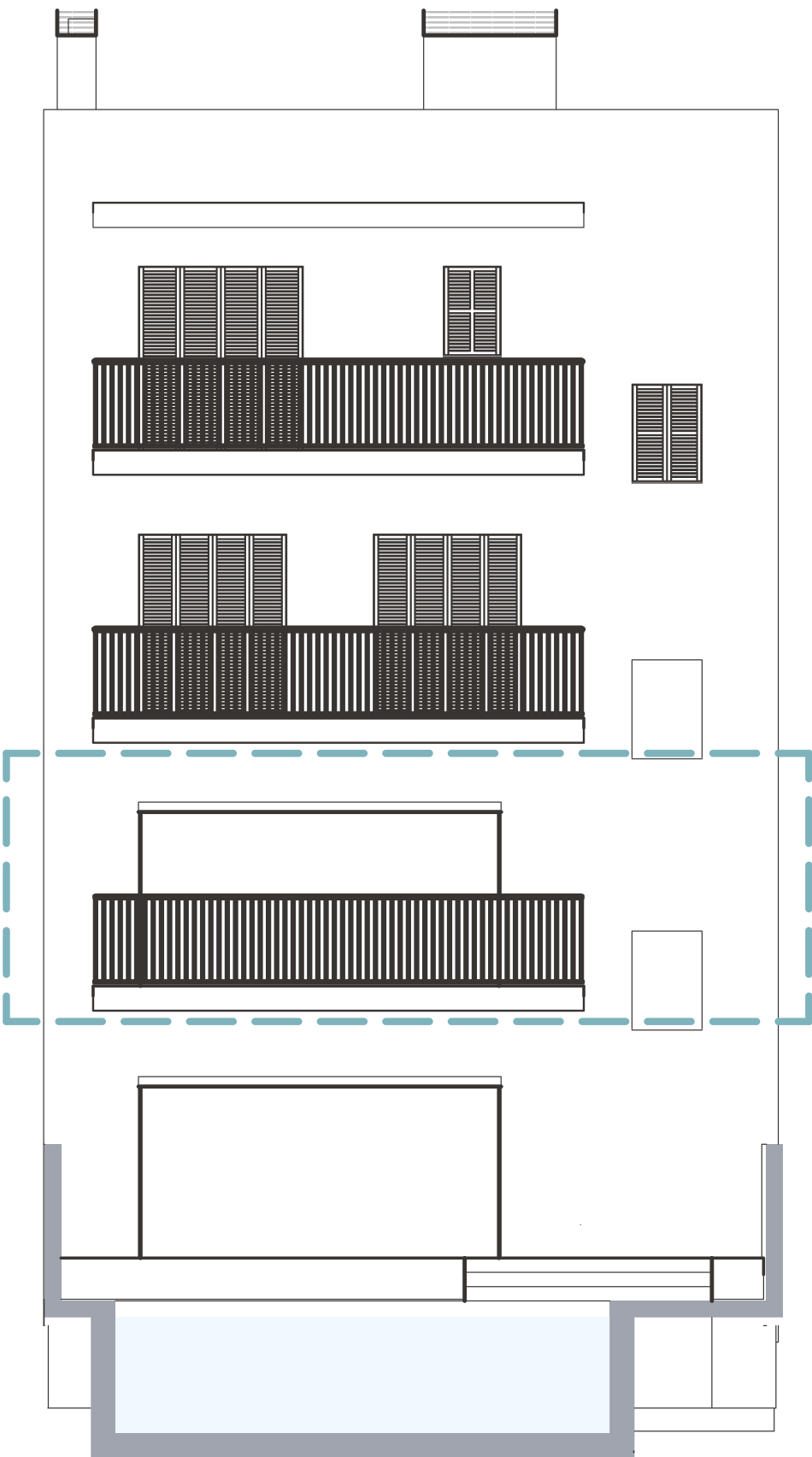


70,59
98,63
169,22 m²

First Floor – Unit B



Front Elevation



Rear Elevation

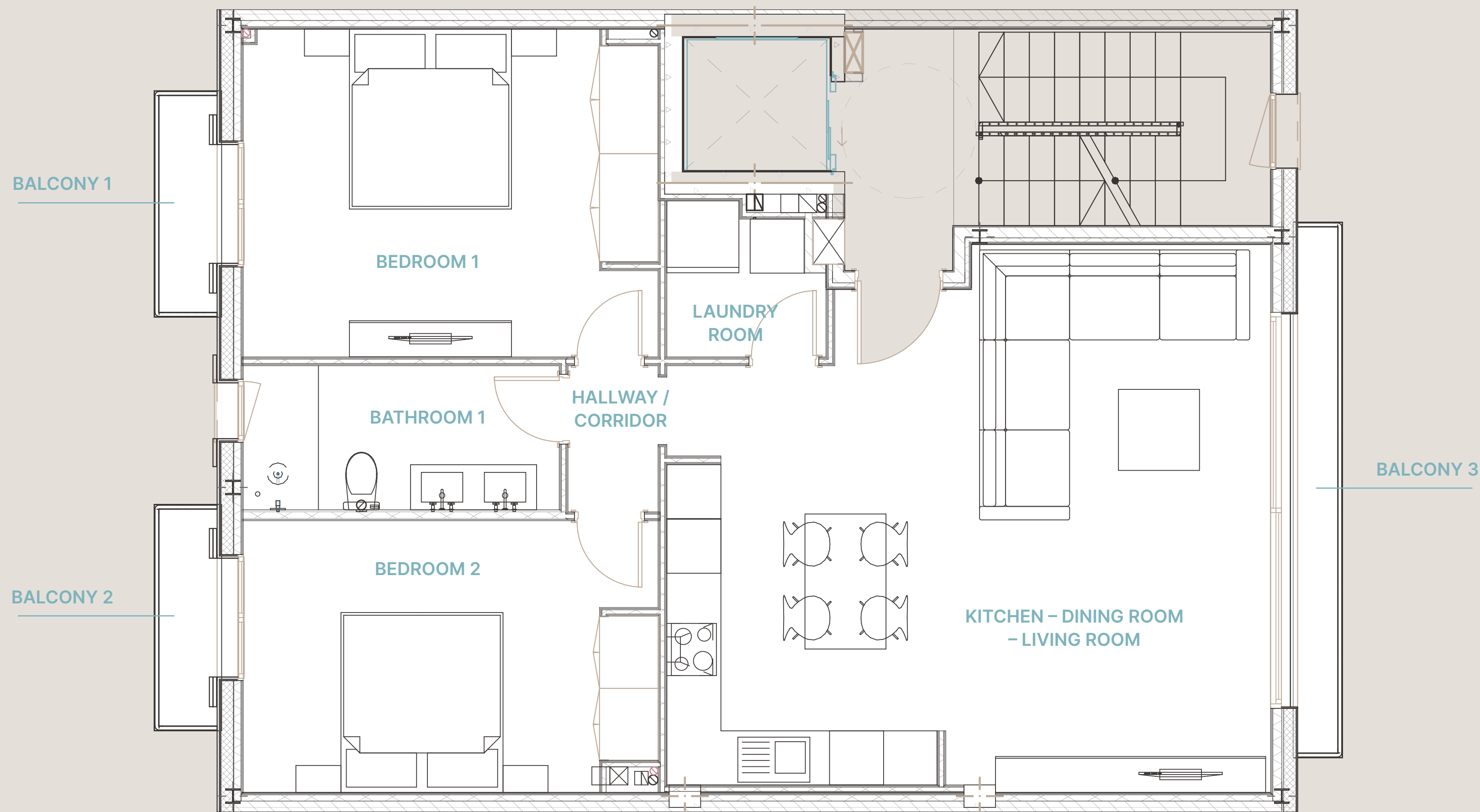


Portixol - Buena Vista



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First Floor – Unit B



Built square meters

Terraces and balconies

Total



89,76

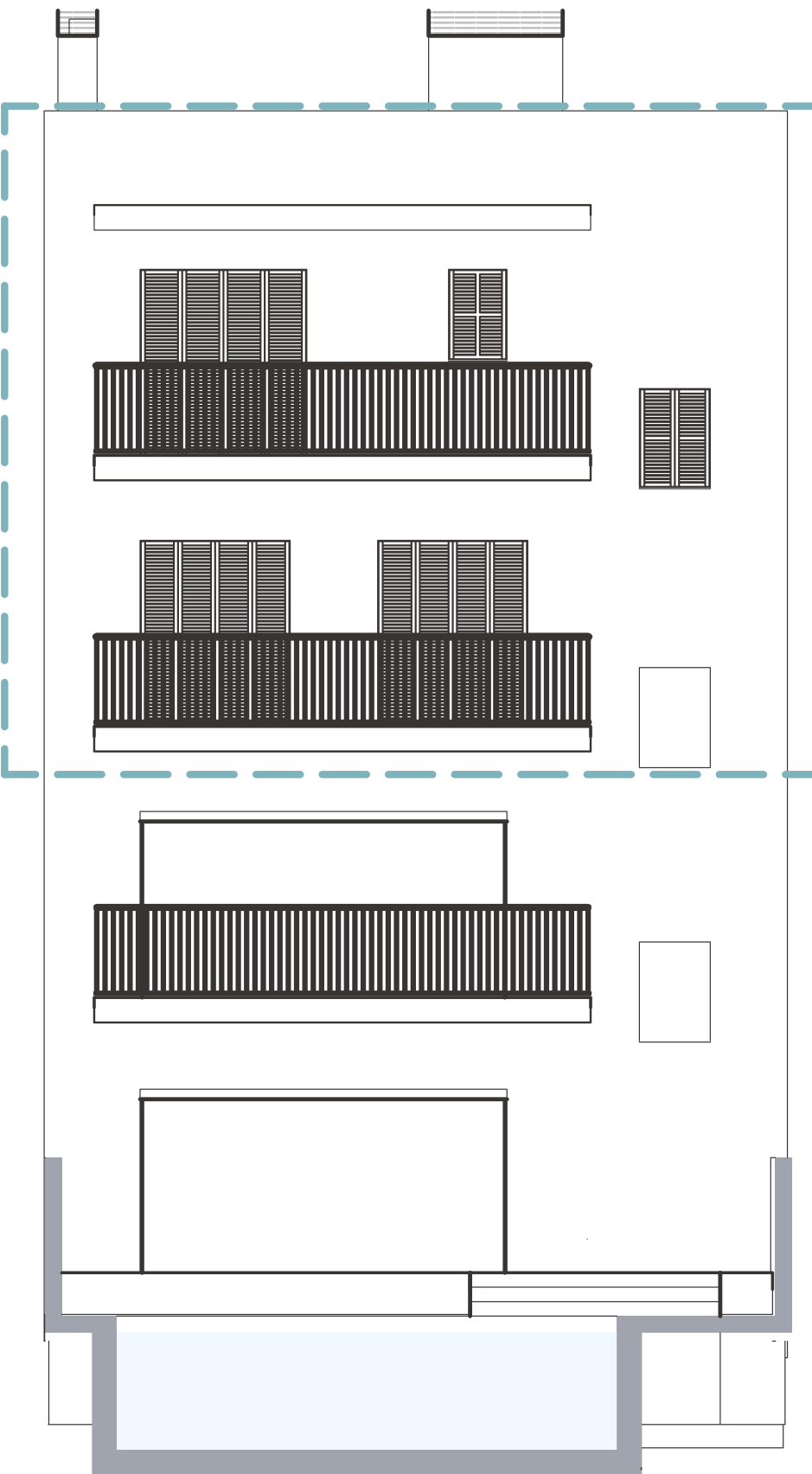
6,5

96,26 m²

Second Floor & Penthouse - Unit C



Front Elevation

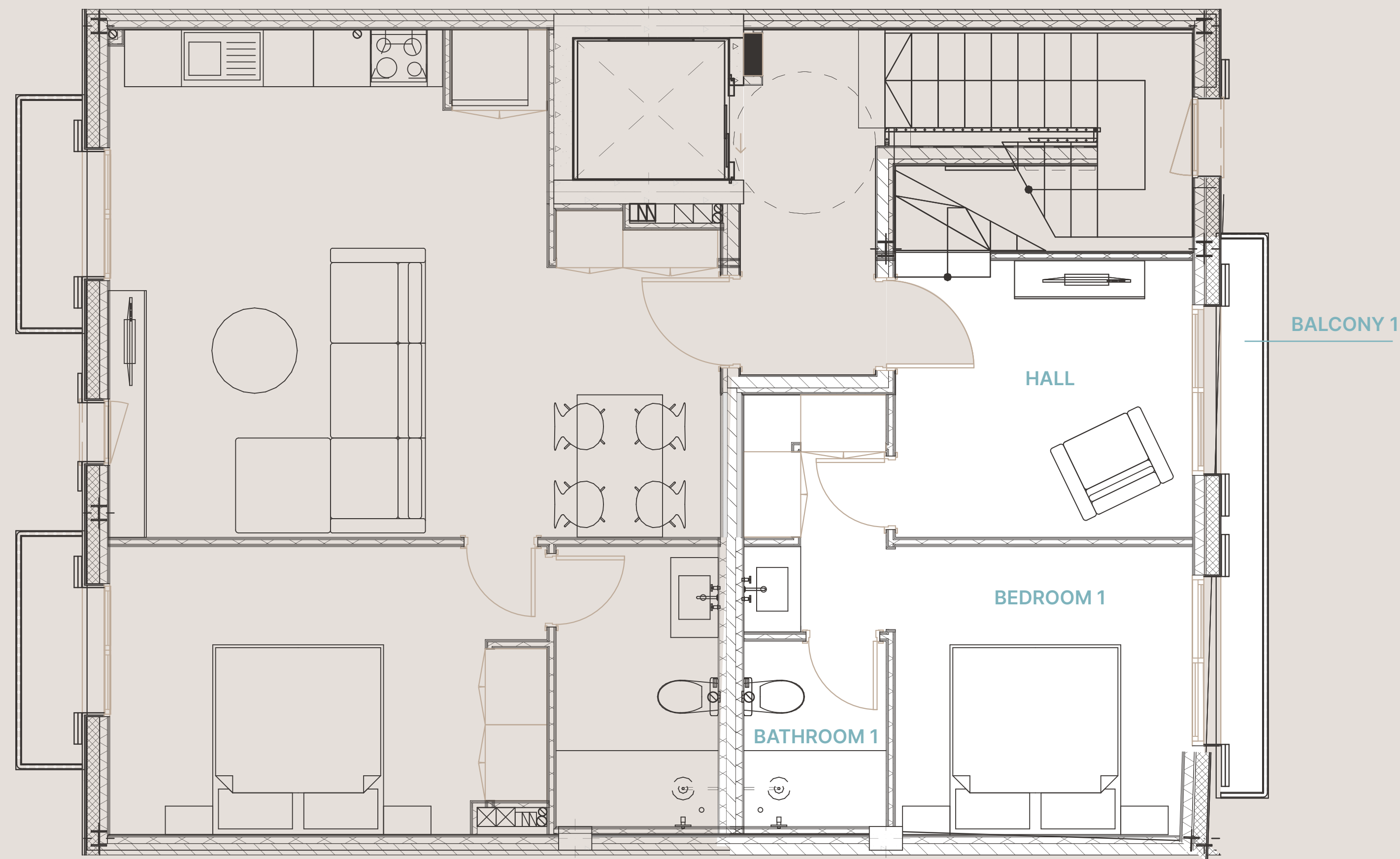


Rear Elevation



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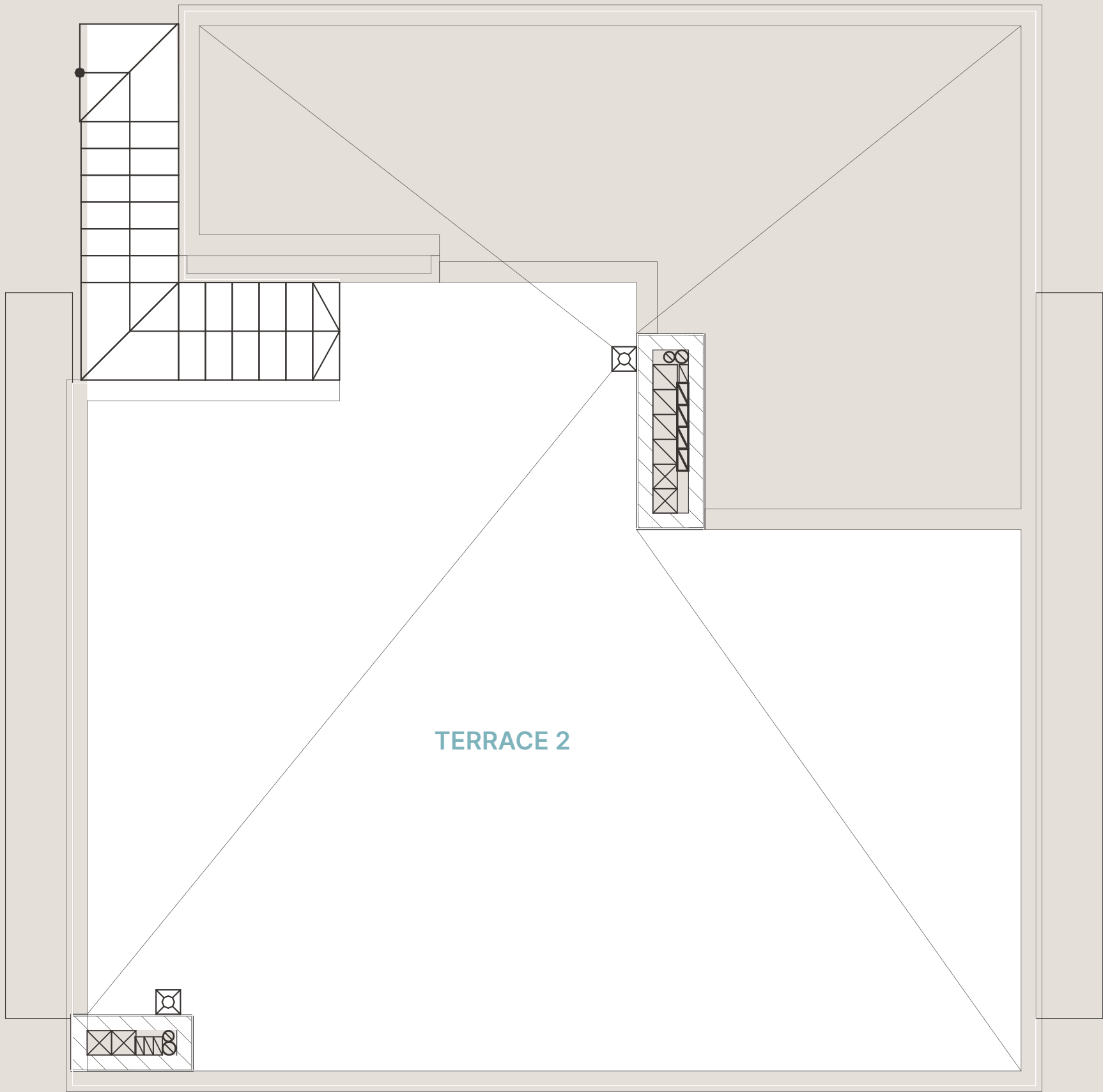
Second Floor & Penthouse - Unit C



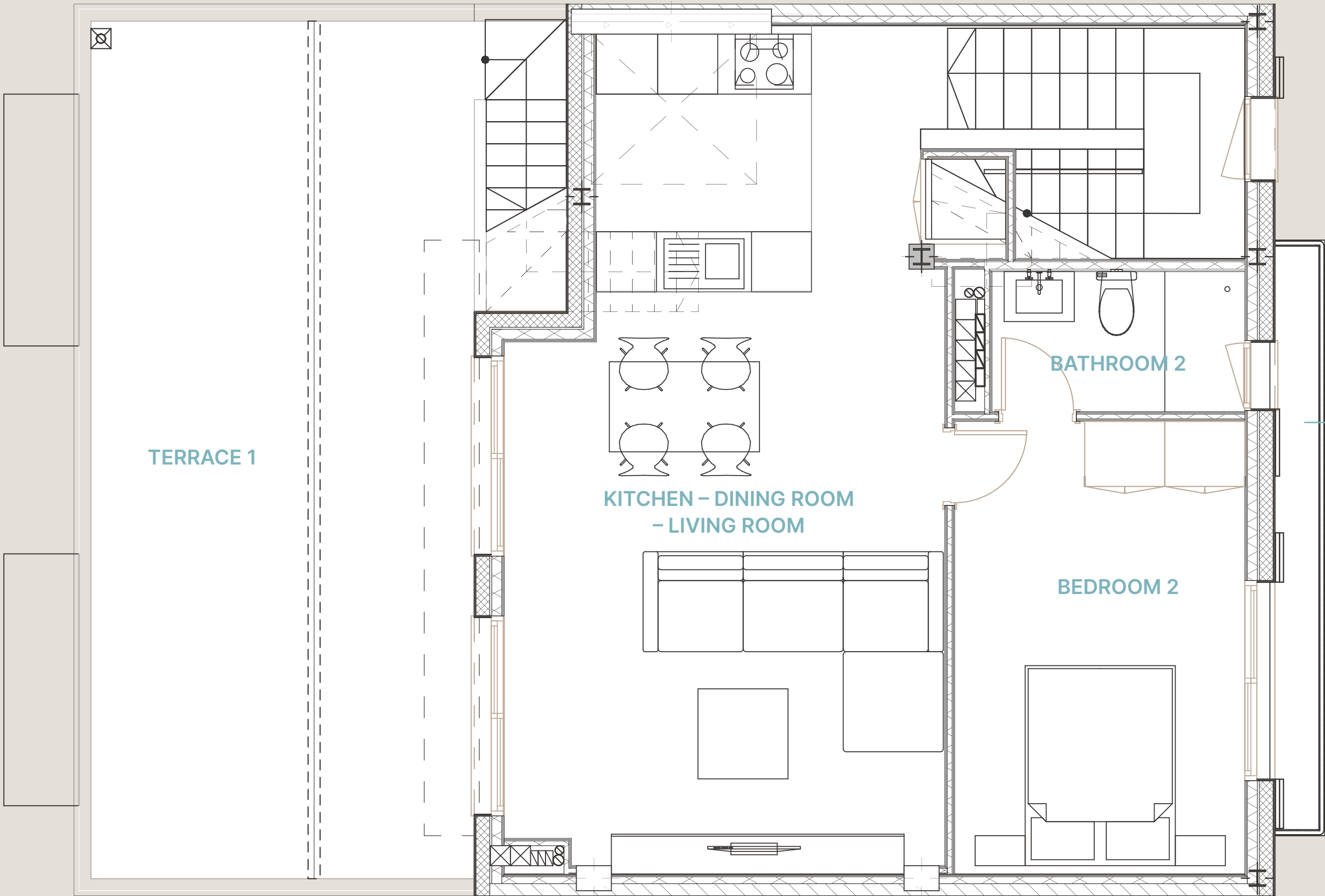
Second Floor

Built square meters	108,15
Terraces and balconies	79,62
Total	187,77 m²

Second Floor & Penthouse - Unit C

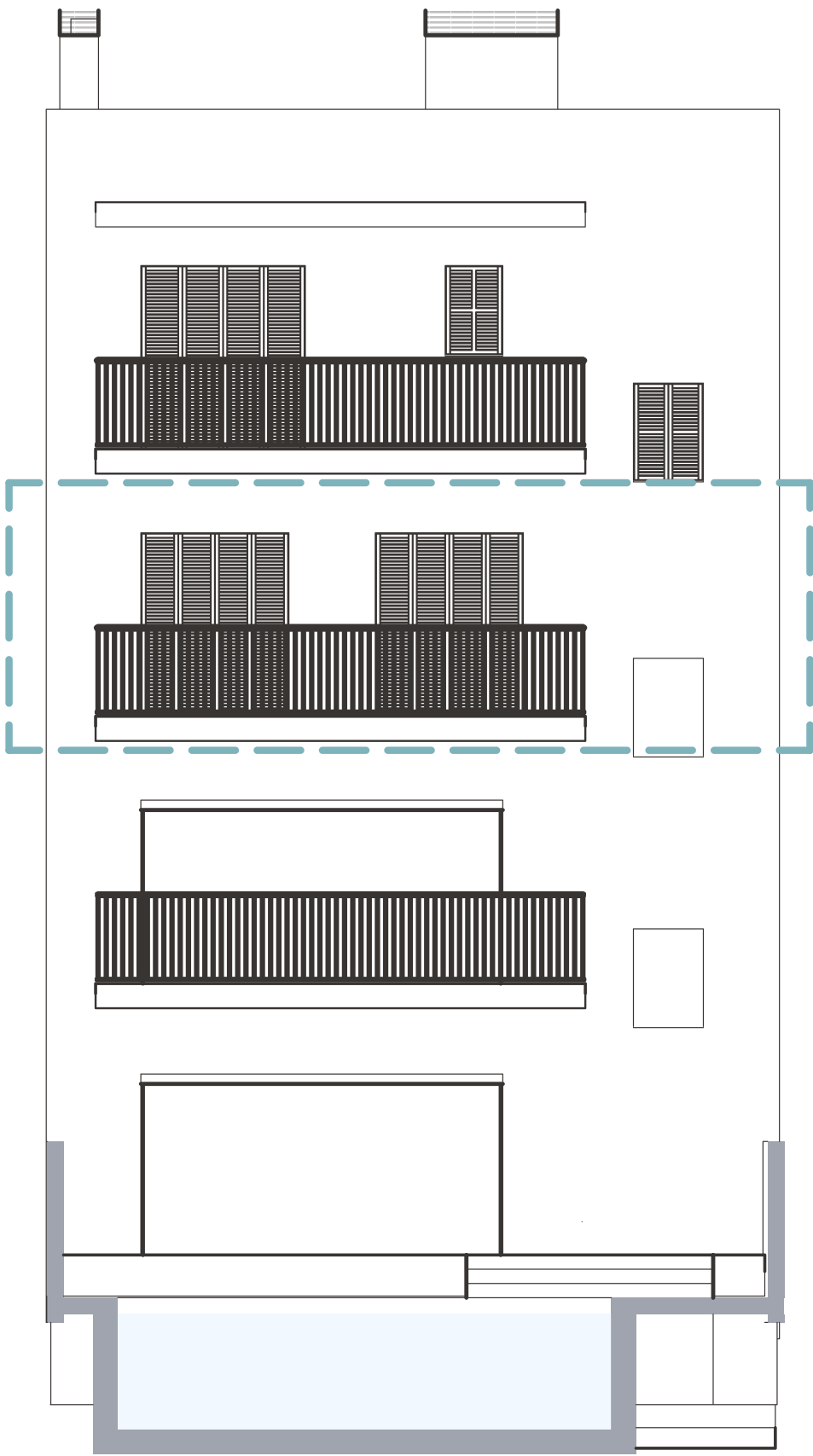


Indoor
floor



Penthouse

Second Floor - Unit D

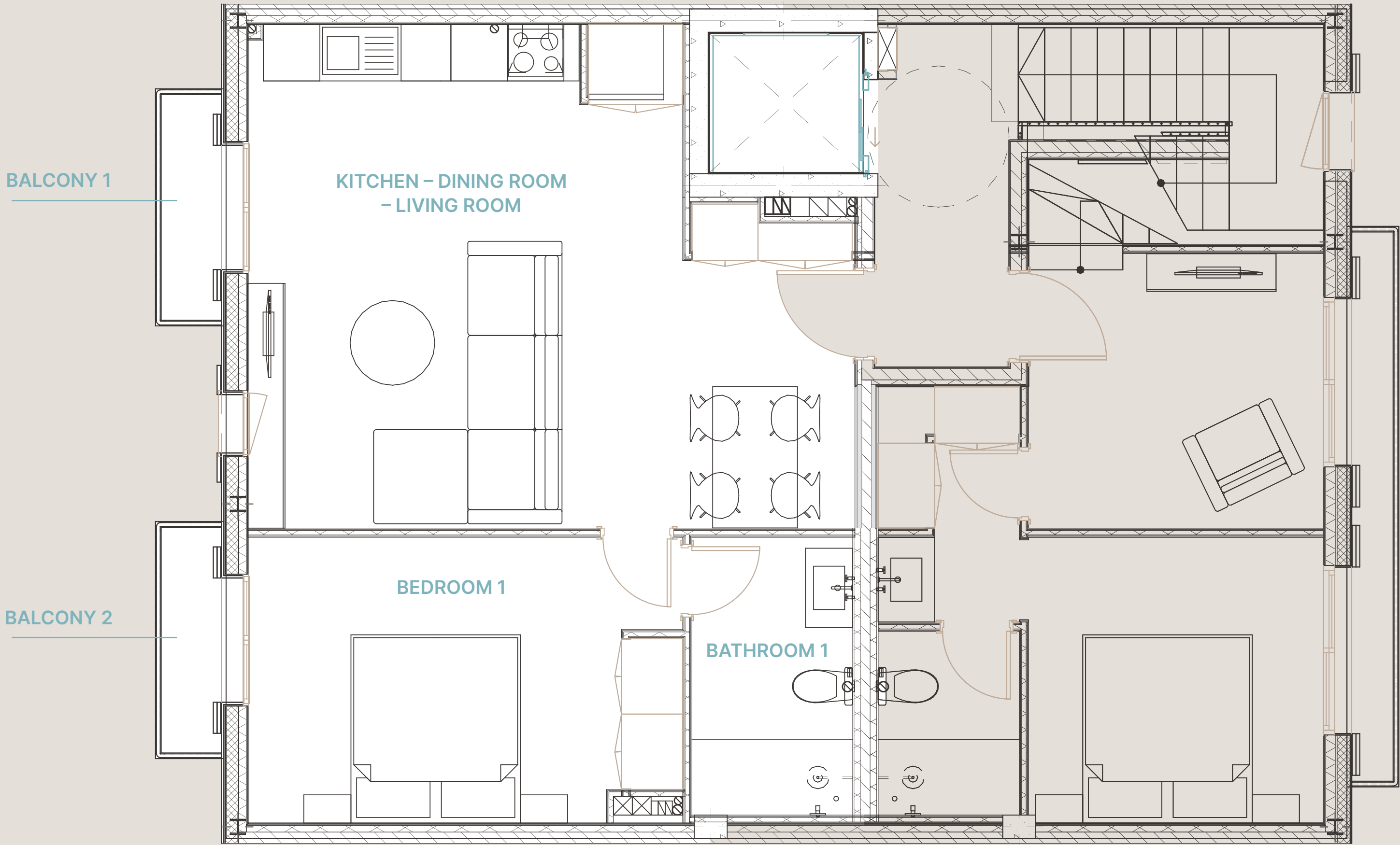
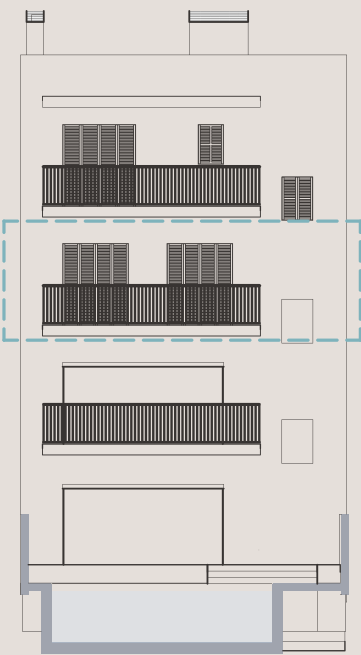


Rear Elevation



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Second Floor - Unit D



Built square meters
Terraces and balconies

Total



57,37
3,52

60,89 m²

Specifications Disclaimer

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04

- * This specifications document is subject to possible changes for technical or design reasons, while always maintaining the same level of quality.
- * The promotional infographics (perspective renderings, colored floor plans, on-site signage, etc.) are purely informative and non-binding in relation to this specifications sheet. The project management team reserves the right to revise or modify them for aesthetic or technical reasons.



Foundation and structure

Self-supporting reinforced concrete structure.

Sanitary slab made of unidirectional slab system with self-supporting beams.

Waffle slabs over a mixed load-bearing structure composed of steel columns and reinforced concrete.

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Enclosures and Partitions

The façade enclosures will consist of a double wall made of 14 cm perforated ceramic brick (honeycomb type), with interior dry partitioning formed by double plasterboard panels on galvanized steel framing, including intermediate acoustic and thermal insulation.

Interior partition walls within the dwellings will be executed using dry systems with double plasterboard panels on both sides, mounted on galvanized steel studs over acoustic strips and incorporating intermediate acoustic/thermal insulation. These partitions will meet or exceed the acoustic insulation requirements of the Spanish Technical Building Code (CTE-DB-HR).

Moist areas will be fitted with moisture-resistant plasterboard.

Dividing walls between dwellings will consist of double-layer walls with brick masonry and one side dry-lining using plasterboard and internal acoustic/thermal insulation.

Horizontal separation between dwellings will be achieved with floating floor slabs on anti-impact membranes to improve acoustic insulation.

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Roofs

Flat roofs will be built using 10 cm thick XPS insulation, sloped screed layer, asphalt waterproofing membrane, and a protective surface of porcelain stoneware tiles.

Ceilings

Continuous plasterboard false ceilings will be installed in hallways, bathrooms, WCs, and kitchen. Moisture-resistant boards will be used in wet rooms.

Curtain recesses with LED lighting will be provided in the living-dining room and bedrooms.

Revestimiento de suelos

Interior:

Interior flooring will be finished with large-format porcelain stoneware tiles by Living Ceramics or similar.

Exterior:

Balconies and terraces will feature large-format porcelain stoneware tiles by Living Ceramics or similar.

Window sills and balcony door thresholds will be finished with 4 cm thick “Gris Zarci” natural stone in a bush-hammered and aged finish or similar.

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Wall Cladding

Bathroom and WC walls will be tiled from floor to ceiling with large-format tiles by Living Ceramics or similar.

Skirting Boards

Interior skirting boards will be 6 cm high, brand Orac Decor or similar, lacquered in the same color as the wall.

Paint

Interior walls and ceilings will be finished with plastic paint in a RAL color to be defined.

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Carpentry

Interior:

The entrance door to the dwelling will be security-grade, clad in oak wood or similar, with a weighted global sound reduction index not lower than 30 dBA.

Interior doors will be made of lacquered MDF panels in a RAL color to be defined, featuring noise-reducing gaskets, concealed hinges, and high-quality handles.

Closet and wardrobe fronts will feature swing or sliding MDF doors lacquered in a RAL color to be defined. Interiors will be made of 19 mm melamine panels by Egger in oak finish or similar, and designed with shelves, drawers, hanging rods, and integrated LED lighting, according to project design.

Exterior:

Exterior doors and windows will be aluminum by Cortizo or similar, with thermal break — Cor Vision model for sliding systems, and Cor 70 for casement and tilt-and-turn openings — or equivalent, with a thermal transmittance value (U) below 2.3 W/m²K.

Railings:

Interior and exterior railings will consist of vertical iron bars (/2025 model), with anti-corrosion primer and painted finish.

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Communal Staircase

The communal stairs, entrance halls, and landings will be finished with porcelain stoneware tiles and special stair pieces by Living Ceramics or similar.

Kitchen and Laundry Room

Kitchen and laundry room furniture will feature a matte velvet lacquer finish, in a RAL color to be defined, handleless design. Shelves and interiors in oak-colored wood veneer or similar, according to design.

Worktops and backsplashes will be made of resin or porcelain stoneware.
The kitchen will be equipped with appliances by Bosch or similar, and a high-end induction hob with integrated extractor (Bosch/Bora or similar).

Bathroom Equipment

Washbasin unit with resin countertop and integrated basin, including drawer storage.
Walk-in shower with fixed laminated transparent glass screen.
Mirror installed in washbasin area.

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Installations

Electricity:

The electrical installation will be carried out in accordance with current Ministry of Industry regulations and the Spanish Low Voltage Electrotechnical Regulation (RD 842/2002). Power outlets and lighting points will be installed in all rooms as per the design and project specifications.

Switches and Technical Lighting:

Switches and outlets will be from Jung, LS990 series in white, or similar. Ceiling lighting will consist of recessed downlights, as shown in the project plans, by Leds C4, model DOME or similar.

Telecommunications:

Homes will be equipped with TV antenna outlets in the living room and bedrooms.

Plumbing and Sanitation:

The entire internal plumbing system will be made with cross-linked polyethylene pipes and brass fittings, including shut-off valves at the entrance of each wet area, in accordance with CTE-DB-HE and CTE-DB-HS. Domestic Hot Water (DHW) will be generated via a heat pump with aerothermal system by Panasonic Aquarea High Performance All in One, or similar.

Faucets and Sanitaryware:

Bathroom and WC faucets will be wall-mounted, single-lever in black finish or similar. Kitchen faucet will be a single-lever model, countertop-mounted, also in black or similar. Toilets will be by Duravit or similar.

Air Conditioning:

Installation of ducted fan coil units by Airlan-Aermec, independent for each room and integrated into false ceilings. Air distribution through grilles by Madel, LMT mini series or similar. Control via Airzone system, with a display terminal in each room (Airzone Blueface in black finish, ref. AZDI6BLUEFACE). Heating, cooling, and DHW generation by inverter heat pump Panasonic Aquarea High Performance All in One, or similar.

Heating:

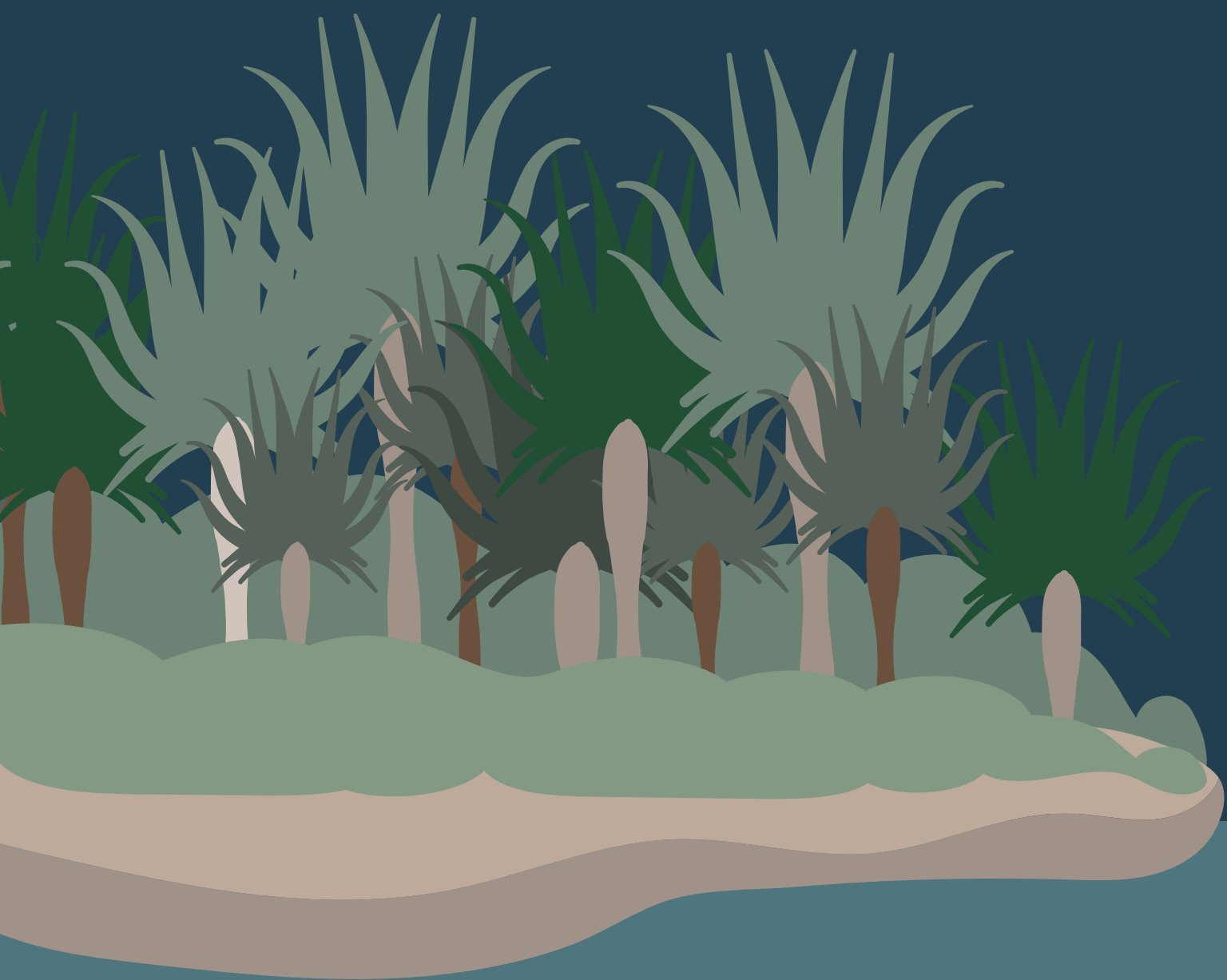
Underfloor heating system using PE-X piping by Giacomini, with independent room-by-room control. Production via Panasonic Aquarea High Performance All in One heat pump, or similar.

Ventilation:

Mechanical ventilation system in compliance with CTE-DB-HS, using a SIBER VCM Silentium HIR3V unit with single-flow, silent operation, and 3-speed control or similar, with extraction vents in wet rooms and kitchens.



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