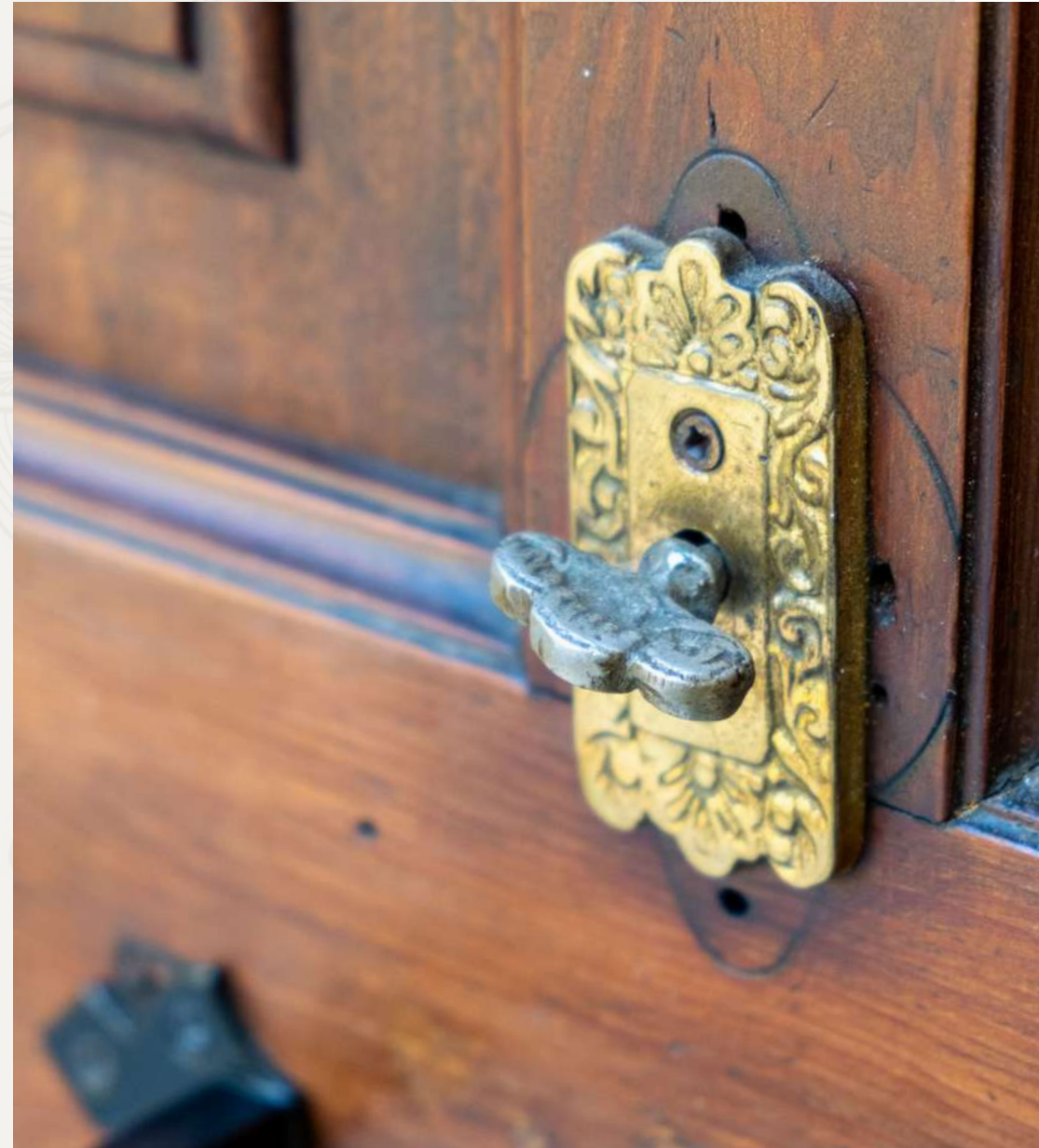




Ca'n Pusteta

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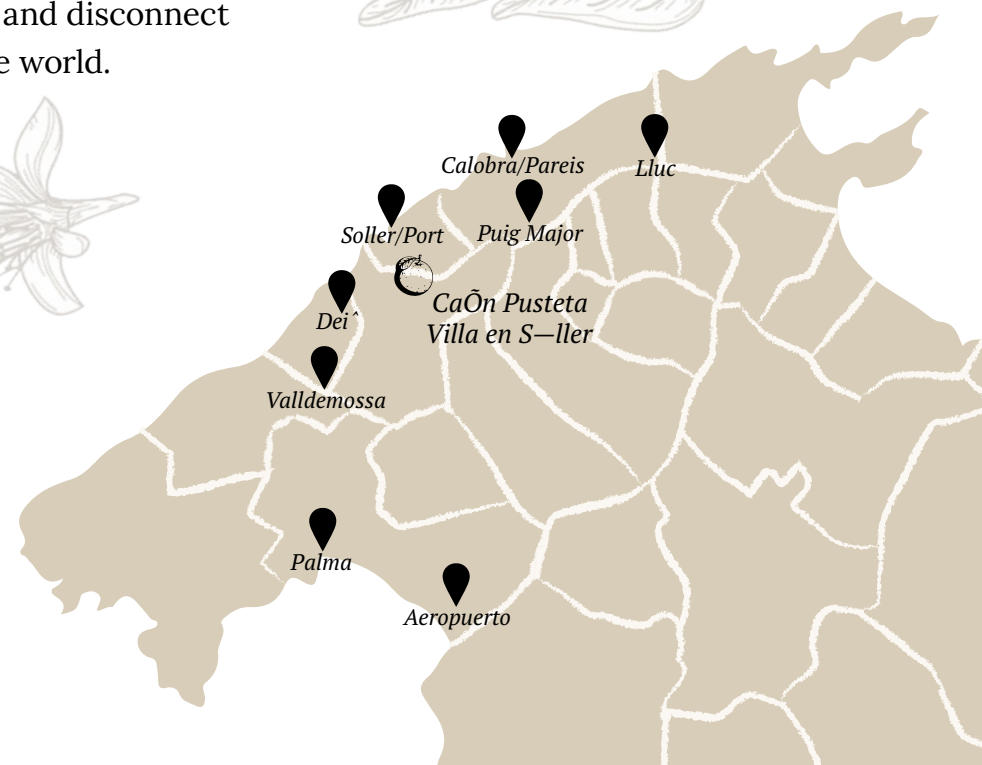




Location & surroundings

Ca'n Pusteta is located in one of the most privileged enclaves of Mallorca, the town of Sóller.

Situated at the foot of the Serra de Tramuntana, Ca'n Pusteta is the perfect place to relax and disconnect from the world.



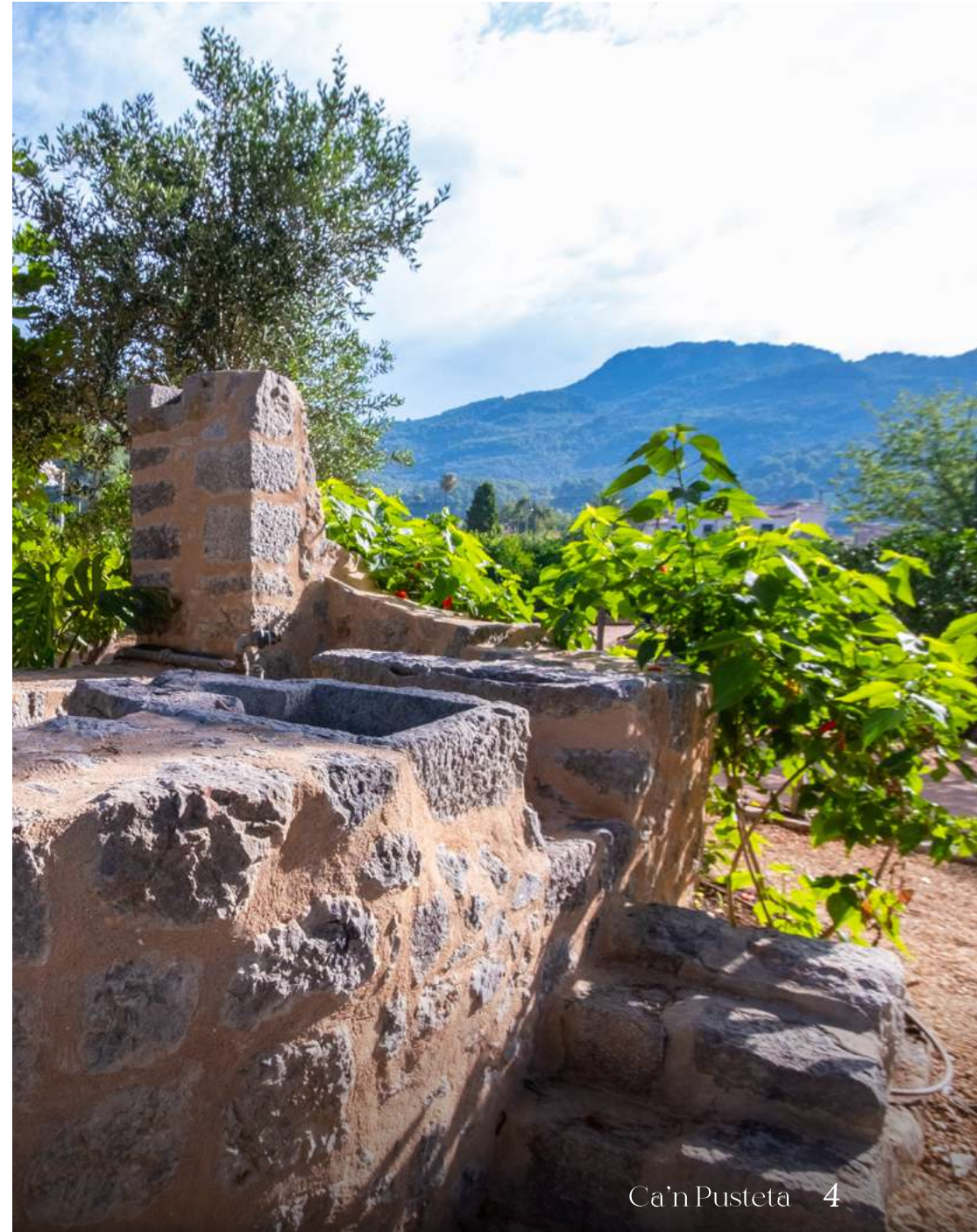
Location & surroundings

The built space consists of a series of rooms that combine the best of traditional architecture with a modern, homely style.

Ca'n Pusteta is a single-family house consisting of a ground floor and three upper floors. On the ground floor, upon entering the house, there is a reception area leading to a large pergola lined with fruit trees, the pond, the water mill and the building itself, which has historically been the centre of family gatherings and a beloved venue for summer dinners.

On the ground floor are the entrance hall, the kitchen-dining room, the wine cellar and a storage room. On the first floor are the laundry area and an ironing room, as well as a magnificent reading room with access to the swimming pool, an office, a toilet and a spectacular terrace with views of the Torrent de's Barrancs.

The first floor boasts a living area with marvellous views of the countryside and the mountains of the Serra de Tramuntana, three bedrooms, two bathrooms and an access hall to the third floor. Here we find two bedrooms with en-suite bathrooms and privileged views. One of them offers an exceptional view of the emblematic port of Sóller.





Fact sheet



5 Bedrooms



4 Bathrooms



Plot: 5000 m²



Built-up area:
500 m²

Singularity equipment



Fruit
trees



Reading
room



Outdoor
swimming pool



Wood-burning
fireplace



Wine cellar



Views of the Serra
de Tramuntana



Views of Torrent
de's Barrancs



Cistern

Finishes & specs

Partitioning

- PLADUR plasterboard indoor partitioning (122/600 ST; 72/600LR; 76/400 ST-LR.)
- Plasterboard with 61/400 LR plaster cladding.
- Plasterboard continuous ceilings with suspended ceiling tiles (TC 47 ST 13).

Waterproofing

Waterproofing with special mortars from the Mapei group.

- MapeWall Intonaca & Rinforza mortar.
- Mape Antique LC y MC mortar.
- Mape-Antique Ecolastic mortar.

Floor tiles and wall tiles

- Attached house: Mirabel Marfil 75x75 tiles by Cifre.
- Gradone stair tread with glued double mitre, size 37x75 with “Mirabel Ivory” design.
- Azulejos baños en general Zellige Write (Mate, Brillo, Decor) de 12,5x12,5 Mestizaje.
- Antique Calvet Grey 20x20 hydraulic tile by Vives.
- Hamilton OAK laminate flooring.
- Lining of the solarium surface of the swimming pool with IPE clip-on deck boards (105x21).



Kitchen

- Cupboards: Mod Long Line Star by MIELE.
- 1.2 cm Neolith Cement worktop.
- SIEMENS household appliances.
 - › 60 cm Multifunction Oven (Ref. HB514AERO).
 - › Integrated microwave oven (Ref. BF520LMR0).
 - › Fridge freezer combi (Ref. KI86SAF30).
 - › 60 cm fully integrated dishwashe (Ref. SN65E010EU).
 - › 60 cm 3-burner induction hob (Ref. EH675FJC1E).
 - › Ceiling cooker hood “Claro inox” 86 cm with built-in extraction motor GUTMANN (Ref. 26334).

Glass

- 5+5 transparent laminated glass partitions. Polished edges.
- 10 mm tempered glass doors.
- 8+8 transparent laminated glass. Polished edges on handrails.
- Colourless 5 mm silver mirrors with polished edges.

Paints

- On old beams: fungicide treatment, protection against woodworm and finishing with specific oils.
- Treatment of the terracotta vaults of the beam layout with water repellent.
- Treatment of steps with Epoxy paint.
- Walls: coated with smooth plastic paint in “sea salt” colour.
- Ceilings: coated with smooth white plastic paint.
- Attached house: exterior cladding with coloured, water-resistant, ageing-effect enamel paint.
- Enamel paint on iron with black forge finish.





Air conditioning (hot and cold)

- Installation of dehydrated and shell-insulated copper refrigeration piping. Hydrotubular piping network for condensate drainage. Corrugated piping for the installation of connections between units.
- Mitsubishi inverter outdoor units mod MXZ of various sizes and powers, with 8.3 kW / 6.8 kW / 5.2 kW cooling power and 9 kW / 8.6 kW / 6.4 kW heating power, with low-speed sound levels between 45 dB (cooling) and 48 dB (heating).
- Mitsubishi indoor wall units mod MSZ for different powers according to the size of the rooms: 2000w / 2500w / 3500w / 4200w cooling power and 2200w / 3200w / 4000w / 5400w heating power, with sound levels between 21 to 28 dB.

Woodwork

- The exterior and interior carpentry is all original to the house. It has been reconditioned respecting the characteristic iron fittings and mechanisms that have been preserved and restored.
- Where the old woodwork was missing or in too poor a condition to be restored, new woodwork (sepi) has been fitted to match the original, to which a subsequent treatment of exterior varnish with a rustic stain has been applied.
- The interior carpentry is solid wood, applicable and panelled, except for the wardrobes, which are made of smooth prefabricated board, finished with melamine lining.

Plumbing

- The entire interior hot and cold water installation is new. The main line is made of polyethene pipe, and the interior distribution pipe is made of cross-linked polyethene, with hot water insulation by means of flexible Vidoflex casing.
- Downpipes and drains made of soundproofed cross-linked polypropylene pipe.
- ISMASA 4500 liter septic tank with a capacity for up to 15 inhabitants, with three compartments, decanter, clarifier and biological filter.
- KASSANDRA shower trays in various sizes made of polyurethane resin with lightweight mineral loads and a smooth textured finish.



- Free-standing bathtub by HIDROBOX.
- ROCA “Meridian” wall-mounted toilets with GEBERIT built-in cistern, and SENSO low-height toilet tank.
- White BATHCO washbasins mod “Bali” and “Lisboa”. Sizes 480x140 and 450x180.
- “Heritage” taps by BUADES, in washbasin and shower, as well as in freestanding soaking bathtub by TRES.
- Hot water production with JUNKERS SWO 270-3 heat pump, max. pressure 10 bar, with 2 kW support resistance.
- Hot water recirculation system in cross-linked polyurethane with DAB pump with timer.
- Outdoor irrigation system with timer and circuit control, made of polyethene pipes for drip and sprinkler irrigation, adapted to the area and type of vegetation.
- Bilge pumping system (below ground level) for emergency water extraction, with automatic sliding buoy type level controller.
- Ornamental pond with a full recirculation pump system, connected to a programmable clock.

Electricity

- Built-in main switchboard with capacity for all circuits in the house, plus three secondary surge protection devices installed in the sub-boards of the guesthouse, the pool and outdoor equipment room, the air-conditioning machine room and the toilets..
- JUNG LS 990 B light point distribution circuit for single, multi-way and cross-over switching and 16-ampere SCHUKO double sockets.
- Main telephone connection installation (internal and external lines), from point of entry to the internal register of the residence.
- Four twisted pair UTP cable for balanced signal transmission (voice/data/image) at high speeds ATM-1200 and Gigabit Ethernet 10/100 Base T according to Cat 6 Class E system standards.
- Vertical cable management on a single rack (data, WiFi, distribution spools).
- Wireless access point dual-band (Standard 802.11 B/G/N PU).
- Satellite dish oriented to Astra satellite mod SMC 100 “Cahors”, with a 4-output low-noise block downconverter (LNB). Proper polarity is achieved with trunk cables linking through the converter equipment.
- Receiver equipment for digital terrestrial DTT and satellite TV with an in-home distribution of national DTT channels.
- IF + DTT amplifier for distribution of satellite and terrestrial DTT signals via multi-switch systems.
- Colour video door entry system with LCD monitor and infrared light camera.





Swimming Pool

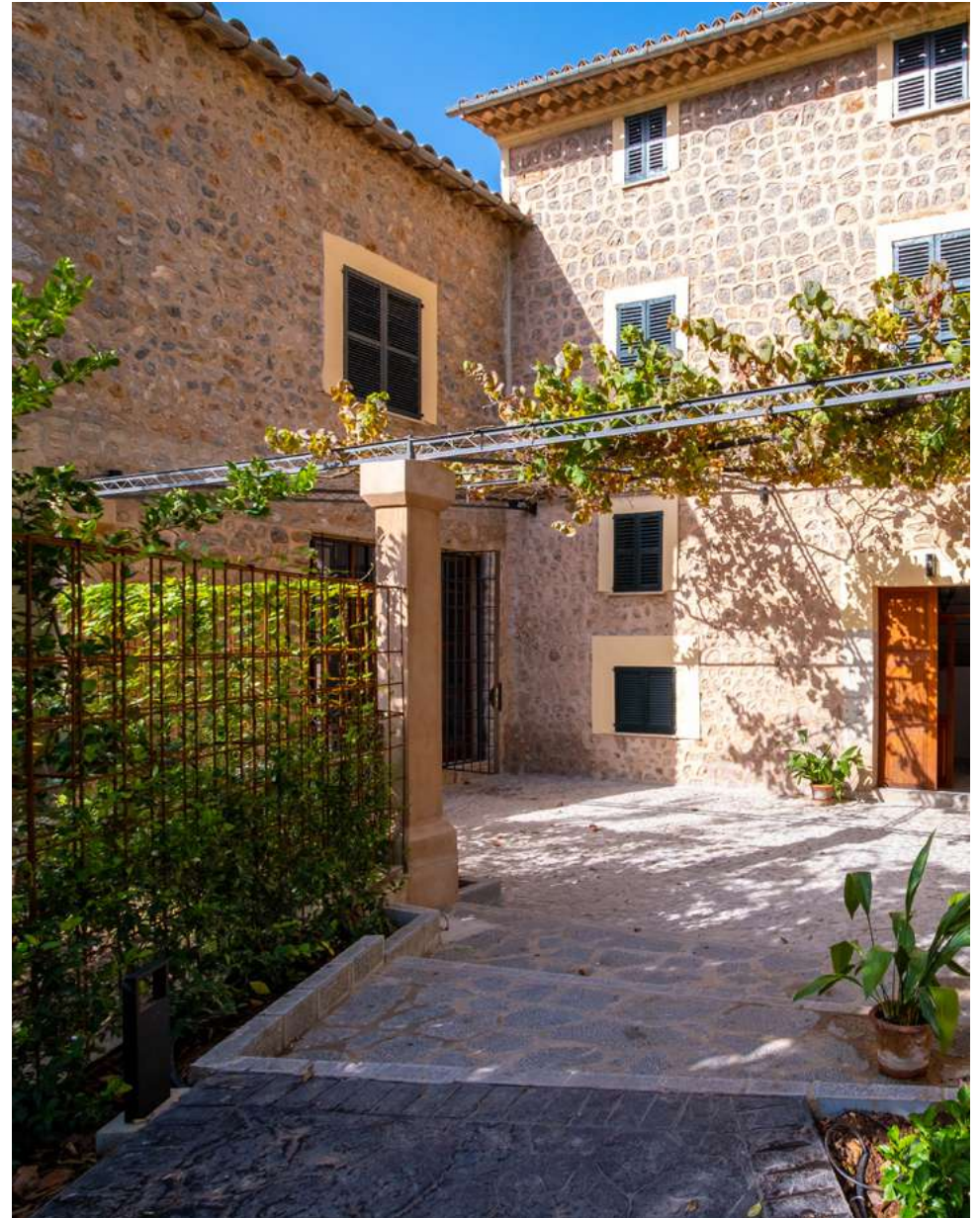
- Swimming pool basin made of dry-mix (gunite) concrete sprayed out at very high speed.
- Astra filter unit (with variable grain size flint) with a maximum permissible volumetric flow of 15,000 l m³/h at 9.6 MC, equipped with an electric suction pump with pre-filter.
- Reinforced PVC piping system for bottom inlet, swivelling jet and suction nozzles, skimmers, all with corresponding stopcocks and shut-off valves.
- Lighting inside the pool with recessed and protected LED spotlights, programmable from the control panel.
- Salt electrolysis plant, with redox and pH regulation control, by-pass dosing pump, salt charger and pH tank.
- Interior lining of the pool basin with standard 2.5x2.5 glass liner in “green nebula” finish, with IPE slatted edging.

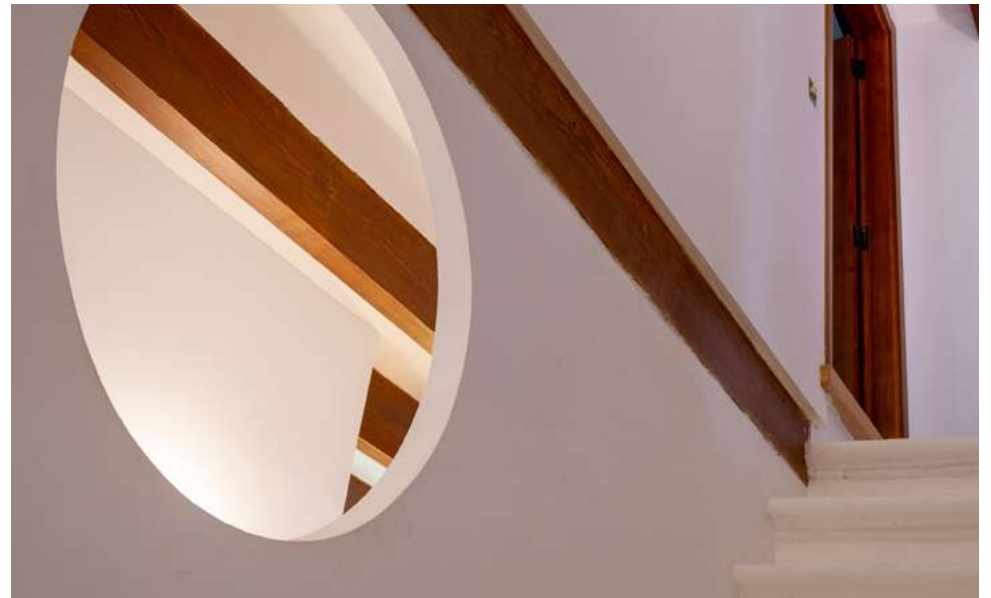
Footnote:

Please note that, although the finishes are defined for specific designs and homes, in the course of the development it may be necessary to replace them with others of similar quality and performance.

Photos



























*Visit us at
canpusteta.com*



Serra de Tramuntana, C/ Polígono 1
07100 Sóller, Mallorca
+34 680 25 90 83

www.canpusteta.com

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