

## **BUILD SPECIFICATIONS FOR "CALA MAGRANA II"**

DEVELOPER:	Taylor Woodrow España S.A. C/Aragón 223-223A – 07008 Palma de Mallorca
ARCHITECT:	Nivell Arquitectura, S.L. C/Amargura 9, 1º - 07500 Manacor
TECHNICAL ARCHITECT:	Pedro Real Miralles C/Aragón 223-223A – 07008 Palma de Mallorca

### **TECHNICAL SPECIFICATIONS**

FOUNDATIONS:	Based on single and continuous footings.
STRUCTURE:	Vertical: reinforced concrete columns and masonry walls. Horizontal: pre-stressed, semi-resistant reticulated insulated floors. Some porches feature imitation wood beams in reinforced concrete.
WALLS:	Exterior walls made of 20 cm. concrete blocks with insulation cavity and plaster bricks. Party walls in 17 cm Arliblock sound-insulating blocks and mortared 15 cm blocks. Interior partition walls in plaster bricks.
ROOFING:	Semi-mortared single curved roof tiles laid on a roof base made of openwork supports and flat walk-on roof with 40 mm projected polyurethane insulation.
PLASTERWORK:	Exteriors in Portland cement render with a smooth mortar finish. Interior ceilings in plaster. Smooth plaster false ceilings in damp zones.
FLOORING:	Cream earthenware ceramic tiles throughout the interior (Antica by Saloni) with the same model in a non-slip finish on terraces and porches. Rustic ceramic tiles, stamped concrete and asphalt agglomerate in exterior areas.
TILING:	Cream ceramic tiles in kitchens (Collage series by Saloni) and cream ceramic tiles in bathrooms (Habitat series by Saloni).
STONework:	40 mm STONE-TILE prefabricated concrete sills on all windows.
WOODWORK:	Seguritesa-2 or similar front door. Connecting doors by MCM (Fut series or similar), postformed and lacquered in white.

Built-in wardrobes with the same specifications as the connecting doors, fitted with upper shelf, hanging rail and melamine interior finish.  
All hanging fittings, handles, locks and knobs in matt silver aluminium.

METALWORK:	Windows and glazed doors in lacquered aluminium compliant with European standards. Lacquered aluminium Majorcan blinds in bedrooms.
ELECTRICAL WIRING:	Compliant with current legislation on low-voltage electricity and the regulations of the utility company. Medium grade electrification. Accessible installation with built-in plastic connection boxes and tubes. Fuse box with circuit-breaker, thermomagnetic protection and ICP. White Simon 31 mechanisms or similar. Individual meter.
TELEPHONE AND TV:	Installation compliant with Spanish Telecommunications Act. Telephone jacks in living room and bedrooms. TV sockets in living room and bedrooms. Terrestrial television aerial and dual polarity satellite dish.
PLUMBING:	Hot and cold water installation with reticulated polyethylene pipes. White bathroom fittings by Roca (Dama series or similar in main bathroom and Victoria or similar in cloakroom). Bath in Princess model or similar. Java washbasin model or similar set in vanity top. Chrome-plated taps by Buades in MC-9 model or similar, with bar supports in baths and shower. 100-litre electrical water heater by Saunier Duval or similar.
AIR CONDITIONING:	Air conditioning system (warm/cold) by air-air pump using fan-coils, concealed behind false ceilings.
GLAZING:	Climalit 4/6/4 double-glazing in windows and glazed doors.
PAINTWORK:	Outer walls in smooth-textured paint for exteriors such as STO COLOR JUMBASIL. Interior walls in plastic paint with a slightly textured finish. Iron locks fittings treated with anti-rust primer and finished with coloured enamel or anodised aluminium. Concrete pergolas treated with imitation wood finish.
KITCHEN FITTINGS:	Laminated floor and wall units, stainless steel sink with one basin and draining board. Vitroceramic hob, oven and extractor fan included.

MISCELLANEOUS: Communal swimming pool with shower and lighting.  
Outdoor parking spaces.  
Gardens delivered earthed with basic landscaping and an irrigation system with outlets in each area.  
Plot enclosed by rustic stone wall or painted wall made of 15 cm concrete blocks topped with wire-netting fence.  
Private gardens will be separated by hedges between gardens and by a one-metre wire netting fence from communal areas.  
Exterior lighting (terraces, porches and communal areas) by earthenware wall-lights.

TAYLOR WOODROW ESPAÑA S.A. reserves the right to modify or change the materials, models and layout of these specifications and plans in order to improve the project at the discretion of the technicians responsible for its design.