



**“SANTA PONSA”
WORKS SPECIFICATION**

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TECHNICAL SPECIFICATIONS MEMORANDUM

FOUNDATIONS:	Foundations of reinforced concrete braced footings.
STRUCTURE:	Vertical: Reinforced concrete columns and concrete block walls. Horizontal: waffle slabs and solid slabs. Prestressed slabs in bathrooms.
ENCLOSURES:	Exterior enclosures of hollow 15cm concrete blocks, 5cm sprayed polyurethane, air gap and Pladur-type wallboards. Party walls of solid honeycomb brick, with high acoustic insulation, 40mm stonewool and Pladur wallboards. Internal partition walls of Pladur wallboards with 46mm metal sections and a 13mm double layer.
ROOFING:	Non-traffic bearing gravel with 80mm extruded polystyrene insulation.
RENDERING AND PLASTERWORK:	Exterior: float-finished cement rendering and plasterwork. Interior: Pladur false-ceilings.
FLOORING:	Porcelain stoneware tiles inside the apartments and similar non-slip tiles on terraces and porches. Stoneware, concrete tiles and printed concrete in external areas.
FACING AND TILING:	Ceramic tiles up to the ceiling in bathrooms.
WOOD WORK:	Armoured front doors for apartments. White post formed internal doors.

Built in wardrobes with the same characteristics as the internal doors, with luggage stand and clothes hanging bar; interior lined with melamine.

All mounting hardware will be of stainless steel or matt silver-finish aluminium; handles, doorknobs and locks in the same material.

METAL WORK: Technal brand aluminium windows and glass doors with thermal break. Aluminium roller shutters in bedrooms.

**ELECTRICAL
INSTALLATION:** In accordance with current legislation, low voltage regulations and supplying company's regulations. High electrification degree. Installation accessible via plastic boxes and tubing. Property control panels with trip switch and thermal magnetic protection. Individual meter. Including LED spotlights in bathrooms and kitchens.

**TV AND TELEPHONE
INSTALLATION:** Installation in accordance with Spanish telecommunications law. Telephone points in living room and bedrooms. TV-Digital Terrestrial TV-Satellite TV points in living room and bedrooms. Terrestrial TV antenna and EIGHT polarity parabolic antenna.

**PLUMBING
INSTALLATION:** Hot and cold water installation with plastic pipes. Bathroom fittings in white porcelain. Shower tray built into floor. Countertop washbasin or built into bathroom unit. Chrome-plated taps by Teka or a similar brand with rail support in main shower. Underfloor heating in all interior rooms, with solar assistance

**AIR
CONDITIONING:** Concealed duct system in false ceilings.

GLAZING: Double glazing with insulation gap.

PAINTING: The exterior will be treated with Sto, Jumbosil or another similar paint. Smooth white vinyl paint will be applied to the interior of the apartments. Iron metalwork will be treated with anticorrosive primer and finished in coloured enamel or anodised aluminium.

**KITCHEN
FURNITURE:** Laminated units, stainless steel one-bowl kitchen sink. Including glass-ceramic hob, oven and stainless-finish Bosch brand extractor hood. Kitchen worktops and splashbacks in Silestone or similar.

MISCELLANEOUS: Communal swimming pool with shower and lighting. Surface parking spaces. Electric lift in each building. The gardens will be handed over with topsoil, basic gardening and irrigation installation.

The site will be enclosed with rustic stone walls or chainlink fencing.
Private gardens separated by hedgerows.
External lighting (terraces and porches) with wall lamps.
Store rooms on the ground floor.



APARTMENTS ADAPTED TO THE TECHNICAL BUILDING CODE.

TAYLOR WIMPEY DE ESPAÑA, S.A.U. reserves the right to modify or change the materials or models or distribution of the above specifications or plans with the purpose of improving the project in compliance with the criteria of the project technicians.