Taylor Wimpey

BUILDING SPECIFICATIONS
"COSTA BEACH – BLOCKS 1 & 2 - APARTMENTS"

DEVELOPER: Taylor Wimpey de España, S. A.U.
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TECHNICAL
ARCHITECT: Pedro Real Miralles
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TECHNICAL MEMORANDUM OF QUALITIES

FOUNDATIONS: Foundations and walls with reinforced concrete slabs

STRUCTURE: Vertical: Columns and walls of reinforced concrete.

Horizontal: Waffle slabs and solid slabs. Structure ready to house a Jacuzzi on penthouse solariums.

ENCLOSURES: External walls: 15 cm semi-Italian concrete block, 5 cm of projected polyurethane insulation, air chamber and plasterboard cladding.
Party walls: Solid ceramic honeycomb high acoustic isolation blocks and plasterboard cladding.
Interior partition walls: Plasterboard with 46 mm profiles and double thickness.

ROOFING: Arabic tile on roof base formed by partition or reinforced concrete beams and flat accessible roof with 80 mm polystyrene insulation.

RENDER AND
PLASTER: Exterior walls: Trowelled cement plaster.
Interior: Plasterboard false ceilings.

FLOORING: Ceramic tiles in the interior of the unit and a similar non-slip model on terraces and porches.
Outdoor areas of rustic tiles, concrete tiles and patterned concrete.

TILING: Ceramic wall tiles in bathrooms and laundry.

CARPENTRY: Security entry door to dwelling.
White post formed Interior doors.
Built-in wardrobes of the same quality as the interior doors, with clothes rail and shelf. Interior lined with melamine.
All hanging fittings will be of aluminium or stainless steel. Levers, locks and handles/knobs will be of the same material.

METALWORK: Windows of aluminium and/or PVC with thermal break.
Anodized aluminium solar protection slats or blinds in bedrooms.

ELECTRICAL INSTALLATION: In accordance with current legislation, low voltage regulations and supply company guidelines.
Special category electrification. Accessible installation by means of boxes and plastic tubes. Fuse boxes in units with trip switches and Thermal magneto protection.
Individual meter.

TELEPHONE AND TV INSTALLATION: Installation in accordance with Telecommunications' legislation.
Telephone sockets in living room and bedrooms.
TV-TDT-SAT sockets in living room and bedrooms.
Land TV Aerial and installation for eight polarity satellite dish.

PLUMBING: Hot and cold water installation by plastic pipes.
White porcelain sanitary ware.
Natural stone shower plate in en-suite bathroom and stoneware shower plate in toilet.
Washbasins on countertop and on semi pedestal.
Chrome Teka taps or similar with bar type supports in main bathroom shower.
100 Litre water heaters for the production of sanitary hot water with solar energy support.

AIR CONDITIONING: Air conditioning heat pump with wall air-air split system

GLAZING: Double glazing, type Climalit 6/CAM/4 for windows and French doors. Safety glazing 3+3/CAM/4 on terrace door.

PAINTWORK: The exteriors will be treated with smooth exterior paint.
The interior walls are painted in plain white plastic paint.
Iron locks will be treated with anti-corrosive primer and finished with coloured enamel, or anodized aluminium.

KITCHEN FURNITURE: Laminated hanging and low cupboards, single stainless steel sink.
A Vitro ceramic hob, oven and stainless steel extractor hood will be included.
Silestone kitchen worktop and splash board section.

OTHERS: Communal swimming pool with shower and lighting.
Basement garage.
The gardens will be delivered with topsoil, basic landscaping and irrigation network jack.
Complex enclosed with rough stone or breeze blocks
Separation of private gardens by hedges.
Exterior lighting (terraces and porches) lamps.
Optional storage rooms in basement.

BUILDING ADAPTED TO THE NEW TECHNICAL BUILDING CODE

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