



**BUILDING SPECIFICATIONS**  
**“COSTA BEACH – BLOCK 3 - TOWNHOUSES”**

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TECHNICAL  
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**TECHNICAL MEMORANDUM OF QUALITIES**

FOUNDATIONS: Foundations with reinforced concrete braced footings

STRUCTURE: Vertical: Reinforced concrete columns and concrete block walls.  
Horizontal: reticular floor structure and solid slabs

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 40 mm mineral wool plasterboard cladding.  
Interior partition walls: Plasterboard with 46 mm profiles and double thickness.

ROOFING: Non accessible gravel terrace roof with 80 mm extruded 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.  
Daikin Altherma system for the production of hot water and under floor heating in all interior rooms with solar energy support.

## AIR

**CONDITIONING:** Daikin Altherma system with wall split

## GLAZING:

Security glazing 3 + 3 / CAM / 4.

## 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**



*TAYLOR WIMPEY DE ESPAÑA, S.A.U. reserves the right to modify or change the materials and models and the layout of these specifications and plans in order to improve the building project in accordance with the criteria of those responsible for its design*