



**EDIFICI ALBER
BUILDING SPECIFICATIONS**

- DEVELOPER; TAYLOR WIMPEY DE ESPAÑA S.A.
C/Aragon 223-07008 Palma de Mallorca
- ARQUITECT: 3de3 Arquitectes
Avda. Jaime III, 10, Entresuelo A 07012 Palma de Mallorca.
- STRUCTURE: Vertical: Reinforced concrete columns.
Horizontal: Octonal reinforced steel grids.
- ENCLOSURES: Exterior enclosing walls are of 14cm H-16
ceramic brick. Insulation and partition walls 6 cm
plaster brick.. Interior party walls 8cm plaster
brick. Separation between dwellings with double
layer plaster brick with cavity insulation and
sound- proofing.
Smooth emulsion painting on walls and ceilings.
- PLASTERING
RENDERING: Exterior: Single layer stony rendering.
Interior: Super fine plaster on vertical features and plaster on
horizontal features. False plaster ceilings with inspection access
points in hallways, bathrooms and kitchens.
- FLOORING; Ceramic stoneware paving in dwellings and anti-slip in
exteriors.
- TILING; Ceramic wall tiles to the ceilings in bathrooms and
kitchens. 20x20 white ceramic tiles in utility room.
- EXTERIOR
CARPENTRY; Anodyne aluminium windows and glass panels
complying to European standards. Aluminium
roller blinds, single block system. Climalit, or similar, double
glazing.
- INTERIOR
CARPENTRY; Security front door of beech wood. Interior doors covered
with sheets of beech. Wardrobes covered inside with
melamine with shelf for suitcases and rail for hangers.
Natural lacquer in all woodwork.

ELECTRICAL

INSTALLATION; In accordance with prevailing law, low tension in compliance with the supplying company. Checkable installation by means of built-in plastic conduits and fitted plastic boxes.

Fuse boxes in dwellings with differential switch, thermo magnetic protection and ICP. Switches etc are by the SIEMENS company or similar. Individual meters.

TV AND TELEPHONE

INSTALLATIONS: Telephone connections in the living room and Bedrooms. TV connections in the living room and bedrooms.
TV aerial and double polarised satellite dish.
Installation in accordance with the Telecommunications law.

PLUMBING

INSTALLATIONS: Hot and cold water installations with reticulate, polyethylene piping.
Bathroom furnishings. In the main bathroom, by the Roca company, using the DAMAO model or similar.
In the 2nd bathroom, by the Roca company, using the VICTORIA model or similar.
Mixer taps by the GROHE company or similar.
Electric water heater of 100 litre capacity.

AIR CONDITIONING:

Air-to-air type with heat pump and with evaporation system situated in false ceiling.

OTHERS:

Ensuite bathroom with marble top.
Security entry phone in dwellings.
Basement garage with electric door and storeroom.
Kitchens furnished with high and low cupboards, with oven, Ceramic hob and extractor hood.
Communal area with swimming pool.
Hand over of dwellings cleaned.
A ten year insurance for stability guarantee.

TAYLOR WIMPEY DE ESPAÑA, S.A.U. reserves the right to modify or change the materials and/or models and layout of the mentioned specifications and plans with the aim of improving the project following the criteria of the technical designers of the project.