

**WORKS SPECIFICATION
“CALA ANGUILA BEACH”**

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TECHNICAL SPECIFICATIONS MEMORANDUM

FOUNDATIONS:	Foundations of single and continuous reinforced concrete footings.
STRUCTURE:	Vertical, reinforced concrete columns and masonry walls. Horizontal, semi-resistant waffle slab and pre-stressed beam cavity floors.
ENCLOSURES:	Exterior enclosures of semi-hollow 15cm concrete blocks, 5cm sprayed polyurethane, air gap and Pladur wallboards. Party walls of honeycomb ceramic brick and clad in Pladur wallboards. Internal partition walls of Pladur wallboards with 46mm metal sections and double layer.
ROOFING:	Arabic roof tile supported on base formed of brick openwork or concrete beams for the roofing and traffic bearing flat roof with 60mm extruded polystyrene insulation. Some porches will have imitation-wood concrete beams.
RENDERING AND PLASTERWORK:	Exterior of float-finished Portland cement and rendering. Interior of plaster on dwelling ceilings. Pladur false-ceilings.
FLOORING:	Ceramic tiles inside dwellings and similar non-slip tiles for terraces and porches. In external zones, rustic stonewear, printed concrete and asphalt agglomerate.
FACING AND TILING:	Ceramic tiles in bathrooms and laundry.
WOODWORK:	Armoured front doors to apartments. White postformed internal doors. Built-in wardrobes to match the internal doors, with luggage stand, clothes hanging bar; interior lined with melamine.

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

METALWORK: Windows and glass doors in lacquered aluminium and/or PVC with thermal break.
Lacquered aluminium shutters in bedrooms.

**ELECTRICAL
INSTALLATION:** In accordance with current legislation, low tension regulations and supplying company's regulations. Special category electrification.
Installation accessible via built-in plastic boxes and tubing. Property control panels with trip switch and thermal magnetic protection.
Individual meter.

**TELEPHONE AND TV
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. White Roca brand bathroom fittings, Dama model or similar in main bathroom and Dama Senso or similar in other bathroom.
Natural stone shower tray in en suite bathroom and plain white in other bathroom.
Counter-top and pedestal washbasins.
Chrome-plated taps by Teka or a similar brand with rail support in main shower.
Saunier Duval brand 100l electric heater for domestic hot water with solar system.

**AIR
CONDITIONING:** Air to air heat pump air conditioning installation, wall-mounted split-system.

GLAZING: Climalit 6/CAM/4 type double glazing on windows and glass doors.
4+4/CAM/4 safety glass in terrace window.

PAINTING: The exterior will be treated with STO COLOR JUMBOSIL type smooth exterior paint, or another similar paint.
Smooth white vinyl paint will be applied to the interior of the dwellings.
Iron metalwork will be treated with anti-corrosive primer and finished in coloured enamel or anodised aluminium.
The concrete pergolas will be treated with wood-effect treatment.

**KITCHEN
FURNITURE:** Upper and lower laminated units, stainless steel one bowl kitchen sink.
Including glass-ceramic hob, oven and stainless extractor hood.
Kitchen worktops and splashbacks in Silestone.

MISCELLANEOUS: Communal swimming pool with shower and lighting.

Exterior parking.

The gardens will be handed over with topsoil, basic gardening and outlet for irrigation system.

Site to be enclosed with rustic stone, sandstone, 15cm concrete blocks, rendered and painted or metal chain link fencing.

Private gardens separated by hedgerows.

External lighting (terraces and porches) with wall lamps.



DWELLINGS ADAPTED TO THE TECHNICAL BUILDING CODE.

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