

## TAYLOR WOODROW BUILDING SPECIFICATIONS



Taylor Woodrow

### DEVELOPER:

TAYLOR WOODROW DE ESPAÑA, S. A.  
C/ Aragón 223-223A – 07008 Palma de Mallorca.

### ARCHITECT:

Liev Rodríguez Arquitectura y Urbanismo S.L.  
Centro Comercial Plaza, semisótano local 1  
29660 Nueva Andalucía, Marbella.

### ARCHITECTURAL TECHNICIAN:

Francisco J. Romero Alarcón.  
Urb. Los Arqueros Golf, Ctra Ronda km 44,5 (A-397)  
Benahavis 29679.

### TECHNICAL SPECIFICATIONS MEMORANDUM

#### FOUNDATIONS:

- Reinforced concrete HA-30 slabs.

#### STRUCTURE:

- Vertical: Reinforced concrete columns.
- Horizontal: Reinforced concrete waffle slabs.

#### ENCLOSURES:

- Separation between dwellings with double partition of double hollow brick, viscoelastic sheeting and plaster screed.
- Interior dividing walls of double hollow brick partitioning and screed plaster.
- Exterior enclosures formed of cavity walls with polyurethane foam thermal insulation.

#### ROOFING:

- Non-passable flat roofing and terraces in attic properties, both with prior waterproofing using asphalt sheeting and polymer film, protected by a regulating layer of cement mortar.

#### RENDERING AND PLASTERWORK:

- Exterior: Single-layer coating with white finish.
- Interior: In plaster screed. Suspended ceilings of smooth plaster in hallway, bathroom and kitchen areas. Plaster mouldings in living-dining room.

#### PAINTWORK:

- Exterior: High quality vinyl paint, white.
- Interior: Smooth vinyl paint on walls and ceilings. Colour to be confirmed.

#### FLOORING:

- Laminated wood flooring in melamine, veneered with steamed beech melamine paper in hallways, bedrooms and living-dining room.
- Stoneware tile flooring of Saloni brand, Dallas Marfil model, 30x30, in bathrooms and kitchen.
- Terraces paved with tiles of Saloni brand, Nepal grey model, 30 x 30.

#### TILING:

- Wall tiling up to ceilings in bathrooms and kitchen.
- In kitchen, of the Saloni brand, Dream white model, 20 x 40.
- In main bathroom, of Saloni brand, Dallas Nogal mosaic model, 20 x 40 and Dallas Marfil, 20 x 40.
- In second bathroom, of Saloni brand, Dallas Marfil mosaic model, 20 x 40 and Dallas Nogal, 20 x 40.

### EXTERIOR CARPENTRY:

- Ventanas en aluminio lacado negro mate con doble acristalamiento de tipo abatible y corredera.
- En las ventanas de los dormitorios, persianas enrollables (sistema tambor incorporado), con accionamiento mediante cinta.
- Acristalamiento aislglas flota incoloro o similar.

### INTERIOR CARPENTRY:

- Reinforced single-piece front door made of one sheet of electro-galvanized steel and strengthened by three vertical omegas. Perimeter joint of neoprene. 4 steel anti-lever points along hinge side. 6-point security lock.
- Interior doors with grooved leaf in steamed beech with fittings in matt chrome.
- Panelled wardrobes finished with clothes rail and upper shelf, sliding shutter doors in steamed beech melamine.

### ELECTRICAL INSTALLATION:

- Complying with current legislation, regulations governing low tension and rules of the supplying Company.
- Installation accessible via boxes and integrated plastic tubing. Property control panel with trip switch, thermal magnetic protection and power control switch.
- Electrical fittings of BJC brand, Iris model, Mercury Aluminium colour.
- Individual meter.

### TV AND TELEPHONE INSTALLATION:

- Telephone points in living-dining room, kitchen and bedrooms.
  - TV points in living-dining room, kitchen and bedrooms.
  - Terrestrial TV antenna and double-polarity parabolic antenna.
- Installation in accordance with Spanish Telecommunications Law.

### PLUMBING INSTALLATION:

- Hot and cold water installation with reticulated polythene piping.
  - Equipped with a general cut-off key and individual cut-off key in each room with plumbing.
  - Waste pipe network of PVC tubing with siphon trap.
  - Hot water provided by heater using town gas.
- Bathroom fittings:
- Main bathroom:** -Single, built-in washbasin, of ALTRO brand, Keep-roble model.  
-Bidet and WC of Jacob Delafon brand, OVE Blanco model and -Bath of Jacob Delafon brand, Previra model.
  - In second bathroom:** -Pedestal washbasin and WC of Jacob Delafon brand, Ove Blanco model and shower of Ideal Standard brand, model Didone.  
All taps are mixer taps of Tres brand, MONOTRES 2000 series.

### AIR CONDITIONING:

Pre-installation air-conditioning, aluminium grilles.

### MISCELLANEOUS:

- Video entry phone in every apartment.
- Individual parking spaces in basement.
- Kitchen fitted with upper and lower units, with electric oven, vitroceramic hob and extractor fan. Single stainless steel sink with drainer and extending tap.
- Paving of marble in entrance hall and stairs and communal areas.
- Stairs to basement in terrazzo tiling.
- Basements finished in smoothed concrete.
- Lifts with doors that open and close automatically on each floor.
- Ten-year stability insurance guarantee.