

BUILDING SPECIFICATIONS REPORT Energy Qualification (EEC): B

DEVELOPER:

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C.T.E : **The houses shall fulfil the Spanish Technical Building Code (C.T.E.)**
(European Standard)

STRUCTURE, STONE MASONRY AND LININGS:

- Structure with reinforced concrete pillars and floor slabs.
- Separation between houses formed by a sheet of perforated brick and a sheet of gypsum plasterboard backfilled on each face with rock wool layer as sound-proof system.
- Layout partitions with large format ceramic brick.
- Exterior enclosures with double sheet cavity wall, with thermal insulation by means of rock wool with 7.5 cm thickness. And roofs with thermal insulation of extruded polystyrene with 7,5 cm thickness.
- Technical ceiling of smooth plaster in the entire house. Perimeter moulding in the living room and master bedroom.
- Interior linings in sprayed plaster and smooth plastic paint finish.
- Exterior linings rendered with cement mortar and white paint finish and some areas with porcelain tile.

FLOORS:

- Premium quality cream marble floors, 60x60 cm in living-dining room and hallway.
- Premium quality cream marble floors, 40x40 cm in bedrooms.
- Porcelain stoneware, Saloni trademark, in bathrooms, kitchen, laundry room and terrace.

TILE WORKS:

- Master bathroom and secondary bathroom: Tile work with porcelain stoneware, Saloni trademark.
- Kitchen: Tile work panel with large format porcelain tile, Saloni trademark.

EXTERIOR CARPENTRY:

- Armoured entrance door.
- Slide and lift window in the living room, in lacquered aluminium, with thermal break trim, double glazing and impact-resistant glass.
- Hinged windows of lacquered aluminium in the remaining rooms, with thermal break trim and double glazing.
- Motorized roller blinds of lacquered aluminium in the windows of the three bedrooms.

INTERIOR CARPENTRY:

- Smooth interior doors with laminated finish in natural wood tone and stainless steel fittings.
- Wardrobes: smooth sliding doors with laminated finish in natural wood tone, lined with hanging rail, shelves and drawers.

KITCHEN:

- Open concept kitchen with upper and lower furniture units in beige tone and resin countertop in beige tone.
- Equipment facilities with first-class trademarks: Panelled combined refrigerator-freezer, electric oven, microwave oven, vitroceramic hob, extractor hood, dishwasher, washing machine, stainless steel single sink and premium quality faucet.

BATHROOMS:

- Master bathroom with Jacob Delafon trademark top quality wall-mounted toilet, SALONI trademark levelled shower platform of 150x80cm with glass sliding partition, bathroom furniture with double washbasin and mirror.
- Secondary bathroom with Ideal Estandar trademark top quality toilet, SALONI trademark shower platform of 150x80cm, with glass sliding partition, bathroom furniture with single washbasin and mirror.
- First-class faucet fittings, TRES trademark, in all bathrooms.

AIR CONDITIONING SYSTEM:

- Hot and cold A/C system installed by means of conduits in technical false ceiling.

INSTALLATIONS:

- Spot lights pack installed according to the project.
- Decorative "Flexible Liniestra" LED lighting installed in the living room and master bedroom false ceiling perimeter.
- Mechanical ventilation installed according to C.T.E.
- White switch mechanisms, BJC trademark.
- Telephone and TV outlets in the living room-dining room, bedrooms and kitchen.
- Electric water heater with energy saving system with hot water supply produced by thermal solar energy.
- Built-in Safe.

OTHER EQUIPMENT FACILITIES:

- Canopy installed in the overhanging terrace and solarium of the penthouses.
- Housing estate with community swimming pool and gardens, private closed perimeter premises with guard house, pedestrian access door with video entry-phone, and motorized gate with remote control for vehicle entry to the community underground parking facility.

Note: This document does not possess a contractual value since it is the summary of the official technical building specifications report which comprises part of the Abbreviated Information Document (D.I.A.) which is at the disposal of the customers in the sales office in the Casa Club de La Cala Golf Resort in Mijas S/N, La Cala de Mijas, Apartado 106, 29649.

Taylor Wimpey de España SAU, hereby reserves the right to modify or change the materials, models and layout of these project specifications, based on the criteria of the technical authors of the project.