

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:

- Living room- Dining room and corridor : Premium quality cream marble of 60x60 cm
- Bedrooms: Premium quality cream marble of 40x40 cm.
- Bathrooms, toilet, kitchen, laundry room and terrace: Porcelain stoneware, Saloni trademark.

TILE WORKS:

- Master bathroom, secondary bathroom and toilet: Tile work with porcelain stoneware, Saloni trademark.

EXTERIOR CARPENTRY:

- Armoured entrance door.
- Slide and lift window in the living room from floor to ceiling, 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, 220cm leaf, in natural wood tone with stainless steel fittings.
- Wardrobes: smooth hinged doors in laminated finish in natural wood tone. Lined with hanging rail, shelves and drawers.

KITCHEN:

- Kitchen with integrated design with upper and lower furniture units in beige tone and resin countertop in beige tone.
- Equipment facilities Siemens: Panelled combi-refrigerator, electric oven, glass-ceramic stove, extractor hood, dishwasher, washing machine, microwave oven, and stainless steel sink with one basin and premium quality tap, TRES trademark.

BATHROOMS:

- Master bathroom, Jacob Delafon model Formilia Viragio, levelled shower platform of 150x80cm, SALONI trademark with installed sliding partition, furniture unit with double basin sink and backlighted mirror.
- Secondary bathroom Jacob Delafon, Model Formilia Viragio, shower platform of 150x80cm, SALONI trademark with installed sliding partition, furniture unit with one basin sink and backlighted mirror.
- First-class tap fittings, TRES trademark, in all bathrooms.

AC/HEATING SYSTEM:

- AC/Heating system installed by means of conduits in technical ceiling.
- Heating floor in both bathrooms.

INSTALLATIONS:

- Spot lights pack installed according to the project.
- Decorative "Liniestra" LED lighting installed in the technical ceiling perimeter of the living room and master bedroom.
- Mechanical ventilation installation of the house based on C.T.E.
- White switch mechanisms, NIESSEN trademark.
- USB port for charging mobile phones in the master bedroom and kitchen.
- Telephone and TV outlets in the living room-dining room, bedrooms and kitchen.
- Electric water heater with energy savings system with hot water supply produced by thermal solar energy.

OTHER EQUIPMENT FACILITIES:

- Canopy installed in the overhang of the solarium of the penthouses.
- Housing estate with community swimming pool and gardens, with 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.
- Final price included covered parking space and storeroom.

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.

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 Sales Office, Club House Los Arqueros Golf, Ctra de Ronda, km. 44.5 CP 29679- Benahavis