

WORKS SPECIFICATION
“SERENITY”

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ARQUITECTURAL TECHNICIAN:	Pedro Real Miralles. C/ Aragón 223-223A – 07008 Palma de Mallorca.

TECHNICAL SPECIFICATIONS MEMORANDUM

FOUNDATIONS:	Foundations of braced reinforced concrete footings.
STRUCTURE:	Vertical: reinforced concrete columns and concrete block walls. Horizontal: waffle slabs and solid slabs. Prestressed slabs with crawlspace. In basements: Reinforced concrete walls.
ENCLOSURES:	Exterior enclosures of semi-hollow 15 cm concrete blocks, 5 cm mineral wool, 4.6 cm fibreglass. Party walls of perforated honeycomb clay brick, with high acoustic insulation, plaster, 40 mm stonewool and Pladur type wallboards. Internal partition walls of Pladur type wallboards with 46 mm metal sections and a 13 mm double layer.
ROOFING:	Non-traffic bearing gravel with 100 mm extruded polystyrene insulation.
RENDERING AND PLASTERWORK:	Exteriors of float-finished cement rendering and plasterwork. Painted finish Internal: Pladur plasterboard false-ceilings.
FLOORING:	Porcelain stoneware tiles inside the dwellings and similar non-slip tiles for terraces and porches. In exterior areas, stoneware, concrete tiles and printed concrete.
FACING AND TILING:	Ceramic tiles in bathrooms up to the ceiling.
WOODWORK:	Armoured entrance doors to property. White postformed internal doors. Built-in wardrobes with the same characteristics as 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; handles, doorknobs and locks will be in the same material.
METALWORK:	Windows and glass doors in aluminium with thermal break. Motorised aluminium roller shutters in bedrooms.
ELECTRICAL INSTALLATION:	In accordance with current legislation, low tension regulations and supply company’s regulations. Special category electrical installation. Installation accessible via plastic boxes and tubing. Property control panels with trip switch and thermal magnetic protection. Individual meter.

LED spotlights included in bathrooms and kitchens.
Home automation installation for access control, climate control management and controlling blinds.

**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.
Bathroom fittings in white porcelain.
Shower tray built into the paving.
Countertop washbasin or built into bathroom unit.
Chrome-plated taps by Teka or a similar brand with rail support in main shower.
Underfloor heating in all interior rooms, backed up by solar-installation.

**AIR
CONDITIONING:**

System with split concealed in false ceilings.

GLAZING:

Insulated double glazing with insulating chamber in windows and glass doors.
Screens for showers.

PAINTWORK:

Exteriors to be treated with elastomeric paint.
Smooth white vinyl paint to be used inside the dwellings.
Iron metalwork to be treated with anti-corrosive primer and finished in coloured enamel or anodised aluminium.

**KITCHEN
FITTINGS:**

Lacquered units, stainless steel one-bowl kitchen sink. Including glass-ceramic hob, oven and stainless extractor hood.
Kitchen worktops and splashbacks in Silestone or similar.

MISCELLANEOUS:

Communal swimming pool with shower and lighting.
Surface and/or underground parking spaces
Electric lift in each building.
The gardens will be handed over with topsoil, basic gardening and irrigation installation.
The site will be enclosed with rustic stone walls or chainlink fencing.
Private gardens separated by hedgerows.
External lighting (terraces and porches) with wall lamps.
Store rooms on the ground floor.
Pre-installation for recharging electrical vehicles in each space.
Pre-installation for whirlpool bath in 2nd floor and attics.
Pre-installation for fireplace in attic.



APARTMENTS ADAPTED TO THE 2013 TECHNICAL BUILDING CODE.

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