

**BUILDING SPECIFICATIONS  
“DALT SA RÀPITA 318”**

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**MEMORANDUM OF TECHNICAL SPECIFICATIONS**

FOUNDATION:	Foundation with a base of reinforced concrete footings and/or sill plate.
STRUCTURE:	Vertical: reinforced concrete columns and masonry walls. Horizontal: pre-stressed slabs with crawlspace, waffle slabs and solid slabs.
ENCLOSURES:	Exterior enclosures of semi-hollow 15 cm concrete blocks, 10.5 cm stonewool insulation and Pladur type wallboards. Internal partition walls of Pladur type wallboards with 46 mm metal sections and double layer on both sides.
ROOFING:	Flat load-bearing roof with 80 mm extruded polystyrene insulation.
RENDERING AND PLASTERWORK:	Exteriors of float-finished cement rendering and plasterwork. Interiors: Plaster and Pladur plasterboard false-ceilings.
FLOORING:	Porcelain stoneware tiles inside the dwellings and similar non-slip tiles for terraces and porches. In exterior areas, concrete tiles and pre-fabricated pieces.
FACING AND TILING:	Ceramic tiles floor to ceiling.
WOODWORK:	Security entrance door to property. Pale coloured internal doors. Built-in wardrobes with the same characteristics as the internal doors, with luggage stand, clothes rail; 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. Roller shutters in bedrooms.
INSTALACIÓN ELECTRICA:	In accordance with current legislation, low tension regulations and supply company's regulations. Special category electrical installation. Installation

accessible via plastic boxes and embedded tubing. Property control panels with trip switch and thermal magnetic protection. Individual electric meter.

**TELEPHONE AND**

**TV INSTALLATION:** Installation in accordance with the current Spanish Telecommunications Law. Telephone points in living room and bedrooms. TV-TDT points in living room and bedrooms.

**PLUMBING:**

Hot and cold water installation with plastic pipes. Bathroom fittings in white from the Ideal Standard range, model Connect or similar in bathrooms. Shower tray integrated into the floor tiling. Countertop washbasin or pedestal. Chrome-plated taps by Teka or a similar brand with rail support in main shower. 100 litre capacity Ariston or similar water heater with solar installation support.

**AIR**

**CONDITIONING:** Pre-installation of air conditioning/heating with air-to-air heat pump.

**GLAZING:**

Insulated double glazing with security measures on living room patio doors.

**PAINTWORK:**

Exteriors to be treated with 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. Vitro-ceramic hob, oven and stainless-steel extractor hood included. Kitchen worktops and splashbacks in Silestone.

**VARIOUS:**

Storeroom.  
Outdoor parking.  
Gardens will be prepared with topsoil, basic gardening and pre-installation for irrigation system. Turf/grass and irrigation system not included.  
The plot will be enclosed by rustic stone, local sandstone or metallic fencing. Separation of plots with hedging and simple plastic-coated mesh in colour green and measuring 2 metres in height.  
Exterior lighting on terraces.  
Pre-installation of fireplace.



**HOMES BUILT IN ACCORDANCE WITH THE NEW TECHNICAL CONSTRUCTION CODE 2013.**

*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.*