

BUILDING SPECIFICATIONS

“CALA BONA”

DEVELOPER:	Taylor Wimpey de España, S. A. U. C/ Aragón 223-223A – 07008 Palma de Mallorca
ARCHITECT:	Juan Fullana Parera C/ Amargura 9, 3º – 07500 Manacor
TECHNICAL ARCHITECT:	Joan Brunet Alós C/ del Bonjesús 33A – 07500 Manacor

MEMORANDUM OF TECHNICAL SPECIFICATIONS

FOUNDATION:	Base of braced footings and continuous reinforced concrete foundation.
STRUCTURE:	Vertical: reinforced concrete columns and masonry walls. Horizontal: pre-stressed slabs, waffle slabs and reinforced concrete solid slabs.
ENCLOSURES:	Exterior enclosures of semi-hollow 15cm concrete blocks, 9.5cm stonewool insulation and Pladur type wallboards. Party walls of honeycomb clay brick, with high acoustic insulation and Pladur type wallboards. Internal partition walls of Pladur type wallboards with 46mm profiles and 13mm double layer on both sides.
ROOFING:	Non-transitable flat roof with ceramic gravel finish.
RENDERING AND PLASTERWORK:	Exteriors of float-finished cement rendering and plasterwork. Interiors: Plaster and Pladur plasterboard false ceilings.
FLOORING AND TILING:	Saloni porcelain flooring, model Ardesia Avorio 60x60cm, to the interior of the dwelling and a similar non-slip version to terraces and porches. Bathroom walls tiled floor to ceiling with the same model in 30x60 cm format. In exterior areas, rustic floor tiles, cement and asphalt agglomerate.
WOODWORK:	Security entrance door to property. Interior doors in white, model Nova 101, manufactured by Moinsa. 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. Lacquered aluminium shutters in the bedrooms.
ELECTRICAL INSTALLATIONS:	In accordance with current legislation, low tension regulations and supply company's regulations. Special category electrical installation.

Installation accessible via distribution boxes and embedded plastic conduits. Property control panels with trip switch and thermal magnetic protection.
Individual electric meter.
Embedded ceiling spotlights throughout the dwelling. Wall light in utility room.

TELEPHONE AND
TV INSTALLATION:

Installation in accordance with the current Spanish Telecommunications Law.
Telephone points in living room and bedrooms.
TV-TDT-SAT points in living room and bedrooms.
Terrestrial TV antenna and TWO polarity parabolic antenna.

PLUMBING:

Hot and cold water installation with plastic pipes.
Main bathroom: Washbasin on countertop created by two suspended wooden shelves in oak colour. Taps by Tres, model Class.
Second bathroom: Suspended unit in oak colour with washbasin by Bathco California. Tap by Tres, model Class. This is the same series that will be installed in recessed style inside the showers.
WC by Ideal Standard in white, model Tesi with low-level tank and concealed cistern in both bathrooms.
Shower tray integrated into the floor tiling in both, main bathroom and second bathroom.
Heat pump with 110 litres of storage capacity to produce domestic hot water.
Individual mechanical ventilation system in each home.

AIR
CONDITIONING:

Pre-installation of air-to-air heat pump air conditioning system with split-level wall units.

GLAZING:

Insulated double glazed windows, with security glass on living room patio doors.
Glass shower screens to shower trays.

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:

Laminate kitchen cabinets, stainless steel one-bowl kitchen sink. Induction hob, oven and stainless steel extractor fan by the Bosch brand included.
Silestone quartz worktop in colour Blanco Norte.

VARIOUS:

Communal swimming pool with shower and lighting.
Outdoor parking.
Preinstallation for charging electric vehicles.
Gardens will be delivered with top soil, plants and connection for watering system.
Plot enclosure in rustic stone, cement walling or metal fencing.
Private gardens separated by hedging.
External lighting (terraces and porches).



HOMES BUILT IN ACCORDANCE WITH THE TECHNICAL CONSTRUCTION CODE.

CERTIFICADO DE EFICIENCIA ENERGÉTICA DE EDIFICIOS

IDENTIFICACIÓN DEL EDIFICIO O DE LA PARTE QUE SE CERTIFICA:

Nombre del edificio	CALABONA EDIFICIO 1		
Dirección	DEL PRAT - PARCELAS 6-7 s/n - ----		
Municipio	Palma de Mallorca	Código Postal	07550
Provincia	Islas Baleares	Comunidad Autónoma	Islas Baleares
Zona climática	B3	Año construcción	Posterior a 2013
Normativa vigente (construcción / rehabilitación)	CTE HE 2013		
Referencia/s catastral/es	3661913ED3836S0001AD; 3661912ED3836S0001WD		

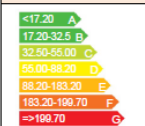
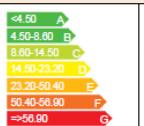
Tipo de edificio o parte del edificio que se certifica:

<input type="checkbox"/> Edificio de nueva construcción	<input type="checkbox"/> Edificio Existente
<input type="checkbox"/> Vivienda <input type="checkbox"/> Unifamiliar <input type="checkbox"/> Bloque <input type="checkbox"/> Bloque completo <input type="checkbox"/> Vivienda individual	<input type="checkbox"/> Terciario <input type="checkbox"/> Edificio completo <input type="checkbox"/> Local

DATOS DEL TÉCNICO CERTIFICADOR:

Nombre y Apellidos	ESTEBAN FONT HOCKE	NIF/NIE	43062267L
Razón social	ESTUDIS D'ENGINYERIA DE LES ILLES, S.L.	NIF	B57010548
Domicilio	JOSEP ROVER MOTTA 12 - - - 1 -		
Municipio	Palma de Mallorca	Código Postal	07008
Provincia	Islas Baleares	Comunidad Autónoma	Islas Baleares
e-mail:	eei@eei-ingenieria.com	Teléfono	971771085
Titulación habilitante según normativa vigente	INGENIERO INDUSTRIAL		
Procedimiento reconocido de calificación energética utilizado y versión:	HU CTE-HE y CEE Versión 1.0.1564.1124, de fecha 3-mar-2017		

CALIFICACIÓN ENERGÉTICA OBTENIDA:

CONSUMO DE ENERGÍA PRIMARIA NO RENOVABLE (kWh/m ² ·año)	EMISIONES DE DIÓXIDO DE CARBONO (kgCO ₂ /m ² ·año)
 30.02	 5.43

El técnico abajo firmante declara responsablemente que ha realizado la certificación energética del edificio o de la parte que se certifica de acuerdo con el procedimiento establecido por la normativa vigente y que son ciertos los datos que figuran en el presente documento, y sus anexos.

Fecha 10/03/2020

Firma del técnico certificador:

- Anexo I. Descripción de las características energéticas del edificio.
Anexo II. Calificación energética del edificio.
Anexo III. Recomendaciones para la mejora de la eficiencia energética.
Anexo IV. Pruebas, comprobaciones e inspecciones realizadas por el técnico certificador.
- Registro del Órgano Territorial Competente:

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.