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**BUILDING SPECIFICATIONS  
“CALA MAGRANA III – PHASE II BLOCK 3”**

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TECHNICAL  
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**TECHNICAL MEMORANDUM OF QUALITIES**

FOUNDATIONS: Foundations with insulated continuous slabs.

STRUCTURE: Vertical: Columns of reinforced concrete and brick walls.  
Horizontal: Sanitary flooring, pretensioned, semi-resistant reticular base.  
Some porches have wood imitation concrete beams.

ENCLOSURES: External walls of 15cm semiitaliano concrete block, 5cm of projected polyurethane insulation, air chamber and plasterboard cladding. Ceramic honeycomb solid block dividing walls and plasterboard cladding. Interior partition walls made of plasterboard with profiles of 46 mm and double thickness.

ROOFING: Arabic tile on roof base formed by partition walls or reinforced concrete beams and flat accessible roof with 60 mm polystyrene insulation.

RENDER-SET: Exterior walls with plaster and stucco screed trowelled cp  
Interior plaster ceilings. False ceilings with plasterboard.

FLOORING: Ceramic tiles in the interior of the home and a similar non-slip model on terraces and porches.  
Outdoor areas have rustic tiles, patterned concrete and asphalt agglomerate.

TILING: Ceramic wall tiles in bathrooms and laundry.

CARPENTRY: Security entry door to dwelling.  
White post formed Interior doors.

Built-in wardrobes of the same qualities as the interior doors, with shelf and coat-hanger pole. The interior will be lined with melamine.

All hanging fittings will be of aluminium or stainless steel. Levers, locks and handles/knobs will be of the same material.

**METALWORK:** Windows of coated aluminium or PVC with thermal break.  
Majorcan style shutters of lacquered aluminium in bedrooms.

**ELECTRICAL  
INSTALLATION:** In accordance with current legislation, low voltage regulations and supply company guidelines.  
Accessible installation by means of boxes and concealed plastic tubes. Fuse boxes in units with trip switches, Thermal magneto protection and ICP.  
Individual meter.

**TELEPHONE AND  
TV INSTALLATION:** Installation in accordance with Telecommunications legislation.  
Telephone sockets in living room and bedrooms.  
TV-TDT-SAT sockets in living room and bedrooms.  
Land TV Aerial and installation for eight polarity satellite dish.

**PLUMBING:** Hot and cold water installation by plastic pipes.  
White Roca sanitary ware, model Dama or similar in main bathroom and modle Dama Senso or similar in toilet.  
Natural stone shower plate in en-suite bathroom and plain white shower in toilet.  
Washbasins on countertop washbasin and pedestals.  
Chrome Grohe taps or similar with bar type supports in shower.  
Saunier Duval or similar 150 Litre water heater for the production of sanitary hot water with solar energy support.

**AIR  
CONDITIONING:** Air conditioning heat pump with wall air-air split system

**GLAZING:** Double glazing, type Climalit 6/CAM/4 in windows and glazing.  
Secured double glazing 4+4/CAM/4 in terrace door.

**PAINTWORK:** The exteriors will be treated with smooth exterior paint type STO COLOR JUMBOSIL or similar.  
The interior walls are painted in plain white plastic paint.

Iron locks will be treated with anti-corrosive primer and finished with colored enamel, or anodized aluminum.

The concrete Pergolas will be treated with wood grain.

**KITCHEN**

- FURNITURE:** Laminated high and low cupboards, single stainless steel sink with drying board.  
A Vitro ceramic cooker, over and stainless steel extractor hood will be included.  
Silestone kitchen worktop and kitchen splash board section.
- OTHERS:** Communal swimming pool with shower and lighting.  
Lift in blocks 1 and 2  
Outdoor parking spaces.  
The gardens will be delivered with topsoil, basic landscaping and irrigation network jack.  
Complex enclosed with rough stone, breeze blocks or 15 cm concrete walls, rendered and painting.  
Separation of private gardens with hedges.  
Exterior lighting (terraces and porches) clay lamps.



### **PROPERTIES ADAPTED TO THE NEW TECHNICAL BUILDING CODE**

*TAYLOR WIMPEY DE ESPAÑA, S.A.U. reserves the right to modify or change the materials and models and the layout of these specifications and plans in order to improve the building project in accordance with the criteria of those responsible for its design*