

BUILDING SPECIFICATIONS
“EL PUERTO II – Block E”

DEVELOPER:	Taylor Wimpey de España, S. A.U. C/ Aragón 223-223A – 07008 Palma de Mallorca
ARCHITECT:	Emilio Fernández Terrés C/ Torrente 12 – Palma de Mallorca
TECHNICAL ARCHITECT:	Pedro Real Miralles C/ Aragón 223-223A – 07008 Palma de Mallorca.

TECHNICAL MEMORANDUM OF QUALITIES

FOUNDATIONS:	Foundations with insulated continuous slabs.
STRUCTURE:	Vertical: Columns of reinforced concrete. Horizontal: pretensioned semi-resistant reticular base.
WALLS:	Exterior walls of H-16 ceramic bricks, insulation chamber and bricks of a plaster-brick, type PLADUR. 40 mm perforated ceramic brick party walls with high acoustic performance and supplemental mineral isolation. Interior partition walls of laminated plaster brick – PLADUR type.
ROOFING:	Accessible roof with insulation in accordance with the project.
RENDER AND PLASTER:	Exteriors walls with white double layer Portland cement or similar. False ceilings of laminated plaster board – PLADUR type.
FLOORING:	Ceramic tiles in the interior of the home and similar non-slip tiles on terraces and porches. Rustic tiles, patterned concrete and asphalt agglomerate. On outdoor areas
TILING:	Ceramic wall tiles in bathrooms.
CARPENTRY:	Security entry door Dierre Sparta 5 model or similar. Interior doors in white DM, FUT model or similar. Built-in wardrobes with the same qualities as the interior doors, with shelf and rail. 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 and glass doors in European Approved lacquered aluminium. Lacquered aluminium Majorcan style shutters 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. Mechanisms in white. Individual meter.
TELEPHONE AND TV INSTALLATION:	Installation in accordance with Telecommunications legislation. Telephone sockets in living room and bedrooms. TV-TDT sockets in living room and bedrooms. Satellite TV socket in living room. Land TV Aerial and installation for four polarity satellite dish.
PLUMBING:	Installation of reticulated polyurethane pipes for hot and cold water. Sanitary fixtures in high quality white porcelain. Natural stone or tile shower tray. 100 L Electric water heater for supply of hot water.
AIR CONDITIONING:	Ducted air conditioning system with Daikin Inverter system heat pump, located in the false ceiling.
GLAZING:	Double-glazing, Climalit 4/6/4 in windows and french doors.
PAINTWORK:	Exterior rendering will be treated with smooth finish paint especially for exteriors. Smooth finish paint will be used inside the units. Locks and hinges will be treated with an anticorrosive primer and finished with coloured enamel.
KITCHEN FURNITURE:	Laminated hanging and low cupboards, single stainless steel sink. Also included; vitro-ceramic hob, oven and extractor fan. Silestone kitchen top.
OTHERS:	Communal swimming pool with shower and lighting. Outdoor parking spaces. Gardens will be handed over with vegetable soil, basic plants, watering network and water points in each area. Gardens for private use separated by means of hedges. Exterior lighting (terraces, porches and communal areas) with light fixtures. Lift in each block.

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