

DEVELOPER:

TAYLOR WOODROW DE ESPAÑA, S. A.
C/ Aragón 223-223A – 07008 Palma de Mallorca.

ARCHITECT:

Liev Rodríguez Arquitectura y Urbanismo S.L.
Centro Comercial Plaza, semisótano local 1
29660 Nueva Andalucía, Marbella.

ARCHITECTURAL TECHNICIAN:

Francisco J. Romero Alarcón.
Urb. Los Arqueros Golf, Ctra Ronda km 44,5 (A-397)
Benahavís 29679.

TECHNICAL SPECIFICATIONS MEMORANDUM

FOUNDATIONS:

- Reinforced concrete HA-30 slabs.

STRUCTURE:

- Vertical: Reinforced concrete columns.
- Horizontal: Reinforced concrete waffle slabs.

ENCLOSURES:

- Separation between dwellings with double partition of double hollow brick, viscoelastic sheeting and plaster screed.
- Interior dividing walls of double hollow brick partitioning and screed plaster.
- Exterior enclosures formed of cavity walls with polyurethane foam thermal insulation.

ROOFING:

- Non-passable flat roofing and terraces in attic properties, both with prior waterproofing using asphalt sheeting and polymer film, protected by a regulating layer of cement mortar.

RENDERING AND PLASTERWORK:

- Exterior: Single-layer coating with white finish.
- Interior: In plaster screed. Suspended ceilings of smooth plaster in hallway, bathroom and kitchen areas. Plaster mouldings in living-dining room.

PAINTWORK:

- Exterior: High quality vinyl paint, white.
- Interior: Smooth vinyl paint on walls and ceilings. Colour to be confirmed.

FLOORING:

- Laminated wood flooring in melamine, veneered with steamed beech melamine paper in hallways, bedrooms and living-dining room.
- Stoneware tile flooring of Saloni brand, Dallas Marfil model, 30x30, in bathrooms and kitchen.
- Terraces paved with tiles of Saloni brand, Nepal grey model, 30 x 30.

TILING:

- Wall tiling up to ceilings in bathrooms and kitchen.
- In kitchen, of the Saloni brand, Dream white model, 20 x 40.
- In main bathroom, of Saloni brand, Dallas Nogal mosaic model, 20 x 40 and Dallas Marfil, 20 x 40.
- In second bathroom, of Saloni brand, Dallas Marfil mosaic model, 20 x 40 and Dallas Nogal, 20 x 40.

EXTERIOR CARPENTRY:

- Ventanas en aluminio lacado negro mate con doble acristalamiento de tipo abatible y corredera.
- En las ventanas de los dormitorios, persianas enrollables (sistema tambor incorporado), con accionamiento mediante cinta.
- Acristalamiento aislaglas flota incoloro o similar.

INTERIOR CARPENTRY:

- Reinforced single-piece front door made of one sheet of electro-galvanized steel and strengthened by three vertical omegas. Perimeter joint of neoprene. 4 steel anti-lever points along hinge side. 6-point security lock.
- Interior doors with grooved leaf in steamed beech with fittings in matt chrome.
- Panelled wardrobes finished with clothes rail and upper shelf, sliding shutter doors in steamed beech melamine.

ELECTRICAL INSTALLATION:

- Complying with current legislation, regulations governing low tension and rules of the supplying Company.
- Installation accessible via boxes and integrated plastic tubing. Property control panel with trip switch, thermal magnetic protection and power control switch.
- Electrical fittings of BJC brand, Iris model, Mercury Aluminium colour.
- Individual meter.

TV AND TELEPHONE INSTALLATION:

- Telephone points in living-dining room, kitchen and bedrooms.
- TV points in living-dining room, kitchen and bedrooms.
- Terrestrial TV antenna and double-polarity parabolic antenna. Installation in accordance with Spanish Telecommunications Law.

PLUMBING INSTALLATION:

- Hot and cold water installation with reticulated polythene piping.
- Equipped with a general cut-off key and individual cut-off key in each room with plumbing.
- Waste pipe network of PVC tubing with siphon trap.
- Hot water provided by heater using town gas.
- Bathroom fittings:
 - **Main bathroom:** -Single, built-in washbasin, of ALTRO brand, Keep-robble model.
 - Bidet and WC of Jacob Delafon brand, OVE Blanco model and -Bath of Jacob Delafon brand, Previra model.
 - **In second bathroom:** -Pedestal washbasin and WC of Jacob Delafon brand, Ove Blanco model and shower of Ideal Standard brand, model Didone.
- All taps are mixer taps of Tres brand, MONOTRES 2000 series.

AIR CONDITIONING:

Pre-installation air-conditioning, aluminium grilles.

MISCELLANEOUS:

- Video entry phone in every apartment.
- Individual parking spaces in basement.
- Kitchen fitted with upper and lower units, with electric oven, vitroceramic hob and extractor fan. Single stainless steel sink with drainer and extending tap.
- Paving of marble in entrance hall and stairs and communal areas.
- Stairs to basement in terrazzo tiling.
- Basements finished in smoothed concrete.
- Lifts with doors that open and close automatically on each floor.
- Ten-year stability insurance guarantee.