

BUILDING SPECIFICATIONS

PROMOTOR:

TAYLOR WIMPEY DE ESPAÑA SAU
C/Aragón 223 – 07008 Palma de Mallorca

C.T.E : **Properties adapted to the New Technical Code of Edification**
(According to European Standards of Edification)

ENERGY RATING: C

STRUCTURE, WALLS and SURFACE

- Reinforced concrete slabs and pillars
- Partition walls: Double brick, rock wool and plaster render (insulation and sound proofing system between homes)
- Interior walls: Ceramic brick and plaster render.
- Plaster false ceilings in living room and main bedroom
- The interior walls render is of even plaster and white paint.
- The exterior walls render is of cement mortar and white paint.

FLOOR TILES

- Living room: First quality white macael 60 x 60 cm marble tiles
- Bedrooms: First quality white macael 40 x 40 cm marble tiles
- Bathrooms, Kitchen, terraces and utility room: Saloni porcelain tiles.

WALL TILES

- Main bathroom: Combination of Saloni large format porcelain tiles
- Second bathroom: Combination of Saloni large format porcelain tiles.
- Kitchen: Saloni porcelain tiles

EXTERIOR CARPENTRY

- Security entrance door
- Large aluminium sliding door in living room with thermal bridge break, double glazing and anti-impact panes. Model: S125RP Strugal brand.
- Tilt and turn aluminium windows in other rooms with thermal bridge break and double glazing.
- Aluminium motorized rolling shutters in bedroom windows. Motorised rolling blinds in ground floor living rooms.

INTERIOR CARPENTRY

- Wood interior doors in white textured melamine with stainless steel chrome hinges
- Wood wardrobes in white textured melamine, with hanging rail, shelves and drawers

KITCHEN and BATHROOMS

- Jacob Delafon top of the range suspended sanitary ware.
- Large format shower tray with shower screens installed in both bathrooms.
- Modern design taps in bathrooms, and kitchen, TRES brand.
- Mirrors installed in both bathrooms.
- In the 3 bedroom type, the kitchen is integrated in the living area and furnished with low and hanging cupboards in white colour, with an island cupboard with breakfast bar included. White compact resin worktops.
- In the 2 bedroom type, Independent kitchen through glass sliding door. Kitchen furnished with low and hanging cupboards in white colour and white compact resin worktop.
- Kitchen equipped with: Panelled fridge, electric oven, Vitro ceramic hob, dishwasher, Extractor fan and stainless steel sink.

HEATING AND AIR CONDITIONING

- Hot / Cold air conditioning units **installed**.
- Electric underfloor heating installed in both bathrooms.

INSTALLATIONS

- Mechanic permanent ventilation system in all rooms in compliance with the Technical Building Code.
- Pack of recessed ceiling halogen lights according to plans.
- Electrical sockets and switches BJC brand.
- Telephone and TV sockets in living – dining room and bedrooms
- Electric heater for hot water with energy saving solar thermal system.
- Pre-installation of the necessary lines for home-cinema, KNX home automation, security cameras, image and sound.

OTHER EQUIPMENT

- Gated community with control booth
- Pedestrian access controlled by video porter
- Motorised garage door with remote control
- Lift for 6 people in each building from the garage to the top apartments
- Communal pool with solarium area and communal gardens.
- **Private parking space and store room included in the price of the apartment**

This document is a summary of the official Building Specifications and is for information only, included in the Contract Document at any client disposal in the Sales Office in the Club House – Los Arqueros Golf.

Taylor Wimpey de España S.A.U. reserves the right to modify or change specifications or plans stated above with respect to the end product, as determined by architects.