

CALA MAGRANA MAR

“CALA MAGRANA IV” WORKS SPECIFICATION

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TECHNICAL SPECIFICATIONS MEMORANDUM

FOUNDATIONS:	Foundations of reinforced concrete braced footings with ventilation cavity.
STRUCTURE:	Vertical: reinforced concrete columns and concrete block walls. Horizontal: waffle slabs and solid slabs.
ENCLOSURES:	Exterior enclosures of hollow 15cm concrete blocks, 5cm of sprayed polyurethane, air gap and Pladur type wallboards. Party walls of perforated honeycomb brick, with high acoustic insulation, 40mm stonewool covered with Pladur type wallboards. Internal partition walls of Pladur type wallboards with 46mm metal sections and a 13mm double layer.
ROOFING:	Flat roofs: traffic-bearing in semigres tiles with 80mm extruded polystyrene insulation. Sloping roofs: tiled, with 60mm insulation sprayed onto framework.
RENDERING AND PLASTERWORK:	Exterior of float-finished cement rendering and plasterwork. Internal: Plasterboard false-ceilings.
FLOORING:	Porcelain stoneware tiles inside the dwellings and similar non-slip tiles for terraces and porches. In exterior areas, stoneware, concrete tiles and printed concrete. Parking of asphalt agglomerate.
FACING AND TILING:	Ceramic tiles in bathrooms up to the ceiling.

WOODWORK:	Armoured front doors to apartments. White postformed internal doors. Built in wardrobes with the same characteristics as the internal doors, with luggage stand, clothes hanging bar; interior lined with melamine. All mounting hardware will be of stainless steel or matt silver-finish aluminium; the handles, doorknobs and locks will be in the same material.
METALWORK:	Technal brand aluminium windows and glass doors with thermal break. Aluminium roller shutters in bedrooms and living rooms.
ELECTRICAL INSTALLATION:	In accordance with current legislation, low tension regulations and supplying company's regulations. Special category electrical installation. Installation accessible via plastic boxes and tubing. Property control panels with trip switch and thermal magnetic protection. Individual meter. Including LED spotlights in bathrooms and kitchens.
TELEPHONE AND TV INSTALLATION:	Installation in accordance with Spanish telecommunications law. Telephone points in living room and bedrooms TV-Digital Terrestrial TV-Satellite TV points in living room and bedrooms Terrestrial TV antenna and EIGHT polarity parabolic antenna.
PLUMBING INSTALLATION:	Hot and cold water installation with plastic pipes. Bathroom fittings in white porcelain. Shower tray built into the paving. Countertop washbasin, with semipedestal or with built-in bathroom unit. Chrome-plated taps by Teka or a similar brand with rail support in main shower. Underfloor heating in all interior rooms, backed up by solar-installation.
AIR CONDITIONING:	Concealed fan coil system in false ceilings.
GLAZING:	Double glazing with insulation gap.
PAINTING:	The exteriors will be treated with smooth vinyl paint. Smooth white vinyl paint will be applied to the interior of the dwellings.
KITCHEN FURNITURE:	Laminated units, stainless steel one bowl kitchen sink. Including glass-ceramic hob, oven and stainless-finish Bosch brand extractor hood. Kitchen worktops and splashbacks in Silestone or similar.

MISCELLANEOUS:

Communal swimming pool with shower and lighting.

Surface parking spaces.

The gardens will be handed over with topsoil, basic gardening and irrigation installation.

The site will be enclosed with rustic stone walls or chainlink fencing.

Private gardens separated by hedgerows.

External lighting (terraces and porches) with wall lamps.

Individual ventilation system for each dwelling.



DWELLINGS ADAPTED TO THE TECHNICAL BUILDING CODE.

TAYLOR WIMPEY DE ESPAÑA, S.A.U. reserves the right to modify or change the materials or models or distribution of the above specifications or plans with the purpose of improving the project in compliance with the criteria of the project technicians.