

WORKS SPECIFICATION “CALA VINYES HILLS”

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**ARQUITECTURAL
TECHNICIAN:** Pedro Real Miralles.
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TECHNICAL SPECIFICATIONS MEMORANDUM

FOUNDATIONS: Foundations of single and continuous reinforced concrete footings.

STRUCTURE: Vertical, reinforced concrete columns and masonry walls.
Horizontal, suspended prestressed waffle slab floor.

ENCLOSURES: Exterior enclosures of 15cm concrete blocks with two rows of voids, 10 cm-thick thermal insulation system on the outside with organic coating. The interior is finished with an air gap and Pladur wallboards. Party walls in perforated honeycomb brick with high acoustic insulation, plaster on one side, Pladur wallboards on both sides and 40 mm of mineral wool as additional acoustic insulation. Internal partition walls of Pladur wallboards with 46 mm metal sections and a double layer on both sides.

ROOFS: Flat load-bearing, paved with ceramic tiles. Polystyrene thermal insulation, 140 mm thickness.

**RENDERING AND
PLASTERWORK:** Exterior with organic mortar as an exterior complement to the insulation system.
Interiors with Pladur false ceilings in all rooms.

FLOORING: Porcelain stoneware tiles on floors inside dwellings and similar non-slip tiles for terraces and porches.
In external zones, rustic stonewear, natural stone, printed concrete and polished concrete.

**FACING AND
TILING:** Ceramic tiles in bathrooms and laundry room.

WOODWORK: Armoured entrance doors to property.
White 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:	Window and glass door frames in aluminium with thermal break. Aluminium Majorcan-style shutters in bedrooms.
ELECTRICAL INSTALLATION:	In accordance with current legislation, low tension regulations and supply company's regulations. Special category electrical installation. Installation accessible via built-in plastic boxes and tubing. Property control panels with trip switch, thermal magnetic protection. Individual meter.
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. Ideal Standard brand WC in white, Connect model, wall-hung in main bathroom. Shower tray built into the paving with anti-slip porcelain tiles. Counter-top wash basin in bathroom 1 and wash basin mounted on bathroom unit in bathroom 2. Chrome-plated taps by Teka or a similar brand with rail support in shower. Electric boiler with solar installation back-up to provide hot water.
AIR CONDITIONING:	Heat pump air conditioning installation, air-air type, split-system integrated in false ceiling and diffusion through grilles.
GLAZING:	Climalit-type double glazing for thermal and acoustic insulation in windows and glass doors. Safety glass with laminated glass in terrace window.
PAINT WORK:	Exteriors to be treated with smooth exterior paint. Smooth white vinyl paint to be used inside the dwellings. Iron metalwork will be treated with anti-corrosive primer and finished in coloured enamel or anodised aluminium.
KITCHEN UNITS:	Laminated units, stainless steel one bowl kitchen sink. Including glass-ceramic hob, oven and stainless extractor hood. Kitchen worktops and splashbacks in Silestone.
MISCELLANEOUS:	Communal swimming pool with shower and lighting. Outside parking spaces. The gardens will be handed over with topsoil, basic gardening and outlet for irrigation system. Site to be enclosed with rustic stone, sandstone or metal chain-link fencing. Private gardens separated by hedgerows. External lighting (terraces and porches) with ceramic light fittings.



APARTMENTS ADAPTED TO THE TECHNICAL BUILDING CODE.

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