

# BUILDING SPECIFICATIONS

## FOUNDATIONS AND STRUCTURE:

- √ Reinforced structure and concrete foundations, complying with the regulations and standards up to date, including quake-resistant.
- √ Built anti humidity floor structure with air chamber on ground floors for sanitary plumbing.

## ROOFING:

- √ Accessible flat roof terrace, waterproofed with non-slip ceramic floor tiles.

## EXTERIOR CLOSURES:

- √ Exterior walls finished with the *SATE* system which consists of: An interior layer of brick wall with ceramic punctured bricks and an exterior layer of thermal insulation consisting of expanded polystyrene panels *EPS*, with a smooth white finishing.

## EXTERIOR CARPENTRY:

- √ PVC carpentry with exterior sheet Anthracite, and interior white finish.
- √ Compact rolling blinds in bedrooms.
- √ Double glazing with air chamber.
- √ Security armoured front door with peep-hole, anti break-in hinges and security locks.

## INTERIORS:

- √ Porcelain tiling throughout.
- √ Ceramic wall tiling in bathrooms and utility room.
- √ Interior walls with ceramic partitions and plastered, with a smooth white finish.
- √ Flat ceiling in lounge area and bedrooms; laminated plaster ceiling in kitchen, hallways and en-suite bathroom with a smooth white finishing.
- √ Removable ceiling in guest bathroom.
- √ Kitchen painted with washable paint.

## **CTE** PROPERTIES ADAPTED TO THE NEW TECHNICAL BUILDING CODE

TAYLOR WIMPEY DE ESPAÑA S. A. U. reserves the right to modify or change the materials, patters and distribution of the specifications of the project at the discretion of the technical authors of the project.

## INSTALLATIONS:

- √ Porcelain sanitary ware and acrylic shower trays and bathtubs.
- √ Sink in utility room.
- √ Top quality monochrome taps in bathrooms and kitchen.
- √ Bithermic plumbing installation for washing machine and dishwasher.
- √ Electrical installation in accordance to the prevailing law; low tension in regulation with the rules of the supply company. High electric qualification.
- √ Complete installation of ducted air-conditioning throughout. (Hot/Cold)
- √ Instant gas heater in utility area for hot water.
- √ Solar heating system for hot water with a water deposit of 150 litres capacity situated on roof top.
- √ Pre-Installation for radiators throughout the property.
- √ Installed air renovation system.
- √ National television communications system installed in accordance with the current law, also TV and internet power outlets on terrace and solarium.

## INTERIOR CARPENTRY:

- √ White veneered interior doors.
- √ Built-in wardrobes with sliding veneered white doors finished in detail with shelf and rail.

## VARIOUS:

- √ Furnished kitchen with a 2cm thick worktop to be *Compac* or similar, equipped with vitro-ceramic hob, electric oven, microwave and extractor fan.
- √ Screens for showers.

## URBANISATION:

- √ Ground floor units with private fenced gardens.
- √ Private parking space for each unit.
- √ Communal swimming pool for property owners.
- √ Landscaped communal gardens accessed by each unit.

## TAYLOR WIMPEY DE ESPAÑA S.A.U. COLLABORATES WITH THE ENVIROMENT.

- Thermal insulation on exterior walls and windows guaranteeing a better use of indoor climate systems.
- W.C with special selective discharge system (water saving).
- Landscaped gardens with native plants and trees.