

BUILDING SPECIFICATIONS
“CALA LLITERES”

DEVELOPER:	Taylor Wimpey de España, S. A. U. C/ Aragón 223-223A – 07008 Palma de Mallorca
ARCHITECT:	Juan Fullana Parera C/ Amargura 9, 3º – 07500 Manacor.
ARCHITECT: SURVEYOR:	Pedro Real Miralles C/ Aragón 223-223A – 07008 Palma de Mallorca.

MEMORANDUM OF TECHNICAL SPECIFICATIONS

FOUNDATION:	Base of braced footings and continuous reinforced concrete foundation.
STRUCTURE:	Vertical: reinforced concrete columns and masonry walls. Horizontal: pre-stressed slabs with crawlspace, waffle slabs and solid slabs.
ENCLOSURES:	Exterior enclosures of semi-hollow 15 cm concrete blocks, 10.5 cm stone wool insulation and Pladur type wallboards. Party walls of honeycomb clay brick, with high acoustic insulation and Pladur type wallboards. Internal partition walls of Pladur type wallboards with 46 mm metal sections and double layer on both sides.
ROOFING:	Arabic ceramic roof tiles laid over a partition wall base or reinforced concrete joists with 16 cm insulation. Flat load-bearing roof with a terracotta coloured rustic tile finish with 10 cm insulation.
RENDERING AND PLASTERWORK:	Exteriors of float-finished cement rendering and plasterwork. Interiors: Plaster and Pladur plasterboard false ceilings.
FLOORING:	Porcelain stoneware tiles inside the dwellings and similar non-slip tiles for terraces and porches. In exterior areas, rustic floor tiles, cement and asphalt agglomerate.
FACING TILING:	Ceramic tiles floor to ceiling.
WOODWORK:	Security entrance door to property. Pale coloured internal doors. Built-in wardrobes with the same characteristics as the internal doors, with luggage stand, clothes rail; interior lined with melamine. All mounting hardware will be of stainless steel or matt silver-finish aluminium; handles, doorknobs and locks will be in the same material.

- METALWORK:** Windows and glass doors in aluminium with thermal break.
Lacquered aluminium shutters in the bedrooms.
- ELECTRIC INSTALLATIONS:** In accordance with current legislation, low tension regulations and supply company's regulations. Special category electrical installation.
Installation accessible via plastic boxes and embedded tubing. Property control panels with trip switch and thermal magnetic protection.
Individual electric meter.
- TELEPHONE AND TV INSTALLATION:** Installation in accordance with the current Spanish Telecommunications Law.
Telephone points in living room and bedrooms.
TV-TDT-SAT points in living room and bedrooms.
Terrestrial TV antenna and EIGHT polarity parabolic antenna.
- PLUMBING:** Hot and cold water installation with plastic pipes. Toilets in white from the Ideal Standard range, model Connect or similar in the main bathroom and model Connect Space or similar in the second bathroom.
Shower tray integrated into the floor tiling in both, main bathroom and second bathroom.
Countertop washbasin with pedestal.
Chrome-plated taps by Teka or a similar brand with rail support in the shower.
100 litre capacity Ariston or similar water heater with solar installation support.
- AIR CONDITIONING:** Air conditioning/heating with air-to-air heat pump and Split system wall unit. Highly energy-efficient inverter compressor.
- GLAZING:** Insulated double glazing with security measures on living room patio doors.
- PAINTWORK:** Exteriors to be treated with paint.
Smooth white vinyl paint to be used inside the dwellings.
Iron metalwork to be treated with anti-corrosive primer and finished in coloured enamel or anodised aluminium.
Concrete pergolas will have an imitation wood finish treatment.
- KITCHEN FITTINGS:** Lacquered units, stainless steel one-bowl kitchen sink. Vitro-ceramic hob, oven and stainless-steel extractor hood included.
Kitchen worktop and splashback in Silestone.
- VARIOUS:** Communal swimming pool with shower and lighting.
Outdoor parking.
Gardens will be prepared with topsoil, basic gardening and pre-installation for irrigation system.
The plot will be enclosed by rustic stone, local sandstone or metallic fencing.
Private gardens separated by hedgerows.
Internal and external lighting (terraces and porches).
Pre-installation of electrical outlets in parking spaces.



HOMES BUILT IN ACCORDANCE WITH THE NEW TECHNICAL CONSTRUCTION CODE 2013.

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.