

**BUILDING SPECIFICATIONS
“CALA MESQUIDA”**

DEVELOPER: Taylor Wimpey de España, S. A. U.
C/ Aragón 223-223A – 07008 Palma de Mallorca

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ARCHITECT: Pedro Real Miralles
SURVEYOR: C/ Aragón 223-223A – 07008 Palma de Mallorca.

MEMORANDUM OF TECHNICAL SPECIFICATIONS

FOUNDATION: Foundation with a base of reinforced concrete footings and sill plate.

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.
Flat load-bearing roof with a terracotta coloured rustic tile finish.

RENDERING AND PLASTERWORK: Exteriors of float-finished cement rendering and plasterwork.
Interiors: Plaster and Pladur plasterboard false-ceilings.

FLOORING: Ceramic 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 AND 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.
Safety glass railing on the terraces of the dwelling.

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.
LED embedded ceiling spotlights throughout the dwelling and wall-light in the utility room.

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 or pedestal.
Chrome-plated taps by Teka or a similar brand with rail support in main shower.
100 litre capacity Ariston or similar water heater with solar installation support.
Individual ventilation system in each home with humidity sensitive inlets.

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.
Glass screen with an aluminium frame in shower tray.

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 Compac model Luna.

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.
External lighting (terraces and porches).
Shower screens in both bathrooms.

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.

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

CERTIFICADO DE EFICIENCIA ENERGÉTICA DE EDIFICIOS

IDENTIFICACIÓN DEL EDIFICIO O DE LA PARTE QUE SE CERTIFICA:

Nombre del edificio	EDIFICIO DE VIVIENDAS Y PISCINA		
Dirección	CALLE SERRA (CALA MESQUIDA) 38 - - - -		
Municipio	Capdepera	Código Postal	07589
Provincia	Islas Baleares	Comunidad Autónoma	Islas Baleares
Zona climática	B3	Año construcción	-
Normativa vigente (construcción / rehabilitación)	CTE HE 2013		
Referencia/s catastrales	6668201ED0989N		

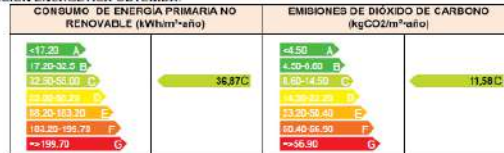
Tipo de edificio o parte del edificio que se certifica:

<input type="checkbox"/> Edificio de nueva construcción	<input type="checkbox"/> Edificio Existente
<input type="checkbox"/> Vivienda	
<input type="checkbox"/> Unifamiliar	<input type="checkbox"/> Tercero
<input type="checkbox"/> Bloque	<input type="checkbox"/> Edificio completo
<input type="checkbox"/> Bloque completo	<input type="checkbox"/> Local
<input type="checkbox"/> Vivienda individual	

DATOS DEL TÉCNICO CERTIFICADOR:

Nombre y Apellidos	JUAN FULLANA FARERA	NIF/NIE	42943290L
Razón social	-	NIF	-
Domicilio	AMARGURA 93 - - - 1 B		
Municipio	Manacor	Código Postal	07600
Provincia	Islas Baleares	Comunidad Autónoma	Islas Baleares
e-mail:	jfullana@hotmail.com	Teléfono	971159356
Titulación habilitante según normativa vigente	ARQUITECTO		
Procedimiento reconocido de calificación energética utilizado y versión:	HU CTE-HE y CEE Versión 1.0.1006.1124, de fecha 17-06-2016		

CALIFICACIÓN ENERGÉTICA OBTENIDA:



El técnico abajo firmante declara responsablemente que ha realizado la certificación energética del edificio o de la parte que se certifica de acuerdo con el procedimiento establecido por la normativa vigente y que son ciertos los datos que figuran en el presente documento, y sus anexos:

Fecha: 20/03/2017

Firma del técnico certificador:

- Anexo I. Descripción de las características energéticas del edificio.
 - Anexo II. Calificación energética del edificio.
 - Anexo III. Recomendaciones para la mejora de la eficiencia energética.
 - Anexo IV. Pruebas, comprobaciones e inspecciones realizadas por el técnico certificador.
- Registro del Órgano Territorial Competente: