

BUILDING SPECIFICATIONS REPORT PRE-COMMERCIALIZATION

Energy certification (CEE): **B**

DEVELOPER: TAYLOR WIMPEY DE ESPAÑA SA Unipersonal

C/Aragón 223 – 223A, 07008 Palma de Mallorca

C.T.E.: The homes will comply with the Spanish Technical Construction Code (European standard)

STRUCTURE, STONE MASONRY AND LININGS:

- Structure with reinforced concrete pillars and floor slabs.
- Separation between dwellings plastered on both sides and insulated with cardboard and rock wool as soundproofing.
- Layout partitions with large format ceramic brick.
- Exterior enclosures with double sheet cavity wall. And roofing with thermal insulation of extruded polystyrene with 7.5 cm thickness.
- False ceiling of smooth plaster throughout the entire dwelling. Perimeter moulding in the living room and master bedroom, according to project plan details.
- Interior linings in sprayed plaster and smooth acrylic paint finish.
- Exterior cladding according to the plans with cement mortar rendering and a paint finish.

FLOORING:

- SALONI continuous ceramic flooring tiles in the living room, hall, corridors, bedrooms, kitchen and both bathrooms with white lacquered MDF skirting boards.
- Terrace and solarium with SALONI continuous porcelain flooring.

TILING:

- Main bathroom, one wall in SALONI PORCELAIN, other walls in SALONI.
- Second bathroom, one wall in SALONI PORCELAIN other walls in SALONI PORCELAIN.

EXTERIOR CARPENTRY:

- Sliding window in the living room, in silver aluminium with thermal break profiles, double glazed safety glass, armoured glass in ground floor homes.
- Hinged windows of white lacquered aluminium in the remaining rooms, with thermal break trim and double glazing.
- Motorized roller blinds of lacquered aluminium on the bedroom windows.

INTERIOR CARPENTRY:

- Armoured entrance door.
- Internal smooth finish white doors, with chrome fittings.
- Wardrobes: smooth finish sliding doors in, with a hanging rail, low shelf and set of drawers.

FITTINGS:

- Designer kitchen with fitted cupboards in white and white resin worktop.
- Equipment. Refrigerator, electric oven and microwave in column arrangement, vitro hob, extractor hood, integrated dishwasher, washing machine and single sink in black with top quality tap

BATHROOMS:

- Main bathroom with WC, white acrylic shower tray with shower screen installed, unit with double sink and four drawers
- Second bathroom with top quality WC, white acrylic shower with shower screen installed, unit with single sink and two drawers.
- First-class tap fittings, in all bathrooms.
- Mirrors in both bathrooms.
- Electric underfloor heating in both bathrooms.

AC/HEATING SYSTEM:

- AC/Heating system installed via conduits in false ceiling.

INSTALLATIONS:

- Lighting package according to the project.
- Line of decorative LED lighting in the false ceiling of the living room and master bedroom.
- Mechanical ventilation installation of the house according to C.T.E.
- USB sockets in kitchen and master bedroom.
- Telephone and TV outlets in the living room/dining room, bedrooms and kitchen.
- NIESSEN mechanisms.
- Electric water heater with energy savings system with hot water supply produced by thermal solar energy.

OTHER FACILITIES:

- Residential complex with communal pool and gardens. Private closed perimeter fence with pedestrian access door with video entry phone and motorised gate with remote control for vehicle entry.
- Lifts in each building with capacity for 6 people.
- Parking space and storage room in the basement assigned to each home.

Taylor Wimpey Spain SAU, reserves the right to change or modify the materials, models and distribution of the said project specifications, according to the criteria of the technical managers of the project.