

**BUILDING SPECIFICATIONS  
“CALA VINYES HILLS”**

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

**MEMORANDUM OF TECHNICAL SPECIFICATIONS**

FOUNDATION:	Base of braced isolated footings and continuous reinforced concrete foundation. Or reinforced concrete foundation slabs with a thickness of 40 cm.
STRUCTURE:	Vertical: reinforced concrete columns and masonry walls. Horizontal: suspended pre-stressed waffle slab floor.
ENCLOSURES:	Exterior enclosures of 15cm thick concrete blocks, 106mm of rockwool insulation and plasterboard type cladding. Dividing walls created by perforated brick with high level of soundproofing, plaster on one side, 40mm of additional acoustic fibreglass insulation and plastering on both sides. Internal partition walls of Pladur type wallboards with 46 mm metal sections and a double layer on both sides.
ROOFING:	Flat roof with gravel finish. 100 mm thick polystyrene thermal insulation.
RENDERING AND PLASTERWORK:	Exteriors with an organic cement base to complement the external insulation system. Interiors with plasterboard false ceilings to all rooms.
FLOORING:	Porcelain tiles on interior floors in the dwelling and a similar non-slip model on the terraces and in porches. Exterior areas have rustic porcelain tiles, natural stone, patterned concrete or polished concrete.
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. Rolled aluminium shutters on bedroom windows.
ELECTRICAL INSTALLATIONS:	In accordance with current legislation, low tension regulations and supply company 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. Embedded spotlights located in the false ceiling are included throughout the dwelling.

**TELEPHONE &**

**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. WC by Ideal Standard in white, model Connect or similar, suspended mounting in bathrooms. Pedestal WC in cloakroom.  
Shower tray integrated into the flooring, with non-slip porcelain tiles.  
Washbasins on countertop in bathroom 1 and over a unit in bathroom 2.  
Chrome-plated taps by Teka or a similar brand with rail support in the shower.  
Aerothermal installation for hot water supply.

**AIR**

**CONDITIONING:** Fed by the aerothermal system and distributed through vents and integrated channels in false ceilings.  
Water-based underfloor heating with an air to water heat pump controlled by the home automation system.

**GLAZING:**

Double glazing, Climalit style for thermal and acoustic insulation to windows and glazed elements. Laminated safety glass to the patio window. Fixed shower screen in showers and mirrors in both bathrooms.

**PAINTWORK:**

Exterior walls treated with smooth emulsion for exteriors.  
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.

**KITCHEN**

**FITTINGS:** Lacquered units, stainless steel single sink. Induction hob, oven and stainless steel extractor hood included.  
Kitchen worktops and splashbacks in Silestone.

**VARIOUS:**

Communal swimming pool with shower and lighting.  
Underground parking.  
Gardens will be prepared with topsoil, basic gardening and pre-installation for irrigation system.  
Plot enclosure in rustic stone, marés stone, or with metallic fencing.  
Private gardens separated by hedging.  
Exterior lighting (terraces and porches) with wall-lights.  
Pre-installation for charging electric vehicles.



**HOMES COMPLIANT WITH THE NEW TECHNICAL BUILDING CODE**

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