

**BUILDING SPECIFICATIONS
“PORT VERD 2”**

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**TECHNICAL
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MEMORANDUM OF TECHNICAL SPECIFICATIONS

FOUNDATION: Foundations of braced footings and reinforced concrete.

STRUCTURE: Vertical: reinforced concrete columns and masonry walls.
Horizontal: pre-stressed waffle slabs and reinforced concrete solid slab.

ENCLOSURES: Exterior enclosures of semi-hollow 15 cm concrete blocks, 9.5 cm stone wool insulation and Pladur type wallboards. Party walls of hollow 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: Flat load-bearing roof with porcelain stoneware tiles.

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

FLOORING: Porcelain tiles to the interior of the dwelling and a similar non-slip model on terraces and porches.
Exterior zones have rustic tiling, polished concrete and textured concrete.

**FACING AND
TILING:** Ceramic tiles floor to ceiling in the bathrooms.

WOODWORK: Corrosion resistant security door to dwelling entrance.
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.
Security glass panelling to the terraces.
- ELECTRICAL
INSTALLATIONS:** In accordance with current Spanish telecommunication 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 meter.
LED embedded spotlights to ceilings throughout the dwelling and a 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. Bathroom fittings in white from the Ideal Standard brand, suspended Tesi model or similar to the main bathroom and Tesi low profile wall model or similar in the cloakroom.
Shower tray integrated into the floor tiling in main bathroom and second bathroom.
Sink unit on a wooden unit in bathroom 1 and semi-pedestal model in bathroom 2.
Chrome-plated taps by Teka or a similar brand with rail support in the shower.
Aerothermal system to produce hot water with capacity for 110 litres.
Humidity sensitive individual ventilation system for each dwelling.
- AIR
CONDITIONING:** Air conditioning with air-to-air heat pump and Split system wall unit.
Highly energy-efficient inverter compressor.
- GLAZING:** Insulated double glazed windows, with security glass on living room patio doors.
Shower screen fixed to base in bathroom 1 and a glass screen with aluminium frame to the shower tray in bathroom 2.
- PAINTWORK:** Exteriors to be treated with smooth 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.

**KITCHEN
FITTINGS:**

Laminate kitchen cabinets, stainless steel one-bowl kitchen sink. Vitro-ceramic hob, oven and stainless-steel extractor hood included.
Worktop and kitchen surfaces are Compac model Luna or similar

VARIOS:

Communal swimming pool with shower and lighting.
Outdoor parking.
Gardens will be delivered with top soil, plants and connection for watering system.
The plot will be enclosed by rustic stone, local sandstone or metallic fencing.
Private gardens separated by hedging.
External lighting (terraces and porches).



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.