

## 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:

- Deep foundation with piles and retaining walls. 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 rock wool with 7.5 cm thickness.
- False ceiling of smooth plaster throughout the entire dwelling. Perimeter moulding in ceiling 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:

- Continuous 90x90cm Saloni ceramic tiles throughout the dwelling, (except in the suite's bathrooms), with white lacquered wooden skirting.
- In the main bathrooms 60x60cm Saloni ceramic floor tiles and 90x90cm in the secondary bathroom, in a colour to match the rest of the flooring in the apartment, according to the project plans.
- Terraces and solariums with 90x90cm non-slip Saloni porcelain tiles to match the living room floor tiles.

### TILING:

- Main and secondary bathrooms, two combinations of Saloni porcelain tiling, chosen by the construction management team.

### EXTERIOR CARPENTRY:

- Sliding window in the living room, in silver aluminium with thermal break profiles, double glazed safety glass, brand Technal.
- Tilt and turn windows lacquered aluminium in the bedrooms, with thermal break trim and double glazing.
- Motorized roller blinds of lacquered aluminium on the bedroom windows. Security roller blinds in ground floor.

### INTERIOR CARPENTRY:

- Armoured entrance door.
- Internal melamine finish doors with chrome fittings.
- Built-in wardrobes with sliding doors in a textured wood toned melamine combined with internal paneling and including clothes rail, luggage stand and drawers.

### KITCHEN:

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

### BATHROOMS:

- Main suite bathrooms with suspended WC and integrated toilet tank, white acrylic shower tray with shower screen installed, unit with double sink and four drawers
- Secondary bathrooms 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.
- Mirror in 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 according to the project.
- 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.
- BJC electric 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. Pedestrian access door with video entry phone and motorised gate with remote control for vehicle entry.
- Lift in building with capacity for 6 people.
- Parking spaces and storage room in the basement assigned to each home.
- Ground floor apartment and penthouse with private swimming pool included according to the project.

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.