

BUILDING SPECIFICATIONS
"LA MAR"

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**TECHNICAL
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MEMORANDUM OF TECHNICAL SPECIFICATIONS

FOUNDATION: Base of braced footings and continuous reinforced concrete foundation.

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

ENCLOSURES: Exterior enclosures of semi-hollow 15cm concrete blocks, 9.5cm 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 46mm profiles and 13mm double layer on both sides. Concealed curtain rails in living room and bedrooms; shadow gaps in showers.

ROOFING: Non-transitable flat roof with gravel finish in areas with equipment, and transitable flat roofs to private solariums.

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

FLOORING: Interior and exterior flooring throughout the home in porcelain tiling, 60x60cm format, by Saloni, model Byblos in matte ash colour. Solarium terrace tiles are by Saloni, model Elba, in beige (30,5 x 30,5cm).
In exterior areas, rustic floor tiles, cement and asphalt agglomerate.

**FACING AND
TILING:** Wall tiles in shower by Saloni, model Byblos, in matte ash colour, 120x40cm format.

- WOODWORK:** Security entrance door to property.
Internal doors in white.
Built-in wardrobes with the same characteristics as the internal doors, luggage shelf, hanging rail and interior lining in melamine-type material with a linen-effect finish.
All mounting hardware will be of stainless steel or matt silver-finish aluminium; handles, doorknobs and locks will be in the same material. Magnetic closure doorknobs on interior doors.
- METALWORK:** Windows and glass doors in aluminium with thermal break.
Motorised rolling shutters in lacquered aluminium on bedroom windows.
- ELECTRICAL
INSTALLATIONS:** In accordance with current legislation, low tension regulations and supply company regulations. Special category electrification.
Access to the installation by means of recessed plastic boxes and pipes. Property control panels with trip switch and thermal-magnetic protection.
Individual meter.
Embedded ceiling spotlights throughout the dwelling.
- 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 four polarity parabolic antenna.
- PLUMBING:** Hot and cold-water installation with plastic pipes. Suspended WCs by Jacob Delafon in white, model Rodin+ or similar in bathrooms.
Monobloc shower tray with gel coat finish.
Kyrya recessed washbasin, model Durian in Kyrya unit, model L13 in main bathroom and washbasin by Jacob Delafon, model Delta Pure on countertop and unit, also by Kyrya, model L44, in the second bathroom.
Recessed chrome taps by TRES, or similar, for washbasins and showers.
Heat pump with 110 litres of storage capacity to produce domestic hot water.
Individual mechanical ventilation system in each home.
- AIR
CONDITIONING:** Installation of air conditioning system with air-to-air type heat pump with fan coils installed in false ceiling and ventilation through grilles and ducts. A high energy efficiency compressor with Inverter technology.

- GLAZING:** Insulated double-glazed windows, with security glass on living room patio doors.
Glass shower screens to shower trays.
- 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.
- KITCHEN:** Upper and lower cupboard units with soft lacquer finish doors, single sink. Siemens oven and induction hob included plus ceiling-mounted extractor hood, model Pando E297.
Compact material worktops.
- VARIOUS:** Communal swimming pool with shower and lighting.
Outdoor parking.
Preinstallation for charging electric vehicles.
Gardens will be delivered with topsoil, plants and a watering system.
Plot enclosure in rustic stone, cement walling or metal fencing.
External lighting (terraces and porches).



HOMES BUILT IN ACCORDANCE WITH THE TECHNICAL CONSTRUCTION CODE.

TAYLOR WIMPEY DE ESPAÑA, S.AU. reserves the right to modify or change the materials and distribution of the abovementioned specifications and plans to improve the project in accordance with the criteria of the project architects.