

**BUILDING SPECIFICATIONS
“ESPORLES – ES VOLTOR”**

DEVELOPER:	Taylor Wimpey de España, S. A. U. C/ Aragón 223-223A – 07008 Palma de Mallorca
ARCHITECT:	Arnaldo Gual Capllonch, representing the agcAr company, SLP, with fiscal ID number (CIF) B57243636 and registered business address at Calle Bisbe Pont 6, bajos, 07400, Puerto de Alcudia, and Raúl Fiestas Carrasquer, Carrer Bailén 178, Entresuelo 1ª, 08037 Barcelona.
TECHNICAL ARCHITECT:	Gabriel L. Rechach Riera C/Misión nº 2 – Bajos. 07003 Palma de Mallorca

MEMORANDUM OF TECHNICAL SPECIFICATIONS

FOUNDATION:	Foundations of braced footings and reinforced concrete.
STRUCTURE:	Vertical: reinforced concrete columns and concrete block walls. Horizontal: Pre-stressed sanitary slab. Waffle slabs in the ground floor ceiling. The roof has waffle slabs and one-way slabs.
ENCLOSURES:	Exterior enclosures of semi-hollow 15cm concrete blocks, 5cm of rockwool, 4.6cm of fibreglass and and Pladur wall cladding with 46mm profile and 19mm thick sheet. Dividing walls of perforated ceramic bricks with high level of acoustic insulation, plaster, 40 mm rockwool and a plasterboard layer. Internal partition walls of Pladur type wallboards with 46 mm sections and a 13mm double layer on both sides.
ROOFING:	Non-walkable ceramic roof tiles with extruded polyurethane insulation.
RENDERING AND PLASTERWORK:	Exteriors rendered and with a lime and cement plaster layer. Interiors: Pladur plasterboard false ceilings.
FLOORING:	Interior flooring throughout the home in Saloni porcelain ceramic tiling in 75x75 cm format, model Biblos Arena.
FACING AND TILING:	Bathrooms tiled floor-to-ceiling in horizontally mounted rectified ceramic tiles in 120 x 40 cm format, model Biblos Arena by Saloni.

WOODWORK:	<p>Security entrance door to property.</p> <p>Interior doors in natural wood veneer.</p> <p>Fitted wardrobes with the same characteristics as interior doors with luggage shelf, hanging rail and interior lining in melamine-type material with a linen-effect finish.</p> <p>All mounting hardware will be of stainless steel or matt silver-finish aluminium; handles, doorknobs and locks will be in the same material.</p>
METALWORK:	<p>Windows and glass doors in aluminium with thermal break.</p> <p>Motorised aluminium rolling shutters to rear façade windows.</p> <p>Mallorcan shutters to front façade.</p>
ELECTRICAL INSTALLATIONS:	<p>In accordance with current legislation, low tension regulations and supply company regulations. Special category electrification.</p> <p>Installation accessible via distribution boxes and embedded plastic conduits. Property control panels with trip switch and thermal-magnetic protection.</p> <p>Individual meter.</p> <p>Embedded spotlights throughout the dwelling.</p>
TELEPHONE AND TV INSTALLATION:	<p>Installation in accordance with the current Spanish Telecommunications Law.</p> <p>Telephone points in living room and bedrooms.</p> <p>TV-TDT-SAT points in living room and bedrooms.</p> <p>Terrestrial TV antenna and pre-installation of satellite dish.</p>
PLUMBING:	<p>Hot and cold-water installation with plastic pipes. Suspended WC by Jacob Delafon, model Rodin + in the main bathroom. Bathroom 2 has the floor-mounted version of the same model. Toilets with dual flush technology.</p> <p>Monobloc shower trays.</p> <p>Washbasin in wall-mounted unit to bathrooms 1 and 2.</p> <p>Built-in Tres taps, model Class or similar in bathroom 1. Countertop-mounted taps in bathroom 2. Taps fitted with aerators to reduce output.</p> <p>Aerothermal system with an accumulation capacity of 200 litres for the production of domestic hot water.</p> <p>Underfloor heating from another independent aerothermal plant.</p>
AIR CONDITIONING:	<p>Split system concealed in false ceilings and distributed via grilles with individual room thermostatic control. Mechanical ventilation system for indoor air renewal.</p>
GLAZING:	<p>Double glazing with a thermal break in all windows and patio glazing.</p> <p>Shower screen in shower.</p>
PAINTWORK:	<p>Smooth white vinyl paint to be used inside the dwellings.</p> <p>Iron metalwork to be treated with anti-corrosive primer and finished in coloured enamel or anodised aluminium.</p>

KITCHEN: Upper and lower cupboard units, single sink unit in compact material with taps by Tres. Induction hob, oven and stainless steel extractor fan by the Siemens brand included.
Worktops and splashback in compact Solid Surface.

VARIOUS: Mosaic-tiled communal pool.
Ground-level private parking.
Gardens will be delivered with topsoil, basic landscaping, and irrigation system.
The plot is enclosed by a rustic stone wall, concrete wall, or single mesh fencing.
Exterior lighting (terraces and porches) with wall-lights.
Each home has a pre-installation for an electric vehicle charging point.
Communal garden areas have droplet irrigation system installed.
Community water tanks for drinking water and rainwater for watering purposes.

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.