

BUILDING SPECIFICATIONS





KITCHENS

The kitchens at **Fuente Lirios** have an open plan design, integrated into the living room. Cupboard units are in a combination of natural oak and white melamine. The white worktops are by **Silestone**.

Fitted with **Bosch** or similar appliances, including electric oven, microwave, induction hob, extractor hood, integrated fridge, dishwasher, washing machine and a single-basin stainless steel sink.



BATHROOMS

Bathrooms will have an 80cm suspended unit with an oak finish and an integrated washbasin. Mirrors are also included.

Recessed taps and plumbing have been chosen for the showers and a mixer tap for the washbasins, by **Tres**, model *Cuadro*.

Flush shower tray with a fixed glass shower screen. Sanitary fittings are by **Jacob Delafon**, model *Rimless Rodin+*.

Floor-to-ceiling porcelain tiles have been fitted in the bathrooms, by **Saloni**, model *Byblos*, in sandy tones.



INTERIOR CARPENTRY

Interior doors are in smooth melamine, with a grey finish. The main entrance door to the home is a reinforced security door with the same finish as the other doors.

The fitted wardrobes have folding or sliding doors, depending upon the project plans, which are also finished in grey. The interior melamine panelling is in linen colour, and the wardrobes have a hanging rail and luggage shelf.





EXTERIOR CARPENTRY

Exterior carpentry is by **STRUGAL** in brown. Windows and patio doors have a double thermal break. There is double glazing throughout the dwelling, with safety glass to living room patio doors.

Bedroom windows have motorised rolling aluminium shutters in brown, with a multipoint closure system with micro ventilation to follow interior air quality regulations in line with the CTE (Technical Building Code).

Shutters will be installed on the ground floor terraces overlooking the street and inner courtyard.



FLOORING

The same porcelain tiling has been used throughout the home, by **Saloni**, model *Byblos*, in large format 90 x 90cm in sand colour. Skirting will have the same characteristics.

Terraces will have the same tiling in its non-slip version.



FACILITIES

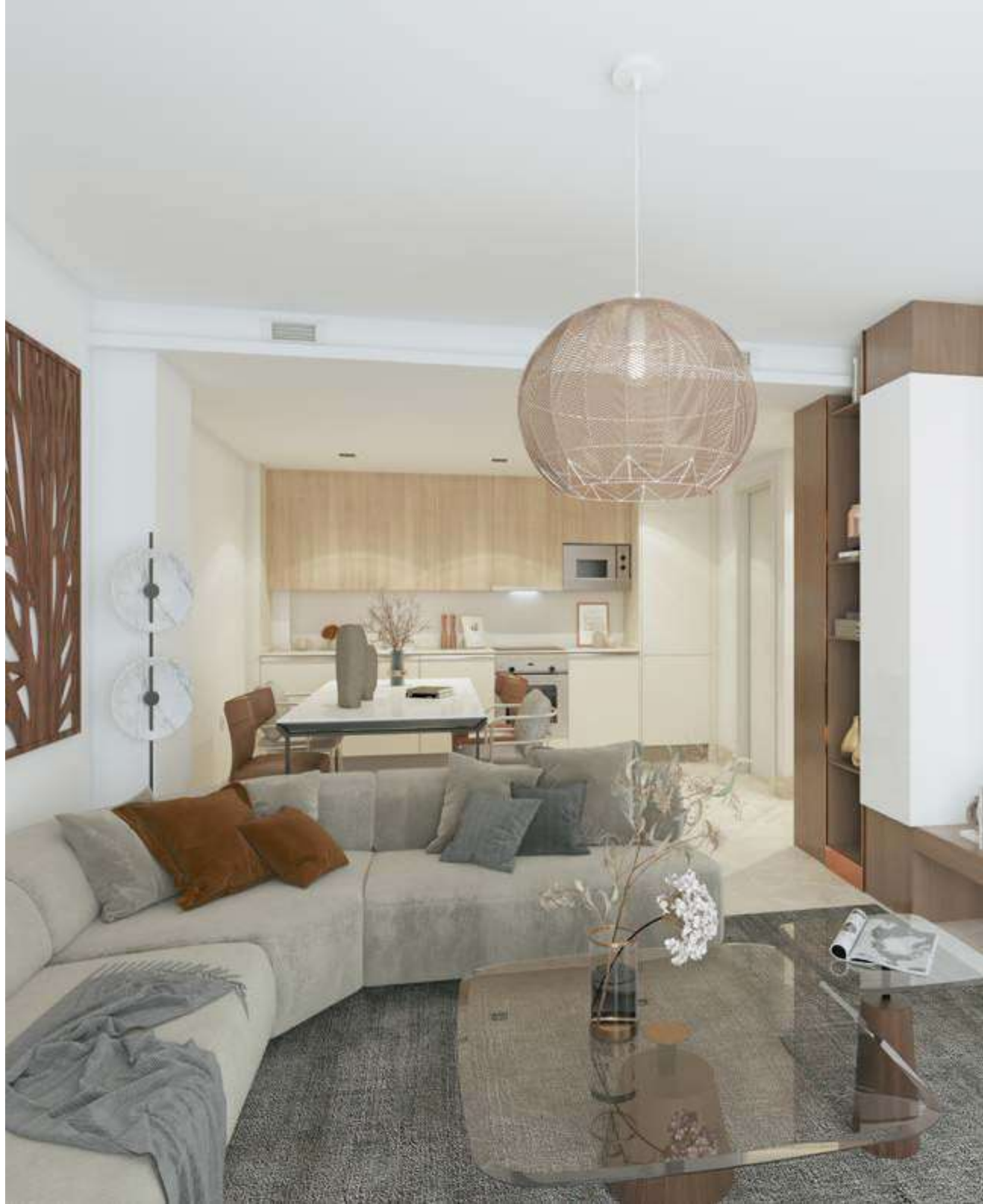
All the apartments at **Fuente Lirios** have a hot/cold air conditioning system, installed via conduits in the false ceiling. The homes also have mechanical ventilation, as per current legislation, to optimise interior air quality.

All Homes will have an individual **aerothermal heat pump system** to produce domestic hot water. **Renewable electricity** produced by a community **photovoltaic installation** for the partial self-consumption of the building.

All homes have an energy efficient LED lighting package installed as per the project plans.

Sockets and light switches are by **Schneider**, in white, with USB charging points in the kitchen and bedrooms, and a dimmer switch in the living room. All apartments have fibre optic installation, TV and satellite signal and telephone points, internet, and TV in the kitchen, living-dining room and bedrooms.

The building also has the required insulation to walls, roofs and windows to obtain a high **energy efficiency rating “A”**.





EXTERIORS

Communal areas at **Fuente Lirios** include a rooftop pool with showers and bathroom. Communal areas have lighting and non-slip flooring.

The building has two lifts with capacity for 6 passengers, suitable for persons with reduced mobility.

Every home has a designated, numbered parking space. All parking spaces have empty conduits available to allow the installation of EV charging points.

Access to the carpark is via a motorised gate with remote control.

TAYLOR WIMPEY DE ESPAÑA, S.A.U. 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.

*The images and project plans are purely for illustrative purposes. Its content does not constitute a contract, part of a contract or guarantee.

