

# **BUILDING SPECIFICATIONS**

## **“MARINA GOLF – VIVIENDA 45”**

### **DEVELOPER:**

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## **TECHNICAL SPECIFICATIONS**

### **FOUNDATIONS:**

- Foundations based on isolated and continuous footings and reinforced concrete ground beams.

### **STRUCTURE:**

- Vertical: reinforced concrete columns.
- Horizontal: prestressed and waffle slabs.
- Sloped horizontal: wooden joist floors.

### **EXTERIOR WALLS:**

- Exterior walls made of 14cm thick ceramic block (H16), 3cm extruded polystyrene insulation, air chamber, and 6.5cm ceramic partition wall (H6), with a total thickness of approximately 34cm.
- Interior partitions made of ceramic block approximately 8cm thick.

### **ROOFS:**

- Arabic tile roof over cone-shaped hollow brick base and visible sloped floor slab.
- Walkable flat roof with 60mm extruded polystyrene insulation.

### **PLASTERS AND COATINGS:**

- Exterior: rendered and trowel-finished Portland cement mortar.
- Interior: gypsum on ceilings and plasterboard false ceilings in various areas.

### **FLOORING:**

- Ceramic tile flooring inside the home.
- Similar anti-slip model on terraces and porches.
- Stamped concrete in exterior areas.

#### WALL TILING:

- Ceramic tiles in bathrooms and utility room.

#### WOODWORK:

- Armored front door.
- White lacquered interior doors.
- Built-in wardrobes with the same finish as interior doors, including overhead shelf, hanging rail, and melamine-style interior.
- All hanging fittings in stainless steel or matte silver aluminum; handles, locks, and knobs in the same material.

#### METALWORK:

- Lacquered aluminum windows and glass doors with thermal break.
- Lacquered aluminum traditional "Mallorcan" shutters in bedrooms.

#### ELECTRICAL INSTALLATION:

- In accordance with current legislation, low voltage regulations, and supplier standards.
- Special category electrification.
- Concealed installation in plastic tubes with inspection boxes.
- Switchboards with differential switch and circuit breakers.
- Individual meter.

#### TELEPHONE & TV INSTALLATION:

- According to telecommunications law.
- Telephone outlets in living room and bedrooms.
- TV-TDT-SAT outlets in living room and bedrooms.
- Community terrestrial and satellite dish antenna with eight polarities.

#### PLUMBING INSTALLATION:

- Cold and hot water installation with plastic pipes.
- Sanitary ware by "Ideal Standard" or similar, in white: Connect wall-hung model in master bathroom and low-tank model in remaining bathrooms/toilets.
- Anti-slip ceramic shower trays.
- "Roca" Malibu cast iron bathtubs or similar in large bathrooms with bath and shower.
- Countertop washbasins.
- Chrome taps by Teka or similar, with bar-type shower fittings.
- Aerothermal pump for domestic hot water production (Ariston Nuos 200, 200 liters) in utility rooms.

#### AIR CONDITIONING:

- Air-to-air inverter heat pump climate control system with ceiling fan coil units and ducts.

#### GLAZING:

- Double glazing Climalit type 4/CAM/4 on windows and glass doors.
- Safety glass 3+3/CAM/3+3 for terrace doors.

#### PAINTWORK:

- Exterior: smooth exterior paint over Portland cement render (e.g., STO COLOR JUMBOSIL or similar).
- Interior: smooth white plastic paint.
- Ironwork: anti-corrosive primer and black satin finish.
- Concrete pergolas: treated with wood imitation finish.

#### KITCHEN FURNITURE:

- Upper and lower laminated units.
- Single-bowl composite sink.
- Includes ceramic hob, oven, dishwasher, refrigerator, and extractor hood.
- Countertop and kitchen backsplash in compact quartz.

#### VARIOUS:

- Private swimming pool with shower and lighting.
- Communal swimming pool with shower and lighting.
- Outdoor parking spaces.
- Gardens delivered with topsoil, basic landscaping, and irrigation system.
- Plot boundary: rustic stone wall along road and metal mesh with greenery on other limits.
- Private garden separation with hedge and metal mesh.
- Exterior lighting (terraces and porches) with ceramic wall lamps.

*TAYLOR WIMPEY DE ESPAÑA, S.A.U. reserves the right to modify or change materials, models, and the layout of these specifications and plans in order to improve the project, according to the criteria of the technical authors of the project.*