

BUILDING SPECIFICATIONS



KITCHENS

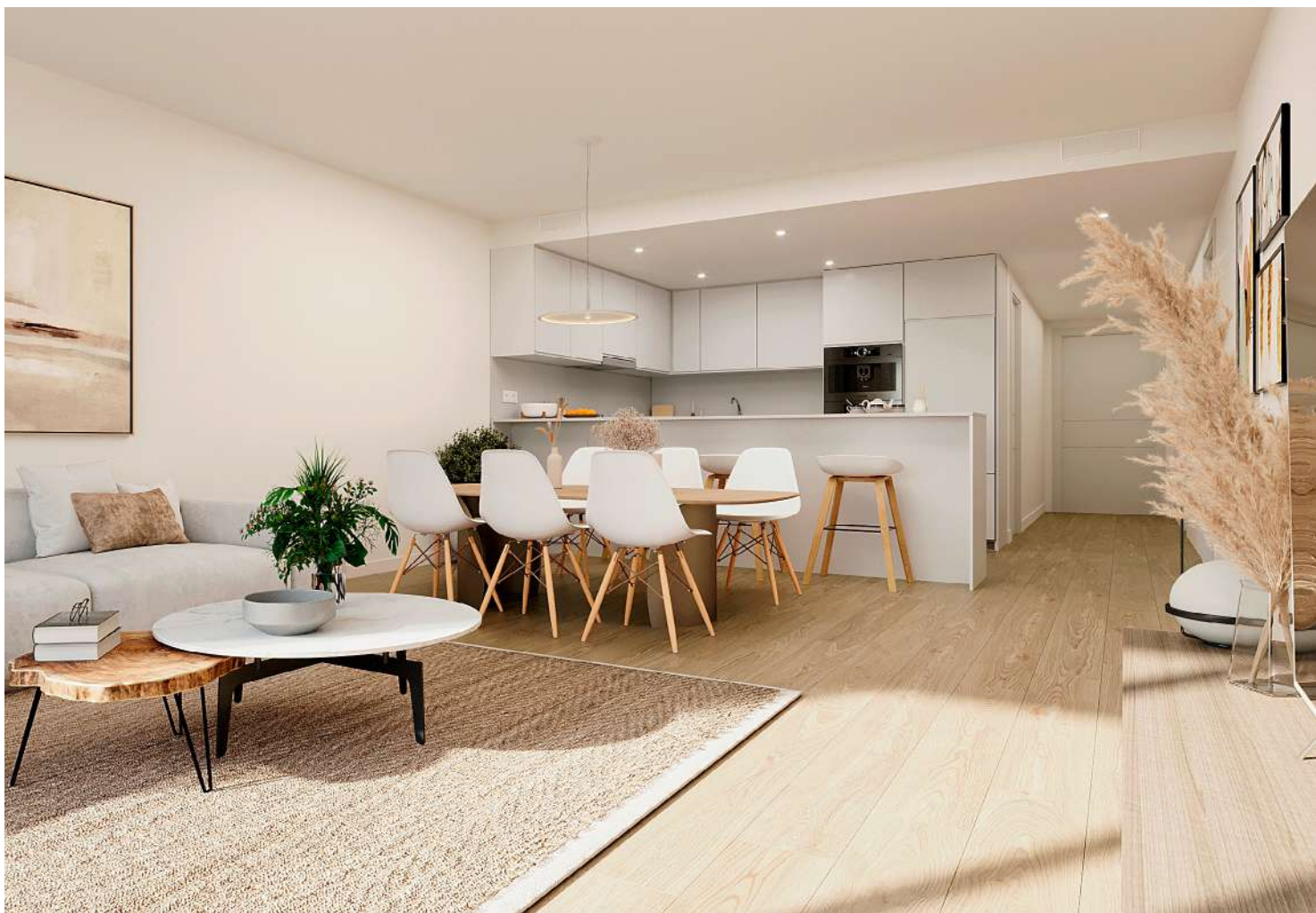
The kitchen, integrated with the living room, is delivered with high-capacity wall and base units featuring soft-close mechanisms, damping systems and concealed handles for door opening.

The wall units are installed flush with the ceiling, while the base units incorporate drawers with soft-close systems and an aluminium-clad plinth with protective finish.

The column unit includes an oven and microwave, while the worktop and kitchen splashback are finished in compact quartz such as **Compac** or similar, with the same material used as the backsplash between wall and base units.

In addition, the kitchen is equipped with a ceramic hob, electric oven, microwave and extractor unit, all integrated into a functional and contemporary design.

**As part of our customisation programme, a range of colour options for the kitchen cabinetry will be available.*



BATHROOMS

The bathrooms are delivered with porcelain flooring and wall tiling. They are fitted with vitrified porcelain sanitary ware, except for the shower trays, which are made of acrylic material, and feature high-quality single-lever taps in the washbasins, bathrooms and guest toilet. The showers include shower screens and concealed mixer taps in both bathrooms.

The main bathroom includes a washbasin with vanity unit and mirror, while the secondary bathroom and the guest toilet also feature a washbasin with vanity unit and mirror.

**As part of our customisation programme, a range of colour options for bathroom flooring and wall tiles will be available.*





CARPENTRY

The main entrance door to the property is a reinforced security door, fitted with a telescopic peephole, anti-leverage hinges and a security lock. The interior doors and built-in wardrobes feature a smooth finish.

The built-in wardrobes are fully lined inside and include a luggage shelf and hanging rail.

The exterior carpentry is made of PVC, with double-glazed windows incorporating an air chamber. In the bedrooms, and in the living rooms of the ground-floor homes, the shutters are electrically operated roller shutters with a compact shutter box.





FLOORING

Laminate flooring (wood-effect flooring) will be installed throughout the home, except in bathrooms and utility areas, where porcelain flooring will be laid. Skirting boards will be lacquered in white.

Ground-floor terraces will be delivered waterproofed and walkable, finished with non-slip ceramic flooring, while the flat roofs are designed as solarium areas with a mixed finish of artificial grass and non-slip ceramic paving.

Ground-floor homes will also feature a private garden with natural grass in accordance with the project design. Porcelain flooring is also used in wet areas and on terraces or solarium spaces.

**As part of our customisation programme, a range of colour options for the flooring will be available.*



FACILITIES

The homes are equipped with a dual hot- and cold-water plumbing system for the washing machine and dishwasher, an electrical installation in accordance with current regulations with a high level of electrification, and an individual aérothermal system for domestic hot water production.

Air conditioning is provided through a ducted system (heating and cooling) with units included and a centralised control system, complemented by a mechanical ventilation and indoor air renewal system.

A telecommunications installation is included, with television outlets in the living room, bedrooms and terraces, pre-installation for electric vehicle charging, and USB-C sockets in the kitchen, living room and main bedroom.

Private terraces and solariums incorporate lighting fixtures to ensure a uniform façade appearance, and some homes include photovoltaic installations.

The building features insulation in façades, roofs and windows in order to achieve an **“A” energy efficiency rating**.





EXTERIORS

Ground-floor homes will feature a private garden. The development includes communal swimming pools for adults and a children's pool, as well as landscaped communal areas with direct access from each home.

A children's play area is also provided.

Each home will have allocated outdoor parking spaces.

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.

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

**The personalisation options for the homes are those offered by the developer and choices must be made within the timeframe established to allow for the selection of materials and to avoid any delay in the progress of the construction work.

