

BUILDING SPECIFICATIONS
“LOS ALTOS DE CAMP DE MAR – PHASE IV - BLOCKS 10, 13 & 14”

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**TECHNICAL
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TECHNICAL MEMORANDUM OF CHARACTERISTICS

FOUNDATIONS: The foundations are of reinforced concrete.

STRUCTURE: Vertical: Reinforced concrete columns and concrete walls.
Horizontal: pre-stressed slabs, semi-resistant and reticular.

ENCLOSURES: Exterior walls are built using H-16 ceramic bricks and projected polyurethane insulation. Air chamber and self-supporting metal structure with sheets of drywall on one side. Dividing walls Arliblock based Acoustic 17 (lightweight concrete block) sealed with plaster and cladding plates direct to plasterboard on both sides. Internal partition walls with self-supporting metal plates plasterboard on both sides.

ROOFING: Roof tiles with semi gres in walkable areas and gravel in non-walkable areas. Sloped tiles roofs on Tectum plate structure

**RENDER-SET:
(PLASTERING)** Trowelled plaster on communal walls. Two coats of mortar cement, colour still to be defined, on main façade walls.

False plasterboard and plaster ceilings that may be dismantled to allow the inspection of the air-conditioning equipment.

FLOORING: Porcelain-type clay tiles or rustic clay tiles are used in the interior of the dwelling and a similar non-slip model is used for porches. Extrusion tiles are used for outdoor areas of terraces. Cement steps are used on outdoor stairways of the units and marble tiles are used for interiors. Outdoor areas have rustic clay tiles, stamped and trowelled concrete, brushed and painted with sulfates and precast concrete flooring.

TILING: Ceramic tile to ceiling in 2nd bathroom. Gres similar to the flooring or ceramic tile alternative, from floor to ceiling in master bathroom. Kitchen

not tiled. Worktop and front between furniture with natural granite, marble or silestone.

MASONRY:	Natural white stone windows sills, style Capri on all windows.
CARPENTRY:	<p>Seguritesa – 2, or similar, security entry door to dwelling. Interior doors are post-formed and coated in polymer.</p> <p>The built-in wardrobes are of the same characteristics as the interior doors. Fitted with an upper shelf and coat-hanger pole. The interior of the wardrobes is lined with melamine.</p> <p>Satainless steel hanging rails and silver coloured handles, locks and knobs.</p>
METALWORK:	The glass doors and windows are European approved and are made of lacquered aluminium. The bedrooms have Majorcan style shutters which are also made of lacquered aluminium. Locking mechanisms in metal and aluminium.
ELECTRICAL INSTALLATION:	<p>The electrical installation is in accordance with current legislation and is a low voltage supply which complies with the supply company's regulations. Electrification of high status.</p> <p>Installation by means of boxes and plastic tubes. Fuse boxes have a general mains trip switch as well as thermal magneto protection trip switches. The switches are Simón-75, in white or similar. Each dwelling has an individual electricity meter.</p>
TELEPHONE AND TV NETWORK:	<p>The network complies with current Telecommunications legislation. There are telephone sockets in the living room and bedrooms. There are also TV sockets in the living room and bedrooms. There is an aerial for local and national TV channels in addition to twin polarity satellite dish.</p>
PLUMBING:	<p>The hot and cold water pipes are made of reticulated polyurethane. White bathroom fixtures supplied by Roca, Jacob de la Font or similar. Cast iron baths in some units. Tiled shower. Drop-in suspended wash basins. Suspended toilet with built-in cistern. The model supplied is Meridian or similar. Chrome-plated taps by Hansgrohe. The model is the Talis Sportive or similar. There is a bar-type hand rail in showers and baths. Saunier Duval, or similar, 150 L water heater. There are individual water meters. The bathrooms are fitted with Roca or similar electric radiators / towel warmers. Water fed under floor heating for each room.</p>

AIR

CONDITIONING: The air-conditioning system operates with an air-to-air heating pump and makes use of evaporation equipment, which is located inside the false ceiling Daikin.

GLAZING: Double glazing Climalit 4/8/4 in windows and French doors.

PAINTWORK: The outside of the units is treated with smooth-finish paint especially for exteriors, if applicable. The inside of the units are painted with a smooth-finish plastic paint. The iron locking mechanisms are treated with an anticorrosive primer and are finished with coloured enamel. The pergolas are made of visible concrete.

KITCHEN

FURNITURE: The upper and lower kitchen units are laminated. There is a single bowl stainless steel sink with drying board. The kitchen also has a stainless steel vitro-ceramic hob, oven and extractor hood

MISCELLANEOUS: There is a residents' swimming pool with shower and illumination. Automatic security entry phone in each unit. There are outdoor parking spaces as well as underground parking spaces. The gardens will be provided with vegetable soil, basic plants and irrigation. The development is closed by a rustic stone wall or by a concrete block wall which is plastered with mortar and painted. There is a metal fence on the lateral and upper facades. Units separated by 1m high simple twisted netting. Outdoor lighting on terraces, porches and communal areas with clay fittings.

TAYLOR WIMPEY DE ESPAÑA, S.A. U. reserves the right to modify or change the materials and/or models and layout of the mentioned specifications and plans with the aim of improving the project following the criteria of the technical designers of the project.