

## **MEMORANDUM OF TECHNICAL SPECIFICATIONS**

### **Energy certificate (CEE): B**

**DEVELOPER: TAYLOR WIMPEY DE ESPAÑA SA Unipersonal**

C/Aragón 223 – 223A- 07008 Palma de Mallorca

**CTE: The homes are compliant with the new Technical Building Code (European Standard)**

#### **STRUCTURE, FOUNDATIONS AND ENCLOSURES:**

- Structure of braced pillars and reinforced concrete foundation. Concrete foundation slabs.
- Dividing walls formed by ½ foot of perforated brick, perforated on both sides and with plasterboard type cladding and acoustic rock wool mat insulation as a soundproofing system.
- Partition walls with large format ceramic brick.
- Exterior enclosures with double sheet cavity wall, with thermal insulation of rock wool with 7.5cm thickness. And roofing with thermal insulation of 7.5cm thickness.
- Plasterboard false ceilings throughout the dwelling. Perimeter moulding in living room and main bedroom, according to project plans.
- Interior finishing with sprayed plaster and smooth acrylic paint.
- Exterior cement mortar rendering as per the plans and an emulsion paint finish.

#### **FLOORING**

- Continuous 90x90cm Saloni brand ivory ceramic tiles throughout the dwelling, except the bathrooms, with white lacquered wooden skirting.
- In the main bathroom 60x60cm Saloni brand floor tiles and 90x90cm in the second bathroom, in a colour to match the rest of the flooring in the apartment, according to the plans.
- Terraces and solariums with 90x90cm non-slip Saloni ivory porcelain tiles to match the living room floor tiles.

#### **TILING:**

- Main and second bathroom, two combinations of Saloni porcelain tiling, chosen by the construction management team.

#### **EXTERIOR CARPENTRY:**

- Strugal branded aluminium sliding door in white with thermal break, double glazing and safety glass to doors leading to the terrace.
- Casement windows to other rooms in white aluminium with thermal break and double glazing.
- Motorised rolled white aluminium shutters on bedroom windows.

#### **INTERIOR CARPENTRY:**

- Armoured entrance door.
- Interior plain doors finished in melamine with textured oak tone and chrome fittings.
- Wardrobes: Built-in wardrobes with sliding doors in a textured wood toned melamine to match the flooring and internal doors, combined with internal panelling and finished with clothes rail, luggage stand and drawers.

#### **KITCHEN:**

- Designer kitchen with white wall units and a white acrylic worktop.
- Equipment: Balay appliances: refrigerator, electric oven and microwave in column, vitro-ceramic stove, extractor hood, integrated dishwasher and single sink in black with premium quality tap, brand: TRES.

#### **BATHROOMS:**

- Main bathroom with WC, white acrylic shower tray with shower screen installed, sink with under-sink unit in brilliant white according to plans.
- Second bathroom with top quality WC, white acrylic shower tray with shower screen installed, sink with under-sink unit in white according to plans.
- First-class tap fittings, TRES brand, in all bathrooms.
- Mirrors installed.

#### **AIR CONDITIONING:**

- AC/Heating system installed via conduits in false ceiling.

#### **INSTALLATIONS:**

- Embedded LED lighting package, as stated on the plans.
- Installation of mechanical ventilation according to the C.T.E.
- USB device charging points in the kitchen and main bedroom.
- Fibre optic cable, telephone and TV outlets in the living room/dining room, bedrooms and kitchen.
- Top quality branded electrical switches in white.
- Hot water produced by solar power produced by solar panels with additional supply provided by an electric heater.
- Digital TV antenna and satellite dish.

#### **OTHER DETAILS:**

- Complex with communal pool and gardens, private enclosed perimeter with pedestrian access door with video monitor and motorised entry gate for vehicles operated by remote control.
- Communal lift in each building with capacity for 6 people.
- The final price includes a parking space and a storage room.

TAYLOR WIMPEY DE ESPAÑA S.A.U. reserves the right to modify or change the materials, models and distribution of these project specifications in accordance with the criteria of the project technicians.