

ESSENTIAL

BUILDING SPECIFICATIONS

➤ **DEVELOPMENT:**

- Communal pool for adults with a children's pool area and a beach area
- Bio health zone with exercise machines
- Underground storage area for bicycles with private access door
- Children's play area with safety tile flooring
- Landscaped communal gardens
- Lift
- Fully accessible pathways within the development.
- Private parking space with pre-installation for an electric vehicle charging point in the basement.

➤ **STRUCTURE:**

- Foundations and structure of reinforced concrete, in compliance with current seismic resistance legislation and specific regulations regarding concrete structures.

➤ **FAÇADES:**

- Mixed façade, with an exterior layer of 11 cm thick hollow ceramic brick, internally lined with projected polyurethane or rock wool insulation, plus an air chamber. All walls have thermal acoustic insulation and an internal layer of laminated Pladur type plasterboard or similar on a metal framework.

➤ **FLAT ROOFS AND TERRACES:**

- Waterproofed transitable flat terraces with non-slip ceramic tiling as per the project design.
- Solarium with artificial grass as per the project design.
- Ground floor gardens with artificial grass as per the project design.

➤ **EXTERIOR CARPENTRY:**

- PVC or aluminium windows with the exterior in colour anthracite with thermal break and double glazing with air chamber.
- Motorised shutters with control switch to bedrooms and to the living room in ground floor homes.

➤ **INTERIOR CARPENTRY:**

- Doors, lacquered in white
- Fitted wardrobes, floor to ceiling, with white lacquered doors, lined interiors, luggage shelf and hanging rail
- Reinforced main entrance door with telescopic spyhole, anti-leverage hinge and security lock.

➤ **INTERIOR WALLS:**

- Interior walls made of a self-supporting structure backed with Pladur type laminated plaster panel or similar
- Partition walls: built with mixed brick masonry partitions, clad in laminated plasterboard with insulation compliant with the Technical Building Code
- False ceiling with Pladur type laminated plasterboard throughout the dwelling
- Smooth paint applied to all walls throughout the dwelling
- Removable false ceiling in second bathroom.

➤ **FLOORING:**

- Synthetic high-resistance laminate parquet flooring, AC4 according to regulation N13329, except wet zones

➤ **BATHROOMS:**

- Shower screen in both bathrooms.
- Saloni brand ceramic tiling
- Bathroom walls finished in Saloni ceramic tiling
- Mixer taps in both bathrooms with shower bar in main bathroom
- Vitreous porcelain sanitary fittings
- Bathroom sink with unit and mirror in the main bedroom
- Suspended sink in second bathroom

➤ **KITCHEN:**

- Fitted with high and low large capacity cupboard units, self-closing, with brake and hidden handles for opening doors
 - Upper units (70 cm height)
 - Lower units with drawers, with brake
- Aluminium clad skirting with protector
- Oven and microwave in column (microwave not included)

- All kitchens equipped with:
 - Vitroceramic hob
 - Electric oven
 - Extractor hood
- Worktop and oven frontal panel in compact Silestone type quartz or similar

➤ **INSTALLATIONS:**

- Hot and cold water plumbing connections for washing machine and dishwasher.
- Electrical installation according to current legislation; low tension regulations and the supplier's own regulations. Classified as high level electrification.
- Individual arothermal equipment for the provision of hot water for sanitary use.
- Installation of air conditioning via conduits (hot/cold).
- Air conditioning/heating unit with heat pump included with centralised remote control
- Installation of a hygroscopic system that allows ventilation and air renewal
- Installation in accordance with current regulations regarding telecommunication connections, including television and internet connection on the terrace and solarium
- Designer lighting to private terraces to ensure the harmonious appearance of the exterior of the complex
- USB charging points in living room and bedroom

TAYLOR WIMPEY AND THE ENVIRONMENT

- We use thermal wall insulation in all our homes, guaranteeing optimisation of the indoor air conditioning systems.
- Lavatories with selective flush system.
- Landscaped areas with native plants.



HOMES COMPLIANT WITH THE NEW TECHNICAL BUILDING CODE.

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