

**BUILDING SPECIFICATIONS
"COMPASS"**

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MEMORANDUM OF TECHNICAL SPECIFICATIONS

FOUNDATION:	Base of braced footings and continuous reinforced concrete foundation.
STRUCTURE:	Vertical: reinforced concrete columns and masonry walls. Horizontal: pre-stressed slabs, waffle slabs and reinforced concrete solid slab.
ENCLOSURES:	Exterior enclosures of semi-hollow 15 cm concrete blocks, 9.5 cm stonewool insulation and Pladur type wallboards. Party walls of honeycomb clay brick, with high acoustic insulation and Pladur type wallboards. Internal partition walls of Pladur type wallboards with 46 mm profiles and 13 mm double layer on both sides.
ROOFING:	Flat roof, not passable, with a gravel finish.
RENDERING AND PLASTERWORK:	Exteriors of float-finished cement rendering and plasterwork. Interiors: Plaster and Pladur plasterboard false ceilings.
FLOORING:	Ceramic stoneware floor tiles inside the dwellings and similar non-slip tiles for terraces and porches. In exterior areas, rustic floor tiles, cement and asphalt agglomerate.
FACING AND TILING:	Ceramic tiles floor to ceiling in the bathrooms.

- WOODWORK:** Property entrance door made from material with high resistance to corrosion.
Pale coloured internal doors.
Built-in wardrobes with the same characteristics as the internal doors, with luggage stand, clothes rail; interior lined with melamine. All mounting hardware will be of stainless steel or matt silver-finish aluminium; handles, doorknobs and locks will be in the same material.
- METALWORK:** Windows and glass doors in aluminium with thermal break.
Lacquered aluminium shutters in the bedrooms.
- ELECTRICAL
INSTALLATIONS:** In accordance with current Spanish legislation, low tension regulations and supply company's regulations. Special category electrical installation.
Installation accessible via plastic boxes and embedded tubing.
Property control panels with trip switch and thermal magnetic protection.
Individual electric meter.
Embedded ceiling spotlights throughout the dwelling. Wall light in the utility room.
- TELEPHONE AND
TV INSTALLATION:** Installation in accordance with the current Spanish Telecommunications Law.
Telephone points in living room and bedrooms.
TV-TDT-SAT points in living room and bedrooms.
Terrestrial TV antenna and EIGHT polarity parabolic antenna.
- PLUMBING:** Hot and cold water installation with plastic pipes. Toilets in white from the Ideal Standard range, model Connect or similar in the main bathroom and model Connect Space or similar in the second bathroom.
Shower tray integrated into the floor tiling in the main bathroom and second bathroom.
Sink in counter top and on a semi pedestal.
Chrome-plated taps by Teka or a similar brand with rail support in the shower.
Aerothermal system with capacity to accumulate 110 litres for hot water used in the bathroom.
Each dwelling has its own individual mechanical ventilation system.
- AIRE
CONDITIONING:** Air conditioning/heating with air-to-air heat pump and Split system wall unit. Highly energy-efficient inverter compressor.

GLAZING:	Insulated double glazed windows, with security glass in living room patio doors. Glass shower screens in showers.
PAINTWORK:	Exteriors to be treated with smooth paint. Smooth white vinyl paint to be used inside the dwellings. Iron metalwork to be treated with anti-corrosive primer and finished in coloured enamel or anodised aluminium.
KITCHEN FITTINGS:	Laminate kitchen cabinets, stainless steel one-bowl kitchen sink. Induction hob, oven and stainless steel extractor fan are included. Laminate worktops.
VARIOS:	Communal swimming pool with shower and lighting. Outdoor parking. Gardens will be handed over with topsoil, plants and with a watering system in place. The plot will be enclosed by rustic stone, local sandstone or metallic fencing. Private gardens separated by hedging. External lighting (terraces and porches).



HOMES BUILT IN ACCORDANCE WITH THE TECHNICAL CONSTRUCTION CODE.

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