

DEVELOPER:

TAYLOR WOODROW DE ESPAÑA, S. A.U.
C/ Aragón 223-223A – 07008 Palma de Mallorca.

ARCHITECT:

Emilio Fernández Terrés
C/Torrente 12

TECHNICAL ARCHITECT:

Paloma Quintana Lluch
C/ Aragón 223-223A – 07008 Palma de Mallorca.

TECHNICAL MEMORANDUM OF CHARACTERISTICS**FOUNDATIONS:**

- Foundations with insulated continuous slabs.

STRUCTURE:

- Vertical: Columns of reinforced concrete.
- Horizontal: pretensioned, semi-resistant reticular base.

ENCLOSURES:

- Exterior enclosures of H-16 ceramic bricks, insulation chamber and bricks of a plaster-brick, type PLADUR. Partition walls of solid brick. Interior partition walls of laminated plaster brick –PLADUR type.

ROOFING:

- Accessible roof with insulation in accordance with the project.

RENDER-SET:

- Exteriors by means of white ESTOLIT render-set or similar. False ceilings of laminated plaster board - PLADUR type.

FLOORING:

- Ceramic tiles in the interior of the home and a similar non-slip model on terraces and porches. Outdoor areas have rustic tiles, patterned concrete and asphalt agglomerate.

TILING:

- Ceramic wall tiles in kitchens and bathrooms.

CARPENTRY:

- Security entry door to dwelling, DIERRE type, Sparta type or similar. DM Interior doors, white in the FUT model or similar. Built-in wardrobes of the same characteristics as the interior doors, with shelf and coat-hanger pole.
- The interior will be lined with melamine. All hanging fittings will be of aluminium or stainless steel. Levers, locks and handles/knobs will be of the same material.

METALWORK:

- Windows and glass doors in European Approved PVC.
- Majorcan style shutters of lacquered aluminium in bedrooms.

ELECTRICAL INSTALLATION:

- In accordance with current legislation, low voltage regulations and supply company guidelines.
- Accessible installation by means of boxes and concealed plastic tubes. Fuse boxes in homes with trip switches, Thermal magneto protection and ICP.
- Mechanisms type SIEMENS, model DELTA, colour white or similar.
- Individual meter.

TELEPHONE AND TV INSTALLATION:

- Installation in accordance with Telecommunications legislation.
- Telephone sockets in living room and bedrooms.
- TV sockets in living room and bedrooms.
- Land TV Aerial and installation for twin polarity satellite dish.

PLUMBING:

- Installation of reticulated polyurethane pipes for hot and cold water.
- Bathroom fittings by the Roca Company: colour white, model Dama in main bathroom and Victoria pedestal model in 2nd bathroom.
- Single stem taps by GROHE, model Euro Style or similar.
- Foundry style bath.
- 100L Electric water heater by the Saunier Duval Company for supply of hot water.

AIR CONDITIONING:

- Air-conditioning with air-air heating pump by use of fan-coil, located inside the false ceilings. Made by Saunier Duval.

GLAZING:

- Double-glazing, type Climalit 4/6/4 in windows and glass doors.

PAINTWORK:

- Exteriors will be treated with smooth finish paint especially for exteriors (for rendering).
- Inside dwellings, smooth finish paint will be used. Locks and hinges will be treated with an anticorrosive primer and finished with coloured enamel.

KITCHEN FURNITURE:

- Laminated high and low cupboards, single stainless steel sink with drying board. Also included; vitro-ceramic hob, SIEMENS brand oven and WHIRLPOOL brand extractor.

OTHERS:

- 3 Communal swimming pools with shower and lighting.
- Outdoor parking spaces.
- Gardens will be handed over with vegetable soil, simple garden, watering network and water points in each area.
- Gardens for private use separated by means of a 1-metre high metal fence.
- Exterior lighting (terraces, porches and communal areas) with fittings.
- Lift in each block.