

- BALCÓN DE FINESTRAT

BUILDING SPECIFICATIONS

➤ **DEVELOPMENT:**

- Communal pool for adults with a children's pool area and solarium.
- Cycle storage area.
- Children's play area with safety flooring.
- Landscaped communal gardens.
- Totally accessible pathways within the development.
- Private parking space with pre-installation for an electric vehicle charging point.

➤ **STRUCTURE:**

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

➤ **FAÇADES:**

- Mixed façade, with exterior layer of 11cm thick hollow ceramic brick, and a projected polyurethane or rock wool layer to the interior plus an air chamber, serving as acoustic and thermal insulation. Dry partition wall with metal profiles and Pladur-type laminated plasterboard, or similar.

➤ **ROOFS AND TERRACES:**

- Waterproofed accessible flat terraces with non-slip ceramic tiling as per the project design.
- Solarium with ceramic tiling and artificial grass in accordance with the project plans.

➤ **EXTERIOR CARPENTRY:**

- PVC or aluminium, with thermal break and double-glazing with air chamber.
- Motorised shutters with control switch to bedrooms and living room.

➤ **INTERIOR CARPENTRY:**

- Plain design 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.

CTE **HOMES COMPLIANT WITH THE NEW TECHNICAL BUILDING CODE.**

COMISSIÓ TÈCNICA DE LA RESERVA

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.

➤ **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:**

- Laminate flooring, colour to be chosen from the models offered by the developer.

➤ **BATHROOMS:**

- Shower screen in both bathrooms.
- Porcelain tiled flooring.
- Bathroom walls tiled with porcelain tiles.
- Mixer taps in both bathrooms.
- Vitreous porcelain sanitary fittings.
- Washbasin with unit and mirror in en-suite bathroom and second bathroom.
- Pre-installation for a further bathroom in the basement of semi-detached homes.

➤ **KITCHEN:**

- Kitchen equipped with large capacity upper and lower-level cupboards, with self-closing doors, hinges, and hidden handles.
 - Upper units (70cm height).
 - Lower cupboards with drawers, with brake.
- Plinths with protective aluminium effect coating.
- All kitchens equipped with:
 - Vitroceramic hob
 - Electric oven
 - Extractor hood
- Worktop and oven frontal panel in compact Silestone type quartz or similar.



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➤ **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 aérothermal heating system to produce domestic hot water.
- Installation of air conditioning via conduits (hot/cold).
- Air conditioning/heating unit with heat pump included, with centralised remote control.
- Pre-installation of A/C for split units in basement.
- Ventilation system installed.
- Installation in accordance with current regulations of telecommunication connections, including television and internet connection on the terrace and solarium.
- Pre-installation for a further bathroom in the basement of semi-detached homes.
- Designer lighting installed on private terraces to ensure a harmonious appearance to the exterior of the complex.
- Solar panels to support electricity supply for semi-detached homes, connected to the main fuse box.



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