

**BUILDING SPECIFICATIONS  
“CALA GRACIÓ”**

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- ARCHITECT:** ARQCOAS. Arquitectura, Urbanisme i Consultoria Tècnica, SLP Albert Simó Bayona y Eugènia Rodríguez Segarra  
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- QUANTITY SURVEYOR:** Baldo Ric Qui Avda. Doctor Fleming, 35 Altell, 25006. Lleida.

**MEMORANDUM OF TECHNICAL SPECIFICATIONS**

- FOUNDATION:** Base of braced isolated footings and continuous reinforced concrete foundation.
- STRUCTURE:** Vertical: reinforced concrete columns and masonry walls.  
Horizontal: pre-stressed reticulate suspended floor.
- ENCLOSURES:** Exterior enclosures of 15cm concrete blocks, 5cm of rockwool, 4,6cm of fibreglass and plasterboard type cladding. Dividing walls created by perforated brick with high level of soundproofing, additional fibreglass insulation and plastering on both sides. Internal partition walls of Pladur type wallboards with 46mm metal sections and a double layer on both sides.
- ROOFING:** Accessible flat roof with ceramic paving or a gravel finish, with extruded polystyrene thermal insulation measuring 80mm.
- RENDERING AND PLASTERWORK:** Exteriors: Trowelled cement base.  
Interiors: Pladur plasterboard false ceilings.
- FLOORING:** Ceramic tiles inside the dwelling and non-slip tiles on the terraces and in porches.  
Exterior areas (paved): rustic porcelain tiling and concrete paving.  
The solarium around the pool will have synthetic imitation wooden flooring from Timbertech.
- TILING:** Ceramic tiles in bathrooms.
- WOODWORK:** Security entrance door to property.  
Internal doors in white.  
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.  
Motorised aluminium blinds to the ground floor living rooms and bedrooms.  
Rolled motorised blinds to the living rooms and bedrooms on other floors.

**ELECTRICAL**

**INSTALLATIONS:**

In accordance with current legislation, low tension regulations and supply company 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 spotlights located in the false ceiling are included throughout the dwelling.

**TELEPHONE &**

**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.  
TV aerial and an 8 polarity satellite dish with English and German channels.

**PLUMBING:**

Hot and cold water installation with plastic pipes. Sanitary fittings in white porcelain.  
Shower tray integrated into the flooring tiles.  
Washbasins on countertops.  
Chrome-plated taps by Teka or a similar brand with rail support in the shower.  
Nuos aero-thermal system from Ariston for bathroom hot water.

**AIR**

**CONDITIONING:**

Split air conditioning system with air-air type heating pump located in the false ceiling.

**GLAZING:**

Double glazing to windows and any other glass.  
Shower screen in shower.  
Mirrors.

**PAINTWORK:**

Exteriors treated with smooth white emulsion.  
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:**

Lower and upper laminate units, single sink in stainless steel. Vitro-ceramic hob, oven and stainless-steel extractor hood included.  
Worktop and hob splashback in Silestone or similar.

**VARIOUS:**

Gardens will be prepared with topsoil, basic gardening and pre-installation for an irrigation system.  
Plot enclosure in rustic stone, mares stone, cement walling or metal fencing.  
Private gardens separated by hedging.  
External lighting (terraces and porches).  
Preinstallation for charging electric vehicles.  
Blocks 1 and 2 have a lift with access to all floors.  
The price of the homes includes an underground parking space.

*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.*