Taylor Wimpey España

COR 39 PALMA

BUILDING SPECIFICATIONS

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KITCHENS

The kitchens at **COR 39** are designed as open-plan spaces integrated with the living–dining area, creating spacious, bright and contemporary environments.

They are delivered fully fitted, with wall and base units in a light-toned laminated finish.

Worktops and splashbacks are made of **Silestone** compact quartz or similar material, providing durability, hygiene and long-lasting performance.

The kitchens include integrated appliances: a panelled refrigerator and dishwasher, a **Siemens** oven, and an extractor hood integrated into the cabinetry.

The sink is a single-bowl stainless steel model and the tap is a vertical single-lever

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BATHROOMS

The bathrooms are delivered with a wall-mounted vanity unit by **Kyrya** in a *Legno* wood finish, featuring either an integrated basin or a countertop basin. The concealed tapware is by **Tres**, *Cuadro* model, characterised by straight and contemporary lines. Mirrors are also included with pre-installation for backlighting.

The showers are fitted with an extra-flat shower tray level with the floor, a tempered glass screen, and concealed **Tres Cuadro** tapware, providing maximum comfort and a minimalist aesthetic. The wall-hung toilets are by **Ideal Standard**, *Tesi* model.

The ceramic wall tiling runs from floor to ceiling using large-format porcelain tiles by **Saloni**, *Byblos* model, in a sand finish, creating bright, elegant and timeless spaces.

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INTERIOR CARPENTRY

The main entrance door to the property is a reinforced security door, ensuring a high level of safety. The interior doors are lacquered in a colour coordinated with the vertical wall finishes and feature a magnetic closing system, providing a uniform and elegant appearance as well as smoother operation.

The **built-in wardrobes**, matching the interior carpentry, are delivered fully fitted with overhead storage, a hanging rail and a textile-finish melamine interior.

Hardware, handles, locks and pulls are made of stainless steel or aluminium with a matte silver finish, ensuring strength, durability and aesthetic coherence.

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EXTERIOR CARPENTRY

The external carpentry is made of lacquered aluminium in anthracite grey. Windows and enclosures incorporate thermal break technology.

The entire property features double glazing with an air chamber, including safety glass in the large windows of the main living areas.

The main façade incorporates an architectural louvre screening system. On the rear façade, the windows are fitted with motorised roller shutters in powder-coated aluminium. In homes where roller shutters are not applicable, the main bedroom window will be fitted with a motorised roller blind.

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FLOORING

For all interior rooms of the property, a high-resistance laminated flooring by **Pergo** has been selected, in the *Solstice Oak* finish.

The terraces feature non-slip porcelain flooring by **Saloni**, *Petralava* model.

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FACILITIES

Each property is equipped with an air conditioning system using concealed fan-coils installed within the false ceiling, with air distribution through grilles and independent temperature control by room. In addition, underfloor heating is installed throughout the entire property.

The homes feature an **individual aerothermal system** for the production of domestic hot water, ensuring thermal comfort, energy efficiency and sustainability.

A low-consumption LED lighting package is installed according to a specific lighting design for each property.

Telephone and TV–DTT–SAT outlets are provided in the living room and bedrooms. The building is equipped with both terrestrial television and satellite antenna systems.

The building incorporates the necessary insulation in façades, roofs and carpentry to achieve a high **energy efficiency rating of "A"**.

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EXTERIORS

The first-floor properties benefit from spacious **private terraces**, while the penthouses feature rooftop **solarium terraces**, ideal for enjoying the Mediterranean climate in a private and intimate setting.

The building is equipped with a lift providing direct access to the garage levels and storage rooms located in the basement.

Option to acquire a parking space with pre-installation for electric vehicle charging, as well as storage rooms located in the basement level.

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