

# BUILDING SPECIFICATIONS

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## FOUNDATIONS

Concrete foundation slab in accordance with the Geotechnical Study.

Works overseeing by an independent company– Technical Control Office.

## STRUCTURE

Concrete structure comprised of pillars, waffle slabs, reinforced concrete walls in basement, solid slab in stairs.

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## SOLARIUM ROOFTOP

Inverted roof, solarium areas with heat insulation and waterproofing. Finish in first-class quality ceramic stoneware.

## FACADE

–A cavity wall comprises of:

- Inner wall → 7cm double hollow clay brick
- Cavity Wall → 8cm cavity wall of thermal insulation
- Outer face → 11cm triple hollow clay brick

External cladding comprises a white monolayer water resistance and tiles.

Protection with aluminium balustrade and glass.

## PARTITIONS

Housing inside walls will be constructed with 7cm thick double hollow brick prepared for the reception of plaster or first quality ceramic tiling.

## PARTY WALLS

The vertical separation between the housing units consists of a double wall of 9 cm thick ceramic double hollow brick and thermal insulation in between made of a 4 cm thick rock wool layer.

## PARTY STRUCTURE COMPRISES BY FLOORS OR CEILINGS.

Within the horizontal separation between housing units a sheet against impact will be installed.

Within the separation between housing units and basement heat insulation will be installed.

## **INTERIOR CLADDING**

Wet areas: first quality tiling walls combined with finish plastic plaster paint.

Other areas: finish plastic plaster paint in walls and ceilings.

Housing floors: first quality stoneware, non-slip stoneware in exterior areas.

Suspended ceiling: continuous plaster ceiling movable for air conditioning system access.

## **INTERIOR CARPENTRY**

Reinforced security entrance door to the property with security lock.

Plain interior doors painted in white fittings and premium cranks.

Built-in wardrobes with lacquered doors, shelves, drawer and hanging rail.

## **EXTERNAL CARPENTRY AND GLAZING**

PVC carpentry

PVC blinds with the same carpentry finishing.

Motorized blinds.

Double glazing with a 6/14/4mm and 3+3/14/4mm..

## **PLUMBING AND SANITATION SYSTEM**

Interior installation with plastic piping using approved materials.

Housing ventilation through mechanic extraction.

Water intake in solarium and ground floor terrace.

## **ELECTRICITY AND TELECOM**

Elevated grade electric system protected against overloads and short-circuits. Internal fittings use high quality components.

TV sockets in the living room, bedrooms and solarium.

Collective TV aerial, digital TV.

Optical fibre installation for all the housing units.

## **ALARM SYSTEM INSTALLATION**

Alarm system installation from Securitas Direct.

## **AIR CONDITIONING SYSTEM AND HOT WATER**

Heating water through is produced by an arothermal system, with a hot water accumulator, with occasional electrical resistance support.

Complete installation of air conditioning (hot and cold)

Underfloor heating in bathrooms.

## **KITCHEN**

Kitchen furniture with a compact quartz countertop, under mount steel sink with high-end tap and extractor hood.

## **BATHROOMS**

Glazed porcelain sanitary appliances, recessed flush toilet and first quality taps with sparing flow system.

Sink with countertop with mirror and lighting. Fix shower screen.

## **PRIVATE GARDENS**

Combination of pavement floor with topsoil.

Boundary bushes on road side with automatic drip irrigation system.

## **PRIVATE SOLARIUM**

Private solarium in the rooftop with direct access from the house through private stairs. The solarium is equipped with water tap and electricity sockets.

Preinstalation of SPA

## **LIFT**

Designer brand lift with a capacity of 6 people, handicapped accessible, automatic door and phone connection.

Access from the basement to all houses.

## **PARKING**

Vehicle access through access ramps.

Finishing in smoothed concrete slab with road and numbering marking.

Wall finishing in vertical protection walls painting.

Systems for fire detection.

Installation of forced automatic ventilation.

Automatic garage door with remote control and security system causing the stop if there is any obstacle.

Pedestrian access through stairs or elevator.

## **HOUSING COMPLEX**

Totally closed housing complex with 3 pedestrian accesses and 1 vehicle access to the basement parking.

All the housing units have direct access to the housing complex, with garden areas, automatic irrigation systems, pedestrian paths, LED lightning, swimming pool and splash pools. All the housing complex is fully accessible without architectural boundaries.