



TECHNICAL SPECIFICATION

Foundation and concrete structure

The building complies fully with the European regulation of the anti-seismic code.

Walls

External Walls: Thermal bricks of 25 cm cladded with 8mm polystyrene slabs for thermal insulation plaster to meet standards of insulation for energy efficiency of Class A ;

Internal Walls: Thermal 100mm brickwork for insulation and soundproofing;

Wall finishes external

- Blockwork wall surfaces will have three coats of plaster and two coats of external paint;
- Part of the external surface of the building will be covered with thermally insulated HPL panels;

Wall finishes internal

- All surfaces will be finished with spatula and painted with two coats of emulsion paint;
- The bathrooms will be lined with ceramic wall tiles up to a height of 2.4m;
- Guest toilets will be a combination of paint and ceramic tiles;

Electrical installations

- TV points will be provided in the living areas and all bedrooms;
- Telephone lines will be installed with telephone/ethernet sockets in the living room and all bedrooms;
- All ceiling LED spotlights will be provided;

Floors and ceilings

- Living and dining areas will have laminate parquet for heavy commercial use;
- Kitchen area will have laminate parquet for heavy commercial use;
- Bathrooms will have large sized ceramic tiles;
- Bedrooms will have laminate parquet for heavy commercial use;
- The terrace will be paved with anti-slip ceramic tiles;
- Internal staircase - high quality marble;
- 3 meters high ceiling;

Wardrobes and kitchen cabinets

- High quality design kitchen;
- High quality design built-in wardrobes;

Doors and windows

- Aluminum external sliding doors and windows with double low energy glazing;
- High quality internal doors. Complete with metal door handle, lock, doorstop;
- Imported armoured external main door with security lock and steel frame with decorative laminate finish inside and out. Main entrance door will have anti burglary and fireproof structures;

Plumbing

- Hot and cold water supply will be pipe-in-pipe system;
- Each Apartment will be equipped with cold water storage tank, pressurization unit system and hot water cylinder with solar panels;

Sanitary ware and mixer taps

- High quality imported sanitary fittings in white porcelain complete with chrome plated accessories;
- GROHE chrome finish single lever taps;
- FRANKIE high quality stainless steel sinks for kitchen;
- Wall mounted toilets with concealed cistern will be installed;

Heating and cooling

- Each Apartment will have a high-efficiency VRV system installed on the mechanical area;
- Concealed type indoor units to carry out air conditioning in all living areas;
- Walled-type indoor units in all bedrooms;
- Provision for underfloor water heating in all rooms with possibility of separate temperature control for each room;

- Fully installed underfloor water heating in all rooms with possibility of separate temperature control for each room with Heat Pump installed on the mechanical area for a penthouse;

Electric Gates and common area

- Reduced or zero consumption of external electricity at common areas due to extra solar voltage panels;
- Heavy type electrical gate mechanism NICE or similar operated by remote control;
- Complete setup provision for electric car charging station for each apartment;
- Extended size of parking place;
- Secure underground storage rooms with accesses by a lift;
- CCTV around all parking area and ground floor;

Elevator

- Elegant high speed elevator KONE or similar;
- Elevator Doors are certified for fire protection;

Door videophone and access system

- Door videophone and access system;
- A video entry/access phone system DAHUA comprising an indoor monitor in each apartment;
- A code entry/access system DAHUA in storage area;

The developer reserves the absolute right to change and/or amend the above specifications or Suppliers with similar standard without prior notice.