

TECHNICAL SPECIFICATIONS

FOUNDATION AND STRUCTURE

- ✓ Concrete frame with brick in-fill walls.
The building fully complies with European anti-seismic regulations.

COMMON AREAS

- ✓ Fire alarm system.

Lightning protection system.
CCTV in all parking areas and ground floor.
Door videophone and access system
Passenger lift, 8 persons with 1.6 m/s speed.

WALLS



WALL FINISHES EXTERNAL

- ✓ Grafiato wall coating.
With thermal insulation system.
Decorative cladding covering part of the external surface of the building.

WALL FINISHES INTERNAL

- ✓ Internal Walls: 100mm brickwork.

Spatula finished surfaces, painted with two coats of emulsion paint.
Bathrooms lined with a combination of paint and ceramic tiles up to a height of 2.40m of value **€25/M2 (supply only)**.
Guest toilets with a combination of paint and ceramic tiles up to a height of

2.40m of value **€25/M2 (supply only)**.

ELECTRICAL INSTALLATIONS PROVIDED FOR EACH APARTMENT

- ✔ Provision for a burglar system.
- Provision for a fire alarm system.
- Provision for smoke detector (one) in the living/dining room.
- Videophone system, with one outdoor unit in the main entrance door (ground floor) and one indoor unit in the apartment.
- TV signal outlet – one in each bedroom and one in the living/dining room..
- Ethernet provision in all bedrooms and living/dining room.
- Provision for Wi-Fi system.
- USB charger outlets in all bedrooms and living/dining room.
- Provisions for light fittings in all bedrooms, kitchen and living/dining room. Fixtures are not included.
- Photovoltaic panels:
 - 1st, 2nd, 3rd and 4th floor apartments of 2 bedrooms (8No) (5x375W=1.87KW).
 - 1st, 2nd, 3rd and 4th floor apartments of 3 bedrooms and common areas (5No) (6x375W=2.25KW).
 - 5th and 6th floor apartments of 3 bedrooms (4No) (8x375W=3KW).

FLOORS

- ✔ Living and dining areas will have laminated parquet of value **€25/M2 (Supply)**.
Kitchen area will have laminated parquet of value **€25/M2 (Supply)**.
- Bathrooms will have ceramic tiles of value **€25/M2 (Supply only)**.
- Bedrooms will have laminated parquet of value **€30/M2 €25/M2 (Supply)**.
- Terrace paved with anti-slip ceramic tiles of value **€25/M2 (Supply only)**

WARDROBES AND KITCHEN CABINETS

- ✓ Kitchen, carpentry and countertop of value **€ 4,300 for the apartments of 1st to 4th floor and € 6,200 for the apartments of 5th and 6th floor.**

Built-in wardrobes, carpentry of value **€ 4.500 for the apartments of 1st to 4th floor and € 9.400 for the apartments of 5th and 6th floor (including storage units).**

DOORS AND WINDOWS

- ✓ Aluminum external sliding doors and windows with double low energy glazing.

Prefinished internal doors with MDF lacquer finish complete with metal door handle, lock, doorstop of value **€ 2.200 for 1st to 4th floor apartments and € 3.400 for 5th and 6th floor apartment.**

External main door with security lock and steel frame with decorative laminate finish inside and out, with anti -burglary and fireproof structures **of value € 900.**

PLUMBING

- ✓ Hot and cold-water supply will be pipe-in-pipe system.

Drinking water to the kitchen.

Cold water storage tank.

Hot water cylinder.

Pressure system.

SANITARY WARE AND MIXER TAPS

- ✓ White porcelain sanitary fittings of value **€300 for 2-bedroom apartments of value €450 for 3 bedroom apartments and of value €600 for 4 Bedroom apartments.**

Taps of value €300 for 2 Bedroom apartments of value €450 for 3 Bedroom apartments and of value €600/ for 4-bedroom apartments.

Sinks for kitchen **of value €300.**

Toilets **of value €500 for 2-bedroom apartments of value €750 for 3 bedroom apartments, and of value €1000 for 4 bedroom apartments.**

HEATING AND COOLING

- ✓ Fully Installed VRV system in all bedrooms and living/ dining room.
Mechanical ventilation in kitchen and toilets.
Provision for heat pump for underfloor water heating in all bedrooms and living/
dining room, with individual temperature controls.