

# SPECIFICATIONS

## BUILD AND FINISHES

<b>STRUCTURE + CLADDING</b>	 Reinforced concrete slabs and beam and column system. Solid blockwork walls internally and externally. External walls clad in thermal system, Ostrako.
<b>CARPENTRY</b>	 Entrance doors meet European anti-burglary and fire rating specifications. Finished with melamine on both sides and satin stainless steel ironmongery. Internal doors are manufactured from laminate with block board frame finished with satin stainless ironmongery. Italian-made bedroom wardrobes are manufactured from high quality laminate, including the shelves, hanging rails and drawers.
<b>KITCHEN</b>	 Italian-made kitchen with soft closing systems to doors and drawers. Custom made worktop from technogranite. 3-way mixer system. Provisions for seamless integration of electrical appliances.
<b>SANITARY WARE</b>	 High quality European sanitary ware. Toilets provided with built-in high quality mechanism. Laminated glass will be provided for showers.
<b>FLOORING</b>	 High quality European ceramic floor tiles in the kitchen / living / dining area and bathrooms. Balcony tiles to match the interior ceramic tiles. Laminate flooring, 7mm, in all bedrooms.

## MECHANICAL AND ELECTRICAL

<b>INSULATION</b>	 Full height aluminum thermal (MU 3000) window and door frames with double glazing. The building has an Energy Performance Certificate Class A ensuring high energy performance and low CO2 emissions. Certified external thermal insulation and cladding system.
<b>MECHANICAL</b>	 Elevator access to all habitable floors. Complete AC system will be provided for cooling and heating. Complete solar system will be provided for hot water. Provision for electrical towel rail in bathrooms.
<b>ELECTRICAL</b>	 Full electrical installation. Provision for electrical car charging point. Structured cabling network for computers & telephones. Entrance doors will be controlled with video entry intercom system. TV points will be provided in the living areas and all bedrooms. Remote access will be provided for the vehicles at the parking area. Dedicated PV panels to each apartment, to supplement the conventional energy usage.
<b>OTHER</b>	 Suspended ceiling in plasterboard to enclose all services and provisions wherever necessary.