

# GENERAL SPECIFICATIONS

## WALLS

- All apartments are constructed of 25cm insulated brick walls for external walls compliant with European Directive 2002/91/EC on energy performance.
- All internal walls with brick walls of 10cm.
- Acoustic insulation between apartments for optimum privacy.

## WOOD WORK

- External apartment entrance door designed to a high security standard and latest fire protection 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.
- Bedroom wardrobes are manufactured from high quality laminate with swing doors with colour effect to match flooring. Inclusive of shelving, hanging rails and drawers.

## ELECTRICAL

- Full electrical installations to current codes.
- Structured cabling network provisions 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 controlled entrance gates will be provided for the vehicles access.
- Provision for photovoltaic system.
- LED lighting with modern fittings throughout.

## CONCRETE STRUCTURE

- Anti-seismic reinforced concrete structure in accordance with EU codes of practice.
- Floor structure reinforced concrete slab.

## KITCHEN

- German or Italian kitchen with soft closing systems to doors and drawers.
- Jumbo Franke sink and 3-way Grohe mixer system.
- Custom made worktop made of granite or low profile HPL.
- Provisions for seamless integration of electrical appliances. (oven, dishwasher, hob and microwave).

## MECHANICAL

- Lift - access to all floors
- Provision for VRV system or split unit
- Provision for heat pump with radiators
- Complete solar system will be provided for hot water.

## WINDOWS

- Aluminum profiles with thermal frames, double glazed with low energy glass.

## BATHROOMS

- High quality sanitary ware will be installed.
- Toilets provided with built in high quality mechanism.
- Laminated glass screens will be provided for showers.

## ENERGY PERFORMANCE

- EPC Certificate - The building complies with the local regulations of Energy Performance and the building has good rating certification with high energy performance and low CO2 emissions.
- External thermal insulation: Certified external thermal insulation and cladding system.

## SUSPENDED CEILING

- Suspended plasterboard ceiling to enclose all services and provisions wherever necessary.

## FLOORING

- Communal Areas: Large format non-slip Geotiles/similar.
- Apartments: Large format Geotiles/similar 120cm x 60cm with marble effect in kitchen/living/dining area. Bedrooms floors will be laid in high quality laminate (at least AC4).
- Verandas: Large format non-slip Geotiles/similar.

## OTHER FEATURES

- Generous storage rooms and parking spaces have been allocated for all apartments.
- Green spaces will be created to perfectly blend with the views and aesthetic of the building.