

PRELIMINARY DESIGN & TECHNICAL SPECIFICATIONS

2 August 2024

10. BUILDING WORKS

11. Structure

12. Built walls

- External brick walls 250mm thick. Brick Type Ledra 9LB25 series ($\lambda = 0.182 \text{ W/mk}$)
- Fair-faced 250mm concrete walls (staircase) with insulating concrete type “Misapor” or similar providing U value according to regulation standards
- Internal Partition walls brick walls 100mm width, type Ledra SERIES LB25 or similar
- Other thickness of partitioning according to plans.

20. GENERAL CONSTRUCTION

21. Thermal insulation

- Brick walls: External thermal Insulation system and covering all beams & columns, 80mm of extruded polystyrene, “Mapetherm system” or similar (*glue/plaster compound reinforced with fiberglass netting, Final coating for receiving decorative coating material*)
- Fair-faced concrete walls : Use Insulating type concrete (MISAPOR or similar)
- Roof insulation system with 80mm of extruded polystyrene “Mapetherm” or similar (where indoor spaces underneath)
- 3cm thick for the side walls around the doors and windows

22. External doors & windows

Apply for all external doors & windows:

Sliding or opening aluminium doors and windows as shown on the drawings, with double glazing glass

Ground floor Lobby Entrance door

- Systems MU2075 Pivot & Aller Retour
- With double clear glazing 6+6mm

Apartment Entrance doors

- 65mm door panel, constructed of Aluminium frame with Solid timber paneling on 2 sides according to architect’s design
- Entrance fittings including Stainless steel hinges (5no), retractable bottom door brush, door eyelet, door handles set on a provision purchase value agreed with developer
- Locking system, including Stainless steel 3 points locks

Aluminium patio doors

- Sliding aluminium patio doors to be:
 - ✓ With series MU144.79 (thermal brake) profile fitted with “lift & Slide” closing system and built-in fly screen profile
 - ✓ Fitted with 3 points locking system
- Sliding doors panelling to be:
 - ✓ Two panels / 2 rails
 - ✓ Three panels / 3 rails
- Opening aluminium patio doors to be:

- ✓ With series 2075TH, including the door threshold profile
- ✓ Fitted with 3 points locking system and 2 sides (in-out) handles

Aluminium service doors to be:

- Opening aluminium service doors to be:
 - ✓ With series 2075TH (thermal brake) profile, including the door threshold profile
 - ✓ With fix louvers panelling (Plant rooms and storage rooms)
- Provision for Rolling type garage doors for parking spaces 3-5

Aluminium EAC and store room doors with special design:

- Rabel 14010 hinged system with locking system, with aluminium or sheetmetal carved same as shading panels (see paragr. 27)

Aluminium windows

- Sliding aluminium windows: With series MU144.79 (Thermal brake) profile fitted with built-in fly screen profile
- Sliding windows panelling to be: With 2075TH (Thermal brake) profile, where 2 panels / 2 rails, where 3 panels / 3 rails
- Opening, and fix windows 1 or 2 panels to be with 2075TH (Thermal brake) profile

Fly screens (optional)

- All the sliding fly screen profile for sliding doors of windows are part of the mounting of the sliding doors and windows
- Fly screen for aluminium opening single panel side windows shall be located externally to window

Curtain wall system (optional)

- Muscita's "MU800 SG" structural glazing as per facade drawing, combining fix and opening windows

23. External shading systems

Sliding shading panels

- a. Rabel 14050 Horizontal sliding Shading façade system
- b. Aluminium panel or sheetmetal carved according to Architect's design /or approval
- c. Single track/rail on all front road verandas, on front and side of each veranda
- d. Sliding Panels 1st floor: 8 panels x 125cm x 225cm
- e. Sliding Panels 2nd & 3rd floor = 16 panels x 125cm x 290cm
- f. Fixed Panels on patio verandas (next to kitchen) :
 - i. 2nd Floor : 2 panels 125cm x 225cm
 - ii. 3rd Floor : 2 panels 125cm x 290cm

30. FINISHES

31. General flooring & tiling

- Ceramic tiles (up to €15.00 per square meter) internally
- Internal staircase to be finished with marble steps (up to €40.00 per meter)
- Pool tiles: water and chemical resistant tiles of architect's approval
- Veranda tiles: Anti slip, easily cleaned & maintenance (up to €15.00 per square meter)

32. Windowsills & Top walls

- External Windowsills will be marble plate 3cm thick, "Ajax" type, grey-white color
- Top walls external walls (balcony, verandas, roofs) to be covered with marble plate 2cm "Ajax" type, grey-white color

33. Balustrades & Hand rails

- Staircase: Aluminium rectangular handrail on both sides of steps, fixed on wall on 1 side and on balustrade (with vertical bars) on the other side. According to architect's design
- External balconies & roof terrace balustrade: with 12mm laminate glass panelling mounted into aluminium frame, and fixed on top of the balcony wall or floor (according to elevations)

34. Internal doors

- Prefabricated frames with blockboard, door leaf with honeycomb core, pressed mdf 6mm on both sides, white semi-mat finish or laminate with wooden finish according to design

35. Wardrobes & corridor cabinets

- Melamine framing & mdf dressing with semi-gloss lacq
- Provisional cost including:
 - ✓ Supply and mounting of wardrobes, with built-in “soft closing” mechanisms for doors and drawers
 - ✓ Doors handles and knobs

36. Kitchens & Utilities

- High quality Laminate finish cupboards
- Provisional cost including:
 - ✓ Supply and mounting of kitchen units, with built-in “soft closing” mechanism, handles & knobs
 - ✓ Worktop and wall backsplash facing with technogranite or laminam of architect’s approval
 - ✓ Stainless steel Sinks, mixers and taps
 - ✓ Internal cupboard storage fittings

37. Washrooms

- Provisional cost to include:
 - ✓ Sanitary ware and related factory connecting fittings
 - ✓ Mixers, taps and related connecting fittings
 - ✓ Bathroom vanity units & bathroom furniture
 - ✓ Wall mounted accessory fittings and mirrors
 - ✓ Shower and bathtubs enclosures
- **Value of bathroom suites:** €1,250.00 (including wall and floor tiles)

40. TECHNICAL FEATURES (*Provisional costs to be given by Electrical & Mechanical Engineers according to their technical specifications*)

41. Electrical installation

Main supply & controls

- Defined by Electrical Engineer

Sockets

- To be defined by Electrical Engineer according to Architectural plans
- To be included in all storage rooms
- Waterproof sockets on all verandas including roof terrace & parking spaces
- USB sockets in living room, kitchen

Power to special equipment

- Kitchen appliances (Fridge - Cooker – Hood – Oven – Microwave – Dish washer - Waste disposal)
- Utility appliances in service verandas & roof terrace room (Washing machine – Dryer - Deep freezer)
- Kitchenette Appliance provision in terrace room & Ground floor storage rooms S301 & S302

Internal lighting

- Ceiling central lights to central points in every room with 2 ways switch
- False ceilings inset lighting
 - ✓ In all apartments kitchens & washrooms
- Wall lightings in bedrooms & washrooms according to architect's design

External lighting

- According to Architect's design

42. Communications & multimedia *(To be defined by Engineers according to Architectural Plans)*

- Networks / Telephone / Intercom / tv in all rooms including roof terrace room

43. Security systems controls *(To be defined by Engineers according to Architectural Plans)*

- Access controls to Ground Floor Entrances & Roof terrace
- Alarms & cameras

44. Technical ventilation *(To be defined by Engineers according to Architectural Plans)*

- Kitchens and Washrooms

45. Sustainable energy systems

- Heat pump unit
- Solar panels thermal water heating
- 36 Photovoltaic panels according to Energy Efficiency study / “net metering” system
- Provision for future installation for additional 10-16 panels

46. Floor heating

- Under Floor heating, extra feature according to buyer's preference on heating system

47. Air conditioning

- **All units in conformity with the latest E.U. regulations and specifications**
- Wall mounted Air conditioning units for cooling and heating, in all rooms & provisions for S301 & S302
- Hidden false ceiling inserted AC units in 3rd Floor Dining room only, to cool dining/living/kitchen area

48. Drainage – Sewerage *(According to SAPA and mechanical's engineer's specifications)*

PVC plastic pipes

50. EXTERNAL WORKS

51. Access, boundaries & Driveway area

- Road boundary wall made with fair-faced concrete 15cm , combined with steel fence for road façade as per Architect's drawings, with anti-rust base coat and paint
- Driveway entrance and exit gates with anti-rust base coat and paint as per design

52. Garden walls, paths and gardens

- Gravel in garden around building, 8cm thick, lay on agricultural fabric, where applicable.
- Selection of high evergreen, low maintenance local tree species along north boundary, to create privacy from neighbouring properties
- Selection of evergreen short trees and shrubs for front garden.

53. External works services

- External light fittings as per lighting scheme
- 3 garden water taps