

“SKY 6”

TECHNICAL SPECIFICATION

1. CONSTRUCTION FRAME STRUCTURE:

Reinforced high-tolerance concrete according to existing static and earthquake resistance regulation plans and specifications.

2. MASONRY:

All walls are built with top-quality perforated bricks.

Internal walls are ~ 10 cm thick.

External walls are ~ 25 cm thick.

Damp proof membrane under the walls at the ground floor.

3. THERMAL INSULATION:

Use special composite external thermal insulation system with hard foam polystyrene, ~ 8 cm thick, for all external sides to achieve excellent thermal insulation.

4. ENERGY PERFORMANCE:

Building with Energy Performance Certificate “class A”

5. ROOF AND VERANDAS:

Extruded polystyrene, ~ 8 cm thick, for thermal insulation finished with water proof membrane, ~ 4 mm thick, to ensure maximum water proofing Cement paste damp proofing to all verandas

6. WALL FINISHES:

Externally, composite external thermal insulation system with Polystyrene, ~ 8 cm thick and graffito finish.

Internally, 3 layers of fair plaster with emulsion-type paint.

Ceilings will be concrete fared-faced, skim coating and layers of emulsion paint.

Metallic meshes will be installed on the corners of the plastered walls and plastic mesh on the joints between the concrete and the brick wall.

7. WINDOW SILLS AND DOOR THRESHOLDS:

Marble, 2 cm thick, will be fixed on the window sills and door thresholds.

8. STAIRCASE:

Steps: Ceramic Tiles.

9. FLOORS:

Living areas: Ceramic tiles supply cost of €15/ m2.

Verandas: Non-slip ceramic tiles supply cost of €15/ m2.

Bedrooms: Ceramic tiles supply cost of € 15/ m2.

Bathrooms: Ceramic tiles supply cost of € 15/ m2.

10. WALL LININGS.

Bathrooms: Ceramic tiles supply cost of € 15/ m2.

Kitchen: Ceramic tiles between benches and cupboards supply cost of € 15/ m2.

11. SEWAGE AND PLUMBING:

The building is connected to a separate sewage system, which includes gutters and a drain for the connection to the public sewage system, in accordance with the architectural drawings. The water circuit will be a pipe-in-pipe system for hot and cold water.

12. WINDOWS:

All the external windows shall be of high-quality aluminum. They shall be double-glazed, void, and insulating glass. The sliding windows and doors shall be thermal systems.

Safety laminated glass for balcony balustrades.

13. DOORS:

The interior doors shall be according to the EU regulations.

Main apartment door and communal stairwell doors will be fireproof according to the EU regulations

14. BEDROOM WARDROBES:

The design will be done according to the architectural plans.

The doors and frames will be constructed of 18 mm melamine.

On the interior, there will be drawers, shelves, and railings for hangers.

15. SANITARY ITEMS:

High-quality sanitary €1000 Per flat

16. KITCHEN:

The kitchen cabinets, the design will be done according to the architectural plans.

There will be space for an oven, hobs, extractor fan, and refrigerator.

Doors: 18 mm thick Melamine.

Frames: white 18 mm melamine.

17. PHOTOVOLTAICS:

Installation of independent photovoltaic system for common areas.

Optional Provision and Installation: of independent photovoltaic systems for each apartment per kw daytime with or without batteries.

18. AC SYSTEMS:

Provision for Installation of Split system in all units.

19. ELECTRICAL INSTALLATION:

Shall be done in accordance with the terms of the EAC and with high-quality materials.

One light bulb in the center of each room.

Optional provision: Each 1-bedroom apartment have strike locks on the main doors for short term rental purposes.

Optional provision: Lighting inside wardrobes that operates with magnetic contact.

Optional provision: LED strips, spotlights, track lighting.

Optional provision: Indirect lighting at the kitchen cabinets and WCs.

21. KITCHEN APPLIANCES:

Space for a refrigerator, an oven, and a hob extractor fan is provided in the kitchen. Space for a washing machine (supply and drainage) is also provided.

22. SOLAR HEATER:

Supply and installation of a solar heater with one solar collector and water tank for each apartment.

Optional provision: Water Heaters will be IP (controlled via Wi-Fi).

23. TELEVISION:

Television points are provided as shown in the drawings.

Optional: Wall/TV unit.

24. INTERCOM:

The apartment will have a videophone for opening the main entrance to the building.

25. LIFT:

6 Persons / Disabled access Elevator Luxurious and latest technology, according to EU standards.

26. PARKING:

One parking space for each apartment.

GENERAL:

a) All of the above are the specification provided for the construction of the apartment.

b) Should the purchaser wish to amend any of the materials, these must be agreed upon in advance in writing between the two parties.

c) The same also applies to any demolitions of works that have already been executed.

d) The buyer does not have the right to alter the exterior appearance of the building.

e) Moreover, the buyer is not entitled to any addition that creates any discrepancy to the urban planning provision granted license.

f) If the buyer wishes to use an alternative supplier, the prices that will be subtracted will be 20% lower than the original prices.

g) The reason behind this is merely to ensure the high standards we wish to maintain through our suppliers and to avoid any unnecessary delays in the completion of the project.

h) In case the customer selects ceramic tiles of unusual dimensions (less than 30 cm and more than 60 cm) there will be an extra cost for the fixing.

i) The main entrance of the building will communicate by intercom camera with each apartment.

j) Steel rails will be placed on the staircase of the building as well as on the roof garden private staircase for safety.

k) The name of the project will be placed on the building.