

## **The building – Description**

The building consists of 5 apartments. On the ground floor there are the main entrance, the storage rooms and the parking lots. On the first and second floor there are one 3-bedroom apartment and one 2-bedroom apartment in each floor and on the third floor there is a 3-bedroom apartment.

## **Structural specifications**

### **Building's Energy Characteristics:**

All apartments have class A' Energy Coefficient with low CO2 emissions, environmentally friendly.

Frame: The frame of the building will be made of reinforced concrete.

Walls: The masonry infills will be constructed of bricks and three coats of render internally. Externally a thermal insulation system will be applied. The exterior walls will be 250mm thick brick and the interior walls in the apartments will be dry wall system.

### **Roofing - Waterproofing:**

Non reinforced concrete, 4mm asphalt membrane insulation, extruded polystyrene. Non-reinforced concrete and cement based water insulation on the verandas and all external floors.

### **Floorings:**

All internal conditioned spaces with underfloor heating will be covered with screed. The substrate of the underfloor heating for covering services will be lightweight concrete.

### **Paint-work:**

Three coats of emulsion paint on interior walls in general. Three coats of emulsion and spatula on interior ceilings. Three coats of emulsion paint for exterior use on exterior surfaces. Oil paint or anti-stain paint on the metal surfaces of railings. Oil paints in general will be applied in three coats (primer, undercoat and finish).

### **External works:**

General earthworks and concreting works for the shaping of exterior spaces. Low concrete walls on the ground floor at a height of 1m. Construction of public pavement at the entrance of the building and landscaping.

### **Plumbing:**

Water supply with a pressurized system of pipes of a minimum 15mm diameter, hot water return pump, sewage /drainage and drainage gutters on the terrace for rainwater. Water tanks of 1 ½ tons capacity per apartment and hot water supply system with the use of the solar collectors and the electric element.

**Mechanical works:**

Water underfloor heating system with electric heat pump of high energy class for each apartment. Supply and Installation of air-conditioning split units for each apartment of high energy class A++ by the installation of the necessary piping, drainage, power supply and external units. All apartments

have concealed units in the living / dining room and wall-type units in the bedrooms. Mechanical ventilation for interior lavatories/bathroom

**Electrical works:** In general all electrical parts of European manufacturers. 16 free plug sockets, 4 telephone outlets and 4 television outlets to be included for the 2-bedroom apartments. 21 free plug sockets, 5 telephone outlets and 3 television outlets to be included for the 3-bedroom apartments. First class quality video-phone (intercom) system, electric immersion heater and two-way light switches in the bedrooms. In the kitchen all fitted appliances will be wired inside the walls by a spur fused unit and will include points for oven, microwave, kitchen hob, washing machine, dishwasher, refrigerator and extractor fan. Independent photovoltaic system for each apartment with 4 photovoltaic panels for the 2-bedroom apartments and 6 photovoltaic panels for the 3-bedroom apartments. Provision for CCTV on each lobby. the roof and ground floor.

**Elevator:**

Installation of one 8-person elevator with no engine room, with an alarm system in case of emergency.

**Metal works:**

Aluminum frame windows and external doors with double-glazing. External shading system made of aluminum at the bedrooms. Metal balustrades to staircases. Glass railing on the verandas.

**Wood works:**

Internal doors, wardrobes and bathroom benches with laminated boards. Kitchen benches and wall units with MDF lacquered finish. Entrance door of the apartment to be ½ hour fire – resistant with timber veneer finish. The bench top will be of techno-granite.

**General:**

Letter boxes will be installed at the entrance hall of the building, one for each apartment. A central television system (aerial), provision for cable television connection and provision for satellite television system will be installed at the roof.