

# nyd views specifications

We dedicate ourselves to deliver a high-quality, energy efficient, sustainable, durable and well-constructed building.

Our team meticulously oversees the selection of quality materials and closely monitors the workmanship to ensure full compliance with the design, the specifications and the planning and building permits of the project.

The following outlines a high-level summary of the materials and the specifications of the project.

## CHANGES / ALTERATIONS

We are available to discuss any internal changes or alterations that you may require for your apartment, as long as they do not affect the design, character, or structural integrity of the building. Any proposed alterations will be subject to approval from our company and will be contingent on the project's progress.

In the event that the proposed changes are approved and result in additional charges, the client will be responsible for covering those charges.

It is important to note that our company reserves the right to make minor alterations to the technical specifications of the building for aesthetic or technical reasons, as long as they do not impact the individual apartments.

## STRUCTURE

The structure is designed and will be constructed in full compliance with earthquake-resistant building regulations (Eurocode). The structure will consist of a reinforced concrete raft type foundation as well as reinforced concrete columns, beams and floor-slabs.

## EXTERIOR SHELL & FINISHES

The exterior walls will be built with 250mm thick hollow clay blocks and lined with adhesive, reinforced mesh and polystyrene, for added energy efficiency.

The exterior walls will feature: 2 coats of spatula and 3 coats of paint or grafiato, with a touch of HPL or a comparable material where needed, to meet the design requirements.

The exterior ceilings will feature: 2 coats of spatula and 3 coats of paint.

The roof will be equipped with a cement screed, thermal insulation and a waterproofing system.

## INTERIOR SHELL & FINISHES

The interior walls separating the areas within an apartment will be built with 100mm thick hollow clay blocks while the interior walls separating two or more apartments will be built with 250mm thick hollow clay blocks.

Interior walls, apart from the bathrooms, will feature 2 coats of plaster, 2 coats of spatula and 3 coats of paint. Bathroom walls will feature ceramic tiles from floor to ceiling.

The interior ceilings will feature: 2 coats of spatula and 3 coats of paint.

## FLOOR FINISHES

The living room, the dining room, the kitchen and the bathrooms will be fitted with ceramic tiles while the bedrooms will be fitted with either ceramic tiles or laminate parquet flooring. The verandas will be fitted with ceramic tiles.

Marble flooring / Ceramic Tiles, will be installed at the entrance lobby, floor lobbies, common staircases, and the elevator. Ceramic tiles will be installed on the outdoor entrance corridor while the driveway, the parking spaces and the storage rooms will consist of slightly rough finished concrete or asphalt.

## EXTERIOR DOORS & WINDOWS

The entrance door to the building will be a safety and fire resistant door equipped with high-quality hardware. The entrance door to the apartments will be constructed from durable, high-strength metal safety doors and fitted with high-quality hardware.

The windows and the balcony doors will feature thermal break aluminium frames with sliding or hinged sections and thermal double-glazed windows, designed to improve energy efficiency and reduce heat loss. Additionally, all aluminium frames for the windows and balconies of the apartments will include provisions for insect screens.

## INTERNAL DOORS

The internal doors of the apartments will be made of Melamine Faced Chipboard and will be fitted with high-quality hardware.

## KITCHEN CABINETS

Kitchens Cabinets will consist of Melamine Faced Chipboard and will be equipped with soft closing systems. There will be provisions in the kitchen cabinets for the oven, stovetop, hood, dishwasher and refrigerator. Kitchen countertops and backsplashes will consist of reconstructed granite / granite.

## WARDROBES

Wardrobes will consist of Melamine Faced Chipboard and will be equipped with soft closing systems.

## SANITARY WARE

Every bathroom will be furnished with quality sanitary fittings (DURAVIT & GEBERIT), mixers (HANSGROHE). The wall mounted toilets will be furnished with soft-closing seats and the wash-basins will be paired with a vanity unit. All accessories and faucets will be finished in chrome or black colour.

## A/C & HEATING

The apartments will be equipped with provisions for A/C split units and electric heating units.

## ELEVATOR

KONE 6-person capacity elevator will be installed.

## ELECTRICAL INSTALLATIONS

number of double power sockets and two way lighting switches. The common area of the living and dining rooms will feature at least four double electric sockets, the kitchen at least 3 and each bedroom at least 3.

Fixed appliances such as the oven, stovetop, hood, dishwasher, refrigerator, washing machine, and dryer will have dedicated power points.

A TV point and a network point will be available in the living room, all bedrooms, and the main veranda, while a telephone point will be available in the living room.

Provisions for heater towel racks will be installed in the bathrooms.

Each apartment will have a video entry system to control access to the main building entrance. In addition, provisions will be made for the installation of a separate security alarm system at each apartment and an electric bell at each entrance.

Motion sensor lights will be installed in the lobbies and the parking area, and a time switch will control the staircase lighting. Furthermore, provisions for electric car chargers will be available at every parking space.

## MECHANICAL INSTALLATIONS

Hot and cold water will be supplied through high pressure PVC insulated pipes (pipe-in-pipe), connected to water manifolds located on covered verandas. Hot water will be supplied through a solar water heater system installed in the roof, consisting of solar collectors and pressure system tanks. Cold water tank and water pressure pump will be installed as well. Potable water will be available in the kitchen.

All water drainage pipes will be made of uPVC. Rainwater pipes will be installed at the verandas to the ground floor level.