SUPERVISORS OF THE PROJECT

Architect: Michalis Photiou
Civil Engineer: Michalis Photiou
Mechanical Engineer: Neofytos Vlasiou
Electrical Engineer: Louvias Electrical Installations

Project

The Louvias Oasis No.13 consists of a three-floor building with a total of 14 apartments. On the first and second floors, there are 3 one-bedroom apartments and 2 two-bedroom apartments. On the third floor, there is 1 one-bedroom apartment and 3 two-bedroom apartments. 2 of the two-bedroom apartments feature roof gardens accessible via staircases from their respective balconies.

CONSTRUCTION DETAILS

Foundation

The foundation complies with earthquake-resistant building regulations.

Walls

External masonry will be constructed using high-quality, 300 mm thick heat-insulating bricks, while internal walls will use 100 mm thick bricks.

Insulation And Waterproofing

The building's roof will be thermally insulated according to the energy efficiency certificate specifications, using 8 cm thick extruded polystyrene, followed by screed and 4 mm bitumen waterproofing. Thermal insulation will be applied to all external surfaces using 8 cm expanded polystyrene. Waterproofing with a 2-component cement-based solution will be applied to all terraces.

Ceramic Tiles

Ceramic tiles will be installed in all common areas and on stairs. In kitchens, living rooms, and bathrooms, ceramic tiles valued at €15.00/m² will be used.

Wall Paint

Interior walls will be painted with three layers of paint, while exterior walls will be coated with three layers of waterproof paint.

Colours

Three layers of emulsion paint will be applied to all interior walls.

Plumbing Installation
Hot and cold-water supply will be installed using a pipe-in-pipe system in kitchens, bathrooms, and showers. A pressure system, a 1-ton water tank, and a 1-panel solar panel wirh dimensions of 1.9m2 will be installed.

Mechanical Installation
Provision for air conditioning units will be installed in each bedroom and living room.

Electrical Installation
Electrical installations will follow the approved drawings and be inspected by EAC. The building will include fiber optics and a video intercom system for each apartment. Provisions will be made in each apartment for a refrigerator, oven, hood, cooker, dishwasher, washing machine, and microwave.

Carpentry
Kitchen countertops will be valued at €200/m², cabinets at €180/m², and bedroom wardrobes at €180/m². Cabinet handles will be valued at €4 each. Frames and doors will be made from 18 mm thick melamine, and kitchen countertops will use marble-granite at €120/m². Bedroom cabinets will also be constructed from 18 mm thick melamine.

Solar Provision
Solar provision will be available for common areas.

Doors
Apartment entry doors and staircase vestibule doors will be made of solid wood, in compliance with fire safety regulations. Interior doors will be made from melamine with handles valued at €20. The main entrance door of the building will feature an electric security lock.

Aluminum
MU thermal anodized aluminum doors and windows will be installed with all necessary fittings and 4 mm double glazing. Neutral 16 mm gap and 6 mm pure laminate glass. White marble sills and provisions for mosquito screens will be included on the windows.

Drainage
Separate drainage systems will be installed with U-PVC pipes as per the plans, with provision for connection to the village sewer system.

Parking Space
Each apartment will have an allocated parking space, along with an additional disabled parking space. Provision will also be made for electric car charging stations.

Sanitary Ware
Sanitary ware, mixers, and kitchen sinks will have a market value of €1200 for one-bedroom apartments, €1500 for two-bedroom apartments, and €1650 for two-bedroom apartments with a roof garden. All bathroom sinks will be set on furniture with a white marble countertop.

General
A video door entry system and individual mailboxes will be installed at the building entrance, one for each apartment.

The above prices do not include VAT.