

«NEST RESIDENCE»

TECHNICAL SPECIFICATIONS
Static Insulation / External Shell and Thermal Insulation Capacity
Foundations and Frame Reinforced concrete based on European standards and anti-seismic regulations, as per the structural study Energy efficiency Class A
Walls (block and dry wall system)
Exterior 25cm thick block 8cm thermal insulation externally Interior 10cm brick Building dimensions as per the architectural study
Plastering (dry wall system)
Exterior surfaces Adhesive material, Grid, Coating, Primer, Finishing plaster (sanded) Interior surfaces X3 coats of spatula and X3 coats of emulsion paint Slab ceilings Fare-faced spatula and X3 coats of emulsion paint Suspended ceilings X3 coats of spatula and X3 coats of emulsion paint Suspended ceiling as per the architectural study

Hydraulic Installation
«Pipe in Pipe» High quality, independent and complete hydraulic installation with a “pipe-in-pipe” distribution system Water Heater /Pressure System Common water storage tank Water Heat pump Pressure system
Solar Photovoltaic Panels (PV panels)
Installation of photovoltaic system for the building’s common areas Photovoltaic system for selected apartments
Central heating
Three-bedroom Under-flooring heating system as per request
Architectural Windows and Doors
Aluminum systems Thermal aluminum frame with double-glazing Multipoint locking system Recessed latches
Elevator
Luxurious and latest technology «Machine Room less” elevator. Gearless with 8-person cabin

Common Areas

Interior Design

Wall covering in lift lobbies
High quality lighting fixtures and automated sensors
Finishing materials as per the interior design study

Architectural Design

Unique facade design & luxury features
Modern layout, functional & comfortable spaces
Architectural lighting as per the lighting design study
High quality lighting fixtures and automated sensors
Finishing materials as per the architectural study

Floor Finishes

Living room/ Dining room/ Kitchen

Ceramic tiles purchase value €30/m² (Discounted Price €20/m²)

Bedrooms

Ceramic tiles purchase value €30/m² (Discounted Price €20/m²)

Veranda

Ceramic Tiles purchase value €30/m² (Discounted Price €20/m²)

Wall Finishes

Bathroom/ WC

Ceramic tiles purchase value €30/m² (Discounted Price €20/m²)

Kitchen

Backsplash ceramic slab €250/m (Discounted Price €200/m)

Sanitary Fittings

One-bedroom

Sanitary fittings purchase value €2000 including all the necessary accessories and kitchen sink
(Discounted Price €1400)

Two-bedroom

Sanitary fittings purchase value €3400 including all the necessary accessories and kitchen sink
(Discounted Price €2400)

Three-bedroom

Sanitary fittings purchase value €3400 including all the necessary accessories and kitchen sink
(Discounted Price €2400)

Doors/ Handles and Mechanisms

Internal doors

Melamine casing and jamb and melamine finish in color variety
Handle, Key and/or thumb lock and stopper purchase value €25/set

Entrance door

Finish as per the interior design study
Security lock
Fire rated

Kitchen

Base unit/ Wall unit/ Tall unit

Melamine carcass

Melamine finish in color variety

Aluminum base liner for sink unit & aluminum skirting

Gola "L" shape for base units

Gola "U" shape for tall units

Push/ pull latch for wall units

Soft close hinges

X3 Drawers with soft close runners

Shelves

Layout as per the architectural study and/or interior design study

One-bedroom

Kitchen units purchase value €4000 (Discounted Price €2800)

Two-bedroom

Kitchen units purchase value €4500 (Discounted Price €3100)

Three-bedroom

Kitchen units purchase value €5000 (Discounted Price €3500)

Ceramic slab kitchen countertop €250/m (Discounted Price €200/m)

Bathroom furniture

Vanity unit

Hanged unit melamine carcass

Melamine finish in color variety

Drawer with soft close runners and/or hinge door with soft close

Layout as per the architectural study and/or interior design study

One-bedroom

Vanity unit purchase value €350 (Discounted Price €250)

Two-bedroom

Vanity unit purchase value €700 (Discounted Price €500)

Three-bedroom

Vanity unit purchase value €700 (Discounted Price €500)

Ceramic slab vanity countertop €250/m (Discounted Price €200/m)

Wardrobes

Wardrobe units

Melamine carcass

Melamine base

Push/ pull latch

Soft close hinges

X3 Drawers with soft close runners

X2 Hanger rails

Shelves

Melamine finish in color variety

Layout as per the architectural study and/or interior design study

Air-conditioning
One-bedroom Provision of wall type units in bedrooms and living room Two-bedroom Provision of wall type units in bedrooms and living room Three-bedroom Provision of wall type units in bedrooms and living room Concealed unit in living room, under request Points, quantity and layout as per the mechanical study
Electrical Appliances
Electrical provisions Hob, Hood, Oven, Dishwasher, Fridge/ Freezer, Tv, Washer, Dryer
Systems, Wiring & Lighting
Common areas Entrance access card and/or passcode Display intercommunication panel Apartments Phone (fiber if applicable) Central satellite antenna for local channels, provided in all areas Display intercommunication panel Lighting fixtures on suspended ceilings Points, quantity and layout as per the electrical study
Parking Spaces and Storage Rooms
One bedroom & Two bedroom X1 Parking space, X1 Storage room Layout as per the architectural study

General
The dimensions presented on the plans are at maximum approach and none of the involved parties should have any other claim from the other for any approximate difference. Any plans, promotional or prospective which are not counter-signed when signing contracts, are not part of the agreement and do not bind the seller. With this agreement, the buyer is responsible to provide all the necessary information for the smooth progress of the construction work in accordance with the timetable agreed. It should be noted that in the event of inability or subversive for progress delay in decision-making on behalf of the Buyer or a representative, the seller holds the right, upon certain notification, to proceed with the adoption of measures that will ensure the productive efficiency and timely delivery of the property. There is no provision for any compensation or any other remedy for the buyer for any consequences that may arise from such works. The seller is possible during the rebuild of the project: To alter or modify the plans, if in the sole discretion of the supervising architect, these modifications are reasonably necessary for technical or aesthetic reasons, provided that these do not affect the Building substantially and provided that they comply with the laws and regulations concerning the construction of buildings.
Note 1: The above values of technical specifications include the value-added tax of 19% as it is today. In the event of a change in the rate of Vat, the prices of materials are adjusted automatically based on the new rate.
Note 2: Amount of deduction is the amount which will be charged to the buyer, in case of selection of materials from other suppliers that seller does not cooperate.