



SPECIFICATIONS

## HAUS LIVING

### Technical Specifications

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#### STRUCTURE

The building's load-bearing structure has been designed and will be constructed using reinforced concrete, in accordance with Eurocodes and fully complying with all seismic protection regulations.

#### WALL SYSTEMS

- External: Will be constructed with bricks and clad with a certified thermal insulation system.
- Internal: Will be constructed with a modern and certified dry wall system.

#### PAINT WORKS

- External: Exterior surfaces will be painted in colors selected by the Architect.
- Internal: Interior walls and ceilings will be finished with emulsion paint. High-quality anti-mold paints will be used in bathroom areas.

#### CLADDINGS

- Floors:
  - Internal: Ceramic tiles with a purchase value €30/m<sup>2</sup>
  - External: Ceramic tiles with a purchase value €30/m<sup>2</sup>\* The purchase value includes skirting.
- Walls:
  - Kitchen backsplash: Ceramic tiles with a purchase value €30/m<sup>2</sup>
  - Bathrooms: Ceramic tiles with a purchase value €30/m<sup>2</sup>
- Countertops:
  - Kitchen: Technogranite with a purchase value €180/m<sup>1</sup>
  - Vanity: Granite with a purchase value €180/m<sup>1</sup>

#### MECHANICAL INSTALLATIONS

- Air conditioning: Provision for split-unit air conditioners will be installed in the open-plan living area and in all the bedrooms.

- Heating: Provision for electric heating units will be installed in the open-plan living area and in all the bedrooms.

## ELECTRICAL INSTALLATIONS

- Switches, sockets & lighting points: A sufficient number will be installed to cover all functional needs in all areas of the apartment.
- Provisions for electrical appliances: Refrigerator, oven, cooker, kitchen hood, dishwasher, washing machine, and tumble dryer.
- Telephone / Internet: Provision in the open-plan living/kitchen area.
- TV point: Provision in the living area.
- Video intercom: System connecting the main building entrance with all apartments.
- Photovoltaic system: Will be installed on the roof of the building and will be allocated to the apartments for partial energy coverage.

## PLUMBING INSTALLATIONS

- Water piping: Hot and cold water supply will be supplied via a high-quality independent “pipe-in-pipe” system for each apartment.
- Solar water heater: Independent, high-efficiency solar water heating system will be installed for each apartment.

## SANITARY WARE

Each apartment will be fitted with sanitary ware with a purchase value of €2,500, including taps, mirrors, and all necessary wall-mounted accessories.

## ALUMINUM

All external frames will be high energy-efficient aluminum systems with double glazing for improved thermal and sound insulation. Supply and color selection will be at the Architect's discretion.

## JOINERY

- Entrance doors: Will be constructed in accordance with Fire Department fire-safety regulations. External handle and finish will be selected by the Architect.

- Internal doors: Laminate with a purchase value €180/m<sup>1</sup>
- Kitchen: Laminate with a purchase value €180/m<sup>1</sup>
- Wardrobes: Laminate with a purchase value €180/m<sup>2</sup>
- Vanities: Laminate with a purchase value €180/m<sup>1</sup>

## COMMON AREAS

- Elevator: State-of-the-art, world-class elevator with attractive cabin design, top ecological performance, and full compliance with latest safety standards.
- Lighting:
  - All internal common areas and parking areas will be operating with motion sensors.
  - The main entrance lighting will be operating with a timer.
- Security:
  - The main entrance will be controlled by access card and video intercom system connected to each apartment.
  - Provision for the installation of electric sliding gates will be installed at vehicle parking entrances.
- Landscaping: Front landscaping arrangement will be designed by the Architect.

## ENERGY EFFICIENCY

Based on the above specifications, the building is classified as Energy Category A, representing the highest level of energy efficiency. An Energy Performance Certificate (EPC) will be issued.

## GENERAL NOTES

- All stated prices include VAT as per current legislation. Any VAT rate changes will result in price adjustments accordingly.
- Prices for sanitary ware and finishes are showroom prices from our selected designated suppliers. If a client chooses their own supplier (subject to company approval), a 40% discount (representing the company's supplier discount) will be deducted from the above prices.
- All works and material supply (excluding supply of sanitary ware and wall/floor finishes) will be carried out by the company's designated partners to ensure smooth execution and timely delivery.
- External architecture, lighting, and decoration of the building areas are at the Architect's discretion.

# HAUS

DEVELOPMENTS

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