

# **ADAMANTIA 86**

## **SPECIFICATIONS**

### **Description**

The project consists of Block A & Block B.

Block A consists of 7 two-bedroom apartments and 1 three-bedroom apartment. Each apartment has a parking space and a storage room.

Block B consists of 2 one-bedroom apartments, 7 two-bedroom apartments and 1 three-bedroom apartment. Each apartment has a parking space and a storage room.

### **Main Characteristics:**

- Architectural Planning with **modern specifications**, ideal design and functional internal spaces.
- **High technology Lift**, noiseless with luxury stainless steel cabin from KONE Company.
- **Monitor System** for entrance and exit control.
- Aluminium Windows of type **ALUMIL** with double glass and high heat insulation rates.
- **Anti-earthquake building** structure under law and regulation standards.
- Excellent quality of building construction with high specification **insulations**.
- Energy class of building A

# SPECIFICATIONS

## 1. FOUNDATIONS AND SKELLETON

<i>ANTI – SEISMIC DESIGN</i>	Design with anti-seismic study and high specification planning.
------------------------------	---

## 2. WALL MATERIAL

<i>INTERNAL</i>	Bricks with 10cm thickness. Type UB 200 with 30 cm thickness and will be installed a polyester at beams
<i>EXTERNAL</i>	The Bricks used for the construction are type UB 200 with 30 cm thickness and the walls are finished by applying finishing material three times. The exterior walls will be constructed with 2cm thickness UB 200 type bricks with 2cm wall finish inside and outside. The building will be heat insulated based of European specifications.

## 3. INSULATION

	In the horizontal roofs are made with [ryseis] and [skrit]. The insulation of roof is made with material mubleastic from company GEVO that provides the ceramic tiles. All other space will be from specialized grew with 10-year guarantee for materially and placement. In between the plates there will be a 5-cm polyester block. At the concrete of the last slab will installed Penetron for better waterproofing.
--	--

## 4. OUTSIDE YARD DESIGN

	The exterior design will consist of walls surrounding the yard of the structure and the parking will be made out of specialized con-grid grew.
--	--

## 5. MECHANICAL

AIR CONDITIONING & CENTRAL HEATING	Installation of all provisions for the installation of "split" type air conditioners in the living room and in all bedrooms and Heat Pump underfloor heating provision. (The air conditioners and Heat Pump are not included). Within the framework of the Energy Efficiency Certificate of a building, the owners must install air conditioning units with minimum efficiency points: SEER: 6.5 SCOP: 4.2 In case the customer wants to install parquet instead of ceramic, then the study of underfloor heating is adjusted and the customer is asked to pay a small additional cost, for additional installation of running rubber meters.
--	---

## 6. ELECTRICAL APPLIANCES

QUALITY OF DESIGN AND MATERIAL	All electrical appliances will be made until the electrical authority's architectural plans and standards (No appliances are included by the Seller)
<i>TELEPHONE PORTALS</i>	In Living Room and Bedrooms
<i>TELEVISION PORTALS</i>	In Living Room and Bedrooms
<i>WASHING MACHINE</i>	Washing Machine compatible
<i>ANTENAS</i>	Every apartment will have its own cable antenna

<i>MONITOR SYSTEM FOR ENTRANCE</i>	Monitor speaking system for entrance control
<i>LIGHTING</i>	All lighting fixtures will be purchased from the buyer except the veranda exterior lighting
<b>7. WALL COATS AND PAINTINGS</b>	
<i>INTERNAL SURFACES</i>	3 coats of wall base and 3 coats of emulsion paint.
<i>EXTERIOIR SURFACES</i>	3 coats of wall base and 3 coats of Sandex paint.
<i>SEALING</i>	Concrete base with spatula finish and 3 hands emulsion paint.
<i>FENCE</i>	Made out of glass
<b>8. ALUMINIUM WALLS AND WINDOWS</b>	
WALLS AND WINDOWS	Aluminum from ALUMIL last technology double glass. They are soundproof and heat insulated. They can be sliding, open or standard type depending on the space. Aluminum opening type A / A 9660, bedrooms S350, balcony door M450. Solar glass 60/40 with clear 5mm*
<b>9. PLUMING INFOSTRUCTURE</b>	
<i>PIPE IN PIPE'</i>	Pumping structure pipe in pipe type last technology, high quality.
<i>WATER RESERVOIR AND WATER PRESSURE SYSTEM</i>	The water reservoir for each apartment will have a capacity of 1000 Lt. including the water pressure systems for warm and cold water. Solar System.
<b>10. COMMUNAL AREAS</b>	
<i>LIFT</i>	Electrical last technology's from KONE with stainless steel cabin with 8 people capacity.
<i>PARKING PLACE</i>	Each apartment has it allocated parking place
<i>MAIN ENTRANCE</i>	Modern architectural entrance based on architects' design.
<i>LANDSCAPE</i>	The landscape will be based on architects' design and buyers and will be high quality and complete at the time of completion. There will also be an automated watering system.
<b>11. KITCHEN</b>	
<i>MODERN-ITALIAN</i>	Excellent quality from company CUCINA CUCINA.
<b>12. WARDROBES</b>	
<i>ITALIAN</i>	High quality from company CUCINA CUCINA
<b>13. WOODEN DOORS</b>	
<i>MAIN ENTRANCE DOORS</i>	Modern type design with high double security system according to the fire departments regulations from company CUCINA CUCINA
<i>APARTMENT DOORS</i>	Carpenters development with surrounding rubber made surrounding for better insulation and sound proofing from company CUCINA CUCINA
<i>MECHANISM AND HANDLES</i>	All doors will come with mechanism and handles
<b>14. WALL TILES</b>	
<i>BATHROOM</i>	CERAMIC TILES valued at €40 per square meter from MAOURIS OIKOSET  The ceramics in the W / C will be placed up to 2.40 cm high.

<i>KITCHEN</i>	CERAMIC TILES valued at €40 per square meter from MAOURIS OIKOSET. The buyer also has the choice of laminate floors at same value.
<b>15. FLOOR TILES</b>	
<i>LIVING ROOM AND OTHER AREAS</i>	CERAMIC TILES valued at €40 per square meter from MAOURIS OIKOSET LTD. The buyer also has the choice of laminate floors at same value.
<i>BEDROOMS</i>	CERAMIC TILES valued at €40 per square meter.
<i>KITCHEN</i>	CERAMIC TILES valued at €40 per square meter from MAOURIS OIKOSET LTD. The buyer also has the choice of laminate floors at same value.
<i>BATHROOMS &amp; BATHROOM UNITS</i>	CERAMIC TILES valued at €40 per square meter from MAOURIS OIKOSET LTD
<i>VANITIES UNITS</i>	In build units from the company CUCINA CUCINA
<i>VERANTAS</i>	CERAMIC TILES valued at €40 per square meter from MAOURIS OIKOSET LTD.
<b>16. SANITARY WARE</b>	
<i>€5000 INCLUDING: (THREE BEDROOMS APARTMENT)</i>	FOSETS, MIRROWS, ACCESORIES, WASHING BASING, W.C., SHOWER. MIXER  From company Maouris Oikoset Ltd.
<i>€3,500 INCLUDING: (TWO BEDROOMS APARTMENT)</i>	
<i>€2,500 INCLUDING: (ONE BEDROOM APARTMENT)</i>	

#### NOTES

- VAT is not included in the above prices.
- All allowance amounts above are included in the purchase price for the Property.
- Buyers can choose the above materials from any predefined supplier of the Company ONLY
- The Buyer has no right to be supplied by other suppliers, unless he has the written consent of the Seller