

Agios Tychonas Project Specification

1. Aluminium Specification

1.1. Windows

Albio 225LS - or similar.

Albio 225LS is a system with contemporary linear design. It is ideal for wide opening applications, having profiles with great endurance and high moment of inertia. The system presents excellent thermal-insulation properties thanks to the 24mm polyamides and special multi-chambered PVC add-ons. Moreover, the system offers water-tightness through EPDM sealing gaskets and its special lift and slide railing mechanism. These fittings give the possibility of using large and thick glazing units, with a capacity that can reach up to 90kg sash weight.

Technical Specifications

Glazing thickness: 28mm

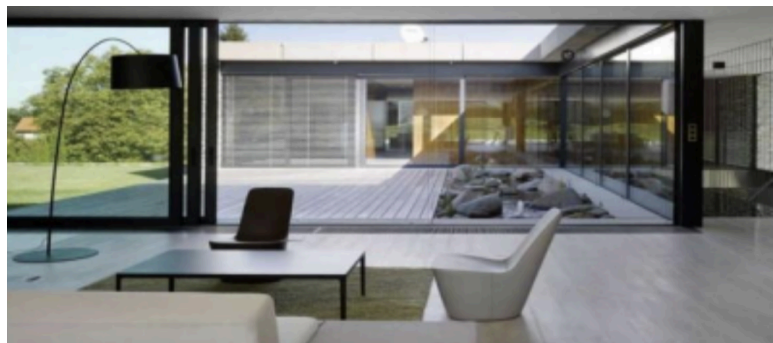
Thermal-Break: 24mm (PA 6.6, 25% GF)

Air permeability: Class 3

Water tightness: Class 3

Resistance to windload: Class C4

Uf Thermal transmittance coefficient: 1.51 W/(m²K)



1.2. Sliding Doors - Z° - The invisible frame or similar

Seamless merging of the outside with the inside. The windows slide over a 1cm wide slot in the floor. The space between the guides is covered with the same floor material, which creates a continuous space.



2. Kitchen Appliances

Oven (Energy Class A +); Microwave (Capacity (Liters) 25 Lt, Functions -Grill, Microwaves Power (Watts) - 900 Watt,) ; Fridge (Cooling Technology - No Frost, Energy Class – F.

3. Lighting

- ❖ **Living room** - LED light
- ❖ **Kitchen** - LED light
- ❖ **Bathroom** - LED light
- ❖ **Corridor** -LED light
- ❖ **Bedroom** -LED light

4. Smart House

Remote management and control of smart home devices from a single app.

Clever solutions for your smart home apartment. An all-in-one app to connect lighting, security, and more devices in your home. With its user-friendly interface and simple controls, you can easily monitor and manage everything in your home. This means it does more for you, so you can do less.

- ❖ Lights control
- ❖ TV & AC control
- ❖ Smart door lock
- ❖ Provisions for smart blinds
- ❖ Home thermostat
- ❖ Leak detection

5. Flooring

5.1. Bedrooms- SPC Floor

Molista Group introduces new artificial wooden boards developed with Stone Core Technology. SPC stands for Stone Polymer Composite, consisting of a limestone core combined with PVC dust and a stabilizer. Unlike traditional vinyl flooring, it contains no plastic elements. This is why we talk about an eco-friendly future. We aim to improve the environment we live in, making it both healthy and functional. The elastic SPC core is finished with a decorative and protective UV film, creating beautiful and durable flooring.

Benefits of SPC

- ✓ Highly fire-resistant
- ✓ Water-repellent and 100% waterproof
- ✓ Perfect for humid environments
- ✓ Eco-compatible flooring
- ✓ Antibacterial
- ✓ ZERO emissions of formaldehyde or other harmful substances to people's health
- ✓ Guaranteed stability even when exposed to heat sources
- ✓ The Uniclic system allows for easy self-installation
- ✓ No glue needed
- ✓ Can be laid over any other surface: cement, tiles, or other flooring
- ✓ Can be replaced at any time without producing dust or waste
- ✓ Can even be reused elsewhere

 100% Water proof  Easy to install  Easy to clean



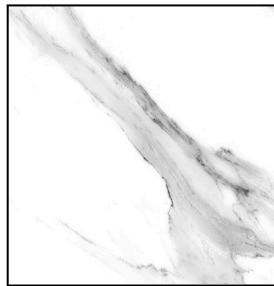
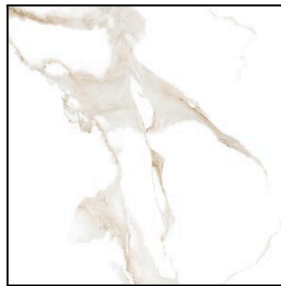
Wood Texture



5.2. Living Room, Kitchen – Artificial Marble



5.3. Bathroom – artificial marble /tiles



5.4. Underfloor Heating System -

Hydronic (water-based) / Electric underfloor heating installed beneath the flooring, providing uniform heat distribution, improved comfort, and energy efficiency.

6. Air Condition/ Heating VRF System

Multi-split's space-saving outdoor unit allows for connections of up to eight indoor units for multiple rooms. Added to the lineup are models compatible with the new R32 refrigerant, offering environmentally friendly comfort in homes, offices, stores, and various other settings.

❖ High energy saving

With the adoption of a high-efficiency DC twin-rotary compressor, all models achieved an energy efficiency scale of A+++ for cooling and A++ for heating.

❖ R32 refrigerant model

In addition to its high energy efficiency, the R32 refrigerant has a larger volumetric capacity than the R410A refrigerant, which means the R32 refrigerant models require less refrigerant charge than the R410A models.

❖ Quiet operation

The sound power level is reduced by up to 7 dB compared to the current R410

7. Private Pool

Private outdoor swimming pool designed for leisure and relaxation, set within the villa's landscaped garden. Contemporary filtration and circulation system with integrated LED lighting; finish and edge detail (overflow/skimmer) to be confirmed during final design.



8. Home Lift

A private home lift is included, providing convenient access across all levels of the villa with modern design and quiet operation. Kleeman Maison100 H or similar.

