

Magnolia Lykavitos

TECHNICAL SPECIFICATIONS



FOLIA
HOMES

A PROJECT BY



FOLIA
HOMES



01

Installation of
complete
thermo
protection

02

Aluminium
Energy
Systems

PROVISIONS

03

Split air
conditioning
units

04

Photovoltaic
systems

Kitchen



CABINET DOORS AND
DRAWER FRONTS

High-quality laminate
in the owner's preferred
color selection.

CABINET FRAMES

Matching laminate
construction for seamless
design continuity.

COUNTERTOP MATERIAL

Granite or alternative
premium materials as
specified by the owner.



SOFT-CLOSE

All cabinets and drawers
feature premium soft-close
mechanisms for quiet, controlled
operation Countertops.

FINISH

Professional installation
with polished edges
and proper sealing

Bathrooms

Bathroom spaces feature quality countertops paired with durable laminate cabinetry for optimal functionality and style.

All sanitary areas throughout the bathrooms are finished with premium ceramic materials, ensuring water resistance, easy maintenance, and long-lasting performance.



Flooring & Premium Finishes

LIVING AREAS

PRICE RANGE

The kitchen and living room areas showcase elegant ceramic flooring.

€30/M²

BEDROOMS

Bedrooms offer flexibility with either ceramic or premium parquet laminate flooring.

€30/M²

BATHROOMS

Bathrooms and toilets feature water-resistant ceramic flooring.

€30/M²

BALCONIES

Balconies are finished with durable ceramic flooring.

€25/M²

KITCHEN COUNTERTOPS

PRICE RANGE

Kitchen countertops are crafted from premium art granite.

€180/M²

WINDOW SILLS

Window sills are finished with marble or ceramic materials selected by the architect to complement the overall design.

STAIRCASE CLADDING

Staircase is finished with ceramic flooring and the corresponding skirting, selected by the architect.

FACADE DESIGN

The facade features premium materials selected by the architect and executed according to their distinctive design vision.

Technical Specifications



BUILDING STRUCTURE

The building’s structural framework consists of reinforced concrete C30–C37 grade, ensuring superior strength and durability. Construction follows approved architectural drawings and structural engineering studies for optimal safety and compliance.

WALL CONSTRUCTION

External walls feature 25cm perforated thermal insulation bricks for enhanced energy efficiency, while internal walls utilize 10cm construction for optimal space utilization and structural integrity.

PLASTERING

The exterior walls and ceilings will receive three coats of exterior plaster and paint in a colour selected by the architect.

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THERMAL FACADE SYSTEM

The entire building envelope features a comprehensive thermal facade system with expanded polystyrene insulation, including:

STARTER RAIL SYSTEM FOR PRECISE INSTALLATION

SELF-EXTINGUISHING EXPANDED POLYSTYRENE PANELS

MECHANICAL FIXING ANCHORS FOR SECURE ATTACHMENT

ANTI-CRACK BASE COAT APPLICATION

ANTI-ALKALI FIBERGLASS MESH REINFORCEMENT

SECONDARY ANTI-CRACK PROTECTIVE LAYER

SPECIALIZED PRIMER FOR FINAL COATING

PREMIUM ORGANIC FINISHING RENDER

INTERNAL PLASTERING & PAINTING

Interior surfaces receive two coats of high-quality plaster, professional smoothing with spatula technique, and premium paint in owner-selected colors for a flawless finish.

ROOF INSULATION

Roof areas feature extruded polystyrene insulation for superior thermal performance and energy efficiency.

WATERPROOFING

Comprehensive waterproofing includes professional membrane application followed by protective insulation layer using bituminous felt with aggregate surface protection.

STAIRCASE CLADDING

The staircase will be clad with marble, granite, or ceramic, at the architect’s discretion.

CLADDINGS & PLASTERING

On the building’s façade, where indicated in the architectural plan, there will be metal beams, and the building will have an acrylic plaster finish in a color chosen by the architect.

BOUNDARY WALL

The boundary wall will be made of reinforced concrete C30–C37, with plaster and paint finish.

SEWERAGE SYSTEM

Manholes will be constructed according to the plan, and provisions will be made for the sewerage system.

ELEVATOR

The elevator will serve all floors.

ENERGY EFFICIENCY

An A-class energy performance certificate will be issued.

Sanitary Ware

All bathrooms and kitchen areas feature high-quality sanitary fixtures and fittings with a comprehensive package. € 2,500

WOODWORK

All interal doors and room cabinets feature premium laminate finishes in owner-selected colors, combining aesthetic appeal with practical durability. Every cabinet incorporates soft-close mechanisms for quiet, controlled operation and extended hardware lifespan.

In each room, the wardrobe will include a unit with three drawers on a single mechanism, and hanging space with cabinet doors in the remaining sections.

The colours will be selected by the owner.

ALUMINUM SYSTEMS

All sliding doors and windows feature thermal-break technology with energy-efficient glazing for superior insulation performance. The main entrance includes a

ELECTRICAL SYSTEMS

Complete electrical installation complies with national electrical standards and regulations. Ethernet connections and television points are strategically located in the living room and all bedrooms for modern connectivity needs.

Premium Belanko series outlets by Legrand are installed throughout, including two double and one single outlet per bedroom, four double outlets in the living-dining area, and two double plus one single outlet in the kitchen. The kitchen features five specialized control switches for oven, cooktop, extractor hood, microwave, and dishwasher operations.

fire-resistant security door in architect-selected colors, providing enhanced safety and aesthetic appeal.

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PLUMBING INSTALLATION

Advanced pipe-in-pipe system delivers hot and cold water using UPVC piping throughout kitchen, toilets, showers, and bathroom areas for reliable, long-lasting performance.

WATER HEATING AND STORAGE

The system includes a 150-liter solar water heater with mounting frames, water storage tanks of 1000L and 1500L capacity, and a pressurization system for consistent water delivery throughout the property.

CLIMATE CONTROL & RENEWABLE ENERGY

Comprehensive provisions for split-unit air conditioning systems in all areas ensure optimal climate control and comfort year-round. Photovoltaic system provisions are

integrated according to engineering specifications, supporting sustainable energy generation and reduced operational costs.

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