

SPECIFICATIONS

GENERAL

- Concrete building structure frame – Type C30/37
- Thermal bricks – 25 cm (external), 10 cm (internal)
- Insulation and waterproofing – Thermal insulation in accordance with legal requirements. (A study has been issued by the Mechanical Engineer and is included in the building permit for the project.)
- Living/Dining Room – Internal areas finished with high-quality, EU-made ceramic tiles
- Bedrooms – EU-made ceramic tiles
- Common areas & staircases – Flooring based on the architect's selection
- Verandas – High-quality, EU-made ceramic tiles
- Roof Garden – High-quality, EU-made ceramic tiles

EXTERIOR FINISHES

- Modern aesthetic with a combination of exposed concrete and white-painted finishes on all four elevations
- High-pressure laminate (HPL) panels
- Glass railings on all balconies for unobstructed views and sleek design
- Fair-faced concrete elements
- Grafiato finish on external walls and ceilings

KITCHEN

- Interior-designed, fully fitted kitchens
- Soft-close cabinet doors with Gola system design, using laminated MDF
- Kitchens constructed from high-quality laminate panels with elegant granite countertops
- Stainless steel sink paired with a polished chrome mixer tap
- Flooring finished with high-quality, EU-made ceramic tiles

BATHROOMS

- Internal areas finished with high-quality, EU-made ceramic tiles
- Sanitary ware and mixers from reputable manufacturers (e.g., Grohe or equivalent)
- Polished chrome-framed glass bath and shower screens

ELECTRICAL & ENERGY SYSTEMS

- Energy efficiency: Building classified as A+
- Balcony doors with double glazing and thermal insulation – MUSKITA MU3000 Thermal or equivalent
- White electrical sockets installed throughout
- LED downlights in the kitchen, living room, hallway, bedrooms, and bathrooms
- Photovoltaic system to reduce common area electricity costs
- TV points in the living room and all bedrooms
- High-speed structured cabling for audio-visual devices and internet connectivity
- TV/internet/telephone sockets in all bedrooms, living areas, and verandas
- Air conditioning units in the living room, kitchen, and bedrooms
- Central TV reception system for the entire building

HEATING - PLUMBING

- Hot water supply provided by energy-efficient solar panels, with electric heating backup when necessary
- Pipe-in-pipe plumbing system for durability and ease of maintenance
- Pressurized system for both hot and cold water
- Quick hot water recirculation system for instant access to heated water

PARKING AREA - STORAGE

- Private covered parking space for each apartment
- Individual storage rooms allocated to each unit

SECURITY

- Secure electric gate access to the parking, controlled by remote operation

PROVISIONS

- Provision for electric blackout shutters in all bedrooms
- Networking infrastructure compatible with major providers (Cyta, Cablenet, Primetel)
- Provision for individual security alarm and fire detection system in each apartment
- Dedicated provisions for washing machine and refrigerator installation in each unit