

BUILDING SPECIFICATIONS

The building – Description

The building is composed of four floors and 16 apartments of various types, 2bedroom, 3bedroom and 4 bedroom apartments. The building will be consist of the basement where the parking spaces, lifts, the stores and a private gym are located, the ground floor with apartments and building entrance, the first floor with 5 apartments, the second with 4 apartments and the third floor with 3 apartments.

Structural specifications

Building's Energy Characteristics

All apartments have class A' Energy Coefficient with low CO2 emissions, environmentally friendly.

Frame

The frame of the building will be of reinforced concrete.

Walls

The masonry infills will be constructed of bricks and three coats of render internally. Externally a thermal insulation system will be applied. The exterior walls will be 250mm thick and the interior will be dry wall system 105mm thick.

Roofing - Waterproofing

Non reinforced concrete, 4mm asphalt membrane insulation, extruded polystyrene. Non-reinforced concrete and cement based water insulation on the verandas and all external floors.

Floorings

All internal conditioned spaces with underfloor heating will be covered with 100 mm screed on lightweight concrete screed for covering services.

Paint-work

Three coats of emulsion paint on interior walls in general. Three coats of emulsion and spatula on interior ceilings. Sandex paint and spatula on exterior ceilings. Oil paint or hummerite paint on the metal surfaces of railings. Oil paints in general will be applied in three coats (primer, undercoat and finish).

External works

General earthworks and concreting works for the shaping of exterior spaces. Concrete walls on the ground floor as approved drawings. Construction of public pavement and landscaping.

Plumbing

Water supply will be achieved with a pressurised plumbing system of pipes of a minimum 15mm diameter, hot water return pump, sewage /drainage and drainage gutters on the terrace for rainwater. Water tanks equivalent of 1 ½ tons capacity for each apartment. Hot water supply system will be achieved via solar collectors and electric element.

Mechanical works

Water underfloor heating system with electric heat pump of high energy class for each apartment. Supply and Installation of air-conditioning units with VRV system, wall mounted on the bedrooms and concealed on the kitchen, dining/living room. Mechanical ventilation for interior lavatories/bathroom.

Electrical works

Each apartment will have photovoltaic system on the roof for renewable source of energy to achieve the class A energy coefficient. Installation of electrical parts of European manufacturer. At least 16 free plug sockets, 3 telephone outlets and 3 television outlets to be included for the 2-bedroom apartments. At least 21 free plug sockets, 4 telephone outlets and 4 television outlets to be included for the 3-bedroom apartment. At least 24 free plug sockets, 6 telephone outlets and 6 television outlets to be included for the 4-bedroom apartment. High quality video-phone (intercom) system, electric immersion heater and two-way light switches in the bedrooms. In the kitchen all fitted appliances will be wired inside the walls by a spur fused unit and will include points for oven, microwave, kitchen hob, washing machine, dishwasher, refrigerator and extractor fan.

Elevator

Installation of two 8-person elevator with an alarm system in case of emergency. Private elevators for the apartments 001 and 004.

Metal works

Thermal aluminium windows and doors with double-glazing of the choice of the Architect. Aluminium Venetian blinds of external use for the bedroom windows and doors. Metal balustrades to staircases. Metal glass railing on the verandas.

Wood works

Internal doors, wardrobes and bathroom benches with laminated boards. Kitchen benches and wall units with MDF lacquered finish. Entrance door of the apartment to be ½ hour fire – resistant with timber veneer finish. The bench tops will be of techno-granite.

General

Letter boxes will be installed at the entrance hall of the building, one for each apartment. Central television system will be installed on the roof.