

## **TECHNICAL SPECIFICATIONS**

### **STRUCTURE:**

The structure will be made of reinforced concrete, based on seismic study with Eurocodes.

### **REINFORCED CONCRETE:**

- Foundations, column bases, and steel joints with C30 concrete.
- Walls, stairs, columns, slabs, beams, cantilevers, and lintels also C30 unless otherwise specified.

### **INSULATION:**

- Damp-proof course under all ground floor walls.
- Roof slabs insulated with extruded polystyrene, plastic sheeting, mesh, and screed.
- Roof slabs/verandas waterproofed with 4mm asphalt sheet.
- Bathrooms/showers: cementitious waterproofing (SIKALASTIC 1K + mesh).
- Written 10-year waterproofing guarantee.

### **MASONRY:**

Thermal insulating bricks “Klimalite” of 10cm and 25cm.

### **FLOORS:**

- Indoors: European granite ceramics (rectified porcelanato), lightweight concrete 600kg/m<sup>3</sup>.
- Outdoors: granite ceramics, concrete C25 with 3/8 gravel.

### **INTERNAL FINISHES:**

- Walls: three-coat plaster (Finocem), spatula finish, emulsion paint.
- Ceilings: fair face, spatula, emulsion paint.
- Bathrooms/WC: wall ceramics.

### **EXTERNAL FINISHES:**

- External insulation with 8cm extruded polystyrene, plaster, grafiato finish.

### **THERMAL INSULATION:**

- External walls: 8cm extruded polystyrene.
- Roof: 10cm extruded polystyrene.
- Fixings with dowels, Mapetherm AR1 adhesive, fiberglass mesh, grafiato finish.

**INTERNAL OPENINGS:**

- Wardrobes & doors: melamine with soft-close.
- Main entrance: fireproof armored security door (60 min).

**EXTERNAL OPENINGS – ALUMINIUM:**

- Sliding doors: MU 3000 Thermal, double-glazing 6+4mm with argon gas.
- Windows: MU 2075 Thermal, white Muskita.
- Provision for electrical shutters in bedrooms.

**CARPENTRY:**

- Italian kitchen in melamine.
- Synthetic granite countertops & backsplash.
- Vanity units in bathrooms/WC.
- All with soft-close.

**ACCESSORIES & HANDLES:**

All necessary fittings installed.

**SANITARY WARE:**

European origin sanitary ware and fittings.

**PLUMBING INSTALLATION:**

- Hot, cold & drinking water, 800L water tank per apartment.
- Pressurizing pump.
- Pipe-in-pipe system with manifold.
- Concealed piping with isolation valves.
- Pipes in walls/floors, not in load-bearing elements.

**PHOTOVOLTAICS:**

Separate PV system per apartment.

**ENERGY PERFORMANCE:**

Class A Energy Performance Certificate.

**PROVISIONS:**

- Kitchen electrical appliances.
- Air conditioning.

**ELECTRICAL INSTALLATION:**

Full installation per architectural drawings and EAC regulations.

**BALUSTRADES:**

Glass balustrades on verandas (MU583 base).

**PARKING:**

- One parking space per apartment.
- Provision for EV charging.
- Storage room per partitioning plans.

**Note:** Changes may be made after mutual buyer-seller agreement.