

PAMELCO DEVELOPMENTS LTD

PYRGOS HOUSES **SPECIFICATIONS**

EARTHWORKS

Necessary earthworks for foundation and external areas.

Garden soil is not included. Gardening and planting is not included.

STRUCTURE WORKS

Concrete, frameworks and steel reinforcement according to standards and regulations.

BRICKWORKS

Walls with standard bricks: 25cm width for the external walls and 10 cm width for the internal walls.

PLASTERING

Two coats of plastering ready to receive spatula and paint: internal walls both sides and external walls internal side only (the external side will receive thermoinsulation polysterene).

FLOOR, WALL & CEILING FINISHES

Floor finishes:

All internal areas (except bedrooms): ceramic tiles prime cost (purchase value) €20,00/M2.

Bedrooms: parke prime cost (purchase and installation value) €20,00/M2.

Verandas ground floor: ceramic tiles prime cost (purchase value) €20,00/M2.

Internal staircase: marbles steps prime cost (purchase value) €45,00/M and staircase landing marble prime cost (purchase value) €45,00/M2.

Window sills: marble prime cost (purchase value) €35,00/M.

Parapet tops on roof parapets: marble prime cost (purchase value) €25,00/M.

Wall finishes:

Bathroom, kitchen, utility rooms: ceramic tiles prime cost (purchase value) €20,00/M2.

Suspended false ceilings:

Bathroom's ceilings and 1st floor corridor's ceiling: suspended false ceiling with gypsum board.

INSULATIONS

Water insulation:

1st insulation on structure's foundation.

1st insulation on slab and 2nd insulation on screed: on ground floor veranda, on bathrooms floors and walls and on second floor roof.

Thermo insulation:

On external walls external side: 8 cm thermoinsulation polysterene full system finished with grafiato.

On second floor roof: 8 cm thermoinsulation polysterene.

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Safety. Quality. Credibility.

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METAL WORKS

Internal staircase balustrade and handrail. Roof balustrade. External round staircase to roof for service and maintenance access.

Walk in gate. Driveway gate.

ALUMINIUM WORKS

Aluminium windows and doors “Muskita” series MU114 for sliding and MU2075 for opening. Electrical rolling shutters on 1st floor bedroom windows.

WOOD WORKS

Carpentry with MDF painted for: kitchen units, utility room units, toilets basin units, internal doors, bedroom wardrobes.

Entrance door with solid wood.

Marble on kitchen top.

MECHANICAL

Drainage and sewerage system: all necessary trenches, pipes, manholes, septic tank, absorption pit, provision for connection with public sewerage system.

Rain water system: all necessary vertical pipes and absorption pit.

Sanitary fittings: supply and install: prime cost (purchase value) €5.000,00.

Central heating: underfloor heating with heat pump.

Water supply: tanks for cold and heat water: solar panel for heating water.

Air-conditioning: provision only (that is wiring and piping).

ELECTRICAL

Complete electrical installation based on EAC regulations.

PV system 5KW (photovoltaic – ενεργειακή απόδοση “Α”).

Provision only (that is wiring) for: security, cameras, video door phone.

PAINTING

Internal: spatula and paint on ceilings and walls.

External: grafiato on thermo polysterene. Other areas external spatula and paint.

Metal parts: paint.

EXTERNAL WORKS:

Concrete boundary walls: concrete finish with sealer paint.

Eternal paths and corridors: ceramic tiles prime cost (purchase value) €20,00/M2.

Driveway floor: granostone.

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