
1. FRAME

- 1.1. The frame of the building is made of reinforced concrete C25/30 and reinforcement with high strength ribs B500C.
- 1.2. The design of the frame is based on European specifications.

2. BRICKWORK - WALLS

- 2.1. The external walls (20cm) and interior (10cm) will be constructed with hollow clay bricks, built as shown in the architectural plans.
- 2.2. All external walls, on the external side, will be coated with 8 cm thick polystyrene.
- 2.3. At the point of connection of the brick walls with the concrete structural elements, a mesh will be placed.
- 2.4. At the bottom of the brick wall, a damp proof material will be laid.

3. COATINGS

3.1. Internal:

- 3.1.1. Internal brick walls will be done covered with three layers of plastering.
- 3.1.2. The ceilings that are made of exposed concrete will be done with two layers of spatula.
- 3.1.3. The walls and the ceilings will be painted with three layers of emulsion white color.

3.2 External:

- 3.2.1. At the external walls, a thermal facade with polystyrene (according to the energy performance of buildings) and a final coating with white graphiato will be laid.

4. WATERPROOF

- 4.1. Foundation: Cementitious insulation will be made around the foundation.
- 4.2. Floors and Verandas: Cementitious insulation with a net will be installed on the outdoor terraces.
- 4.3. Roof: On the roof, 2 hands of cementitious insulation, polystyrene and then concrete with triangular fillet at the edge, where the parapets are, will be done. Afterwards, 2 hands of plastic waterproofing with a net will take place.
- 4.4. Bathroom/showers: The base of the showers and baths will be cemented with a net.

5. FLOORS AND STAIRS

- 5.1. The ceramics will be selected by the buyer from the seller's associates. The choice will be made at the initial stage of construction, otherwise the seller has the right to make the choice for the buyer.
- 5.2. The price for ceramic floors is up to €25/m².
- 5.3. In case the buyer chooses ceramics that exceed the specified price, then the buyer will be charged the difference in price.

6. WALL TILING

- 6.1. The tiles on the walls in the areas of toilets, showers and bathrooms will be placed up to the ceiling height and will be selected by the buyer from a partner of the seller with a sale price up to €25/m².
- 6.2. Wall tiles will be placed on the kitchen wall, 60 cm above the worktop with a sale

price of up to €25/m² and the buyer can choose the tiles by a partner of the seller.

7. SANITARY WARE

- 7.1. The sanitary ware will be placed according to the architectural plan and will be white.
- 7.2. The buyer has at his disposal the following price:
The total price of sanitary ware will not exceed the amount of €2200,00.

8. SEWER PIPES

- 8.1. Pipes and their fittings for the sewer system will be laid according to the architectural plans.
- 8.2. The pipes will be plastic.
- 8.3. The external sewerage system will be connected to the local authority's central system.

9. ELECTRICAL

- 9.1 The electrical installation will be carried out in accordance with the recent laws and instructions of EAC. All pipes will be placed inside the slabs, floors and walls.
- 9.2 All components, piping, cables, boxes, switches are of excellent quality.
- 9.3. The electrical installation will include the following:
- 9.3.1. Provision for kitchen ventilator (where applicable)
 - 9.3.2. Provision for electric oven, washing machine and dishwasher
 - 9.3.3. Provision for TV in all rooms
 - 9.3.4. Provision for telephone in all rooms
 - 9.3.5. Provision internet if included in electrical plans.
- 9.4. If the buyer wants to install fixtures different from those offered by the seller, then the buyer will be charged the difference in price and application. The illuminants chosen by the buyer will be installed after EAC inspection.
- 9.5. All sockets and lighting switches will be LEGRAND.
- 9.6. All of the above will be done according to the electrical drawings.
- 9.7. There will be a charging point for electrical cars.

10. AIR CONDITIONING PROVISIONS

- 10.1. All necessary electrical and mechanical installations will be installed according to the electromechanical drawings. The air condition units are not included.

11. PLUMBING INSTALLATION

- 11.1. The plumbing installation for all sanitary ware will be of pipe type (pex) with high pressure pipe in pipe, according to international standards.
- 11.2. The plumbing installation includes cold and hot water supply to the kitchen, showers, bathrooms and washbasins. In addition, the plumbing installation includes cold water supply to the washing machine and dishwasher at the points shown in the drawings.
- 11.3. There will be a pressure system for every apartment.

12. CARPENTRY

- 12.1. The closets in the bedrooms will have dimensions as shown in the architectural drawings and will cost up to €250/m².
- 12.2. The kitchen countertops and cupboards will be of melamine costing up to

€250/m².

12.3. The upper part of the kitchen counter will be made of granite priced up to €180/m.

12.4. All interior doors will be made from melamine priced up to €300.00

13. FRAMES

13.1. All exterior frames will be made of aluminum or PVC in white color, with double glazing 4 mm-20.5 mm-4 mm sliding according to the architectural plans. The series of aluminum frames will be MU 3000 (Thermal), and the opening MU2075 (Thermal).

13.2. The main entrance of the apartment will be made of aluminum or PVC up to €1.000.00

13.3. In case the buyer wishes to install aluminum or PVC in another color, there will be an extra charge.

13.4. In case the buyer wishes to place mosquito-nets or shutters, there will be an extra charge.

14. ROOF GARDEN (if included)

14.1 The roof garden (if included) will be covered in ceramics. The ceramics will be selected by the buyer from the seller's associates. The choice will be made at the initial stage of construction, otherwise the seller has the right to make the choice for the buyer.

14.2 The ceramic floors will be priced up to €25/m².

14.3 The parapets on the roof garden will be made of glass and supported on an aluminum base as shown in the architectural plan.

15. PHOTOVOLTAIC SYSTEM

15.1. There will be a photovoltaic system for each apartment as shown in the energy efficiency plans.

16. SOLAR PANELS

16.1. There will be a hot water boiler (volume 150 liters), and 2 solar hot water plates. There will also be a plastic water storage tank of 1000 liters.

17. UNDERFLOOR HEATING

17.1 In all areas, there will be an underfloor heating installed. The underfloor heating will be water based and it will be operating with heat pump. The heat pump is not included in the price and is at an extra cost to the purchaser.