

NAVARINO

Technical Specifications

STRUCTURE AND EXTERIOR SHELL

- Reinforced concrete frame comprising of footings, columns, beams, and slabs, designed following the applicable European earthquake-resistant building regulations (Eurocodes 1,2,8).
- The foundations that are in contact with the soil will include crystallization admix in the concrete and two coats of flint coat and fondaline membrane (This includes perimetric walls, building foundation, etc).
- The exterior walls are constructed of 25cm high-quality thermal hollow clay block and lined with insulation 80mm polystyrene for thermal insulation.
- Exterior wall finishes comprise fair-faced concrete, plaster, or stucco and paint coatings, in combination with accents of travertine marble on part of the walls (façade entrance) as per architectural drawings.
- The roof is constructed of reinforced concrete slab, sloped cement screed, thermal insulation, and a suitable waterproofing system of two layers of bituminous membrane covering the roof and the verandas.

ENERGY PERFORMANCE CERTIFICATE

- The building is constructed in compliance with the local Energy Performance governing legislation and has an A-rating energy performance certificate.

COMMUNAL AREAS (ENTRANCE, CORRIDORS, PARKING AND STORAGE UNITS):

- The Entrance Foyer and communal corridors will have suspended ceilings with Spot lighting.
- Marble-dressed walls at the Entrance foyer areas.
- Aluminium Framed Glass Entrance door.
- Parking Place: Each apartment has one private parking place on the ground floor.
- Car Entrance Gates: Electrical-remote control operated.
- Provision for electric car charging.
- Storeroom: Each apartment has one private storage unit as per architectural plans.
- Landscaping will take place in the external areas of the building which will include an automatic watering system.
- Common area lighting will be controlled by movement sensors.
- Common Area Doors: Manufactured according to the European Standards of fire resistance regulations where necessary.
- Photovoltaic system connected to the communal areas to partly compensate for communal electricity usage.

INTERIOR

- Internal walls are constructed using a drywall internal wall system which includes:

- A robust metal frame, double layers of gypsum board on each side, and a core of insulating material;
- Two coats of spatula; and
- Three coats of emulsion paint
- Ceramic tiles 120x60cm made in Europe of €20/m² plus VAT.
- False ceiling with lighting in the living area.

BATHROOMS

1. Bathroom walls are covered from floor to ceiling with ceramic tiles of €17/m² plus VAT.
2. Concealed floor-mounted toilet of European standard (GROHE or similar).
3. European standard sanitary ware (GROHE or similar).
4. Glass corner shower or fixed shower screen, as per architectural plans.
5. Grohe or similar European brands of faucets/mixers.
6. A mirror will be installed in all bathrooms above the sink and on top of the wall tiles.

NOTE: For items 2, 3, 4, 5, and 6 above the allowable expenditure amount is €3.100 plus VAT.

KITCHEN

- The kitchen worktop will be of porcelain stoneware 12mm thickness (Inifinity™ The engineered surface or similar) of 200€/m² plus VAT.
- The kitchen backsplash includes ceramic 60cm in height and €17/m² plus VAT.
- Stainless steel kitchen sink under or over counter Grohe K700 or similar of €205 plus VAT.
- Extractor provision: Kitchen extractor funnel directly to outside.
- All kitchen cabinet mechanisms with soft closing.
- Floor-to-ceiling handleless cabinets.
- 3-way European brands of faucets/mixers (such as Paini Cox or similar) of €155 plus VAT.

* Note 1: Kitchen (units and mechanisms), Internal doors, bedroom wardrobes, and vanity units' budget of €12.000 plus VAT.

BEDROOMS

- Floor-to-ceiling wardrobes made according to the dimensions shown on the architectural plans.
- Ceramic tiles 60x60cm or Laminate wooden flooring (8mm) of €17/m² plus VAT.

HYDRAULIC / MECHANICAL WORKS:

- Individual water tank with solar panels and electric water heater for each apartment. Cost allowance of €1.300 plus VAT.
- Pressurised System for hot and cold water.
- Hot and cold water supply lines in PVC with the system pipe-in-pipe.
- Drainage & sewerage system: PVC pipes will be used for the sewage system which will be connected to the central sewage system of the municipality.

ELECTRICAL WORKS

- The electrical installation is made according to the governing regulations.
- Security access key rings and video intercom system at the main entrance of the building. Hik vision or similar
- TV points will be provided in the living area, master bedroom, and one external in the outside balcony Legrand or similar.
- Installation of USB C ports in all the apartments (master bedroom and Living Area) Legrand or similar.
- Provision for telephone line, internet, and Wi-Fi access points Legrand or similar.,
- Switches with safety fuses or dipolar switches with light indicators will be installed for the kitchen appliances, following the Electric Authorities regulations Legrand or similar.
- Waterproof socket outlet will be provided at the outside veranda and roof garden, where applicable Legrand or similar.
- Provision for oven, electric stovetop, dishwasher, and refrigerator.
- Provision for electric blinds in the living area.
- Lighting fixtures on the Balconies will be as per the architect's choice.
- Air Conditioning: full installation of three wall split 9000 btu units including the units, wiring, and drainage system; in the living room area there will be a 24000 btu concealed unit, brands like Midea and GREE.
- Central Heating Underfloor; heating with water will be installed using a heat pump. In the bathroom, there will be a towel warmer unit connected to the underfloor heating.

DOORS AND WINDOWS - MUSKITA

- Internal doors: laminate doors with high-quality hardware.
- Aluminium Windows and balcony doors: thermal break aluminium frame, double-glazed windows, and sliding doors, in compliance with the Energy Performance governing regulations.
- Storage Doors: Aluminium and as per the architectural drawings.

BALCONY RAILINGS

- Glass railing on the balconies as per architectural plans.

ADDITIONAL - Penthouses enjoy private roof terraces with skimmer chlorine pools. Private photovoltaic system of capacity range 2.5 to 5 KW (depending on the unit).