

NAVARINO

Technical Specifications

STRUCTURE AND EXTERIOR SHELL

- Reinforced concrete frame comprising of footings, columns, beams and slabs, designed in accordance 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 flincoat and fondaline (This includes perimetric walls, building foundation, etc).
- Exterior walls are constructed of 25cm high quality hollow clay block and lined with insulation 80mm polystyrene for thermal insulation.
- Exterior wall finishes comprise of 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.
- Roof is constructed of reinforced concrete slab, sloped cement screed, thermal insulation and suitable waterproofing system two layers of bituminous membrane are covering the roof and the verandas.

ENERGY PERFORMANCE CERTIFICATE

- The building is constructed in compliance with the local Energy Performance governing legislation and have 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.
- Store Room: Each apartment has one private storage unit as per architectural plans.
- Landscaping will take place at the external areas of the building which will include 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 of 10cm high quality hollow clay block.
- Internal surfaces have three coats of plaster and three coats of emulsion paint.
- Ceilings are plastered and painted surfaces.
- Ceramic tiles 60cm x 60cm

BATHROOMS

- Bathroom walls are covered floor to ceiling with ceramic tiles.
- Concealed floor mounted toilet of European standard.
- European standard sanitaryware
- Glass corner shower or fixed shower screen, as per architectural plans.
- Grohe or similar (European brands) faucets/mixers.
- Bathroom mirror in all bathrooms.

KITCHEN

- Kitchen worktop of porcelain stoneware 12mm thickness (Inifinity™ The engineered surface or similar).
- Kitchen back splash includes 60cm height ceramic back splash.
- Stainless steel Kitchen sink under or over counter.
- Extractor provision: Kitchen extractor funnel directly to outside.
- All kitchen cabinet mechanisms with soft closing.
- Handleless Cabinets.
- Floor to Ceiling Cabinets.
- 3-way European brands Faucets/mixers.

BEDROOMS

- Floor to ceiling wardrobes made according to the dimensions shown on the Architectural Plans.
- Ceramic tiles 60cm x 60cm or Laminate wooden flooring (8mm).

HYDRAULIC / MECHANICAL WORKS:

- Individual water tank with solar panels and electric water heater for each apartment.
- Pressurised System for hot and cold water.
- Hot and cold water supply lines in PVC with the system pipe-in-pipe.
- Hot water return pump for the first and second floor.
- 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.
- TV points will be provided in the living area, master bedroom and one external in the outside balcony.
- Installation of USB C ports in all the apartments (master bedroom and Living Area).
- Provision for telephone line, internet and Wi-Fi access points,
- Switches with safety fuses or dipolar switches with light indicator will be installed for the kitchen appliances, in accordance with the Electric Authorities regulations.
- Waterproof socket outlet will be provided at the outside veranda and roof garden, where applicable.
- Provision for air-condition split units.
- Provision for oven, electric stovetop, dishwasher and refrigerator.
- Provision for electric blinds in living area.
- Lighting fixtures on the Balconies will be as per architects choice.
- Provision for electric heating units.

DOORS AND WINDOWS

- 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 Based on architectural drawings.

BALCONY RAILINGS

- Glass railing on the balconies as per architectural plans.