

NIOLI

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 a reinforced concrete slab, sloped cement screed, thermal insulation, and a suitable waterproofing system with 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 spotlighting.
- 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 the 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 of 10cm high-quality hollow clay bricks.
- Internal surfaces have two coats of plaster, two coats of spatula, and three coats of emulsion paint.
- Ceilings have two coats of spatula and three coats of emulsion paint.
- Ceramic tiles of 60x60cm (Made in Europe) of €17/m² plus VAT.

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 such as Grohe or similar.
3. European standard sanitaryware such as Grohe or similar.
4. Glass corner shower or fixed shower screen, as per architectural plans.
5. European brands (Grohe or similar) faucets/mixers.
6. A mirror, a paper holder, hand towel hook and a towel holder will be installed in all bathrooms on top of the wall tiles.

KITCHEN

- Granite kitchen worktop of €150/m² plus VAT.
- Kitchen backsplash includes 60cm height ceramic of €17/m² plus VAT.
- Stainless steel kitchen sink (under or over the counter) of €150 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 €160 plus VAT.

BEDROOMS

- Floor-to-ceiling wardrobes made according to the dimensions shown on the architectural plans.
- Ceramic tiles of 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.
- 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 (such as Legrand or similar).
- Installation of a USB C port in the master bedroom and living area of all apartments (such as Legrand or similar).
- Provision for a telephone line, internet, and Wi-Fi access points (such as 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 (such as Legrand or similar).
- Single waterproof socket outlet will be provided at the outside veranda and roof garden, where applicable (such as 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 architect's choice.
- Provision of split unit air conditioning system in the living room and bedrooms.

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-made and based on the architectural drawings.

BALCONY RAILINGS

- Glass railing on the balconies as per architectural plans.