ORION

Technical Specifications

STRUCTURE AND EXTERIOR SHELL

- Reinforced concrete frame comprising footings, columns, beams, and slabs, designed following the applicable European earthquake-resistant building regulations (Eurocodes 1,2,8).
- The exterior walls are constructed of 25cm high-quality thermal hollow clay block and lined with 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/ceramic 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 will have suspended ceilings with spotlighting.
- The façade of the building will have ceramic parts.
- Aluminium-framed glass entrance door.
- Parking Place: Each apartment has one private parking place on the ground floor.
- 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.

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 120x60cm (Made in Europe) of €19/m2 plus VAT.

BATHROOMS

1. Bathroom walls are covered from floor to ceiling with ceramic tiles of €19/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 sliding glass door, as per architectural plans.
5. European brands (Grohe or similar) faucets/mixers.
6. A mirror, a paper holder, a hand towel hook and a towel holder will be installed in all bathrooms on top of the wall tiles.

NOTE 1: For the 1-bedroom apartments, items 2, 3, 4, 5, and 6 above, have the allowable expenditure amount of €1,760 plus VAT.

NOTE 2: For the 3-bedroom apartment, items 2, 3, 4, 5, and 6 above, have the allowable expenditure amount of €4,030 plus VAT.

NOTE 3: For the 2-bedroom penthouse, items 2, 3, 4, 5, and 6 above, have the allowable expenditure amount of €3,070 plus VAT.

KITCHEN

- Ceramic kitchen worktop of 12mm thickness (€150/m² plus VAT).
- Kitchen backsplash includes 60cm height ceramic of €28/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.
- Kitchen height 2.40m with handless cabinets. Gypsum board installed on top of kitchen cabinets to achieve flash finish with ceiling.
- 3-way European brands of faucets/mixers (such as Paini Cox or similar) of €160 plus VAT.

NOTE 1: The 1-bedroom apartments have a budget for the carpentry items (kitchen units and mechanisms, internal doors, bedroom wardrobes, and vanity units) of €4,450 plus VAT.

NOTE 1: The 3-bedroom apartment has a budget for the carpentry items (kitchen units and mechanisms, internal doors, bedroom wardrobes, and vanity units) of €6,700 plus VAT.

NOTE 1: The 2-bedroom penthouse has a budget for the carpentry items (kitchen units and mechanisms, internal doors, bedroom wardrobes, and vanity units) of €5,950 plus VAT.

BEDROOMS

- Floor-to-ceiling wardrobes are made according to the dimensions shown on the architectural plans.
- Ceramic tiles of 120x60cm of €19/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.
- Video intercom system at the main entrance of the building.
- TV points will be provided in the living area and the bedrooms (such as Legrand or similar).
- Installation of a USB and Type-C port in the master bedroom and living area of all apartments (such as Legrand or similar).
- Provision for an 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).
- A 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, refrigerator, washing machine and dryer.
- Lighting fixtures on the balconies will be as per the 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.

ADDITIONAL - The penthouse will enjoy a tiled private roof terrace of approximately 42 sqm. The 3-bedroom apartment and the penthouse will also be allowed a private photovoltaic system with a capacity of 3 KW each.