

RIVA

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.

EXTERIOR AND PARKING:

- Marble dressed façade walls.
- Provision for electric car charging.
- Parking area lighting will be controlled by movement sensors.
- Photovoltaic system of 3 KW connected to the house to partly compensate for electricity usage.
- Parking flooring brushed concrete or pebble stone.
- Entrance steps with hidden lighting.
- Modern self-standing letter box with house number.
- Ceramic tiles 60 x 60 cm anti-slip for outside areas (Made in Europe) 17€/m² plus VAT.

INTERIOR

- Internal walls are constructed using a drywall internal wall system which includes:
 - 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 120cm x 60cm (Made in Europe) 20€/m² plus VAT.
- Marble stairs with glass railings.
- Floor-to-ceiling laundry cabinet.

BATHROOMS

1. Bathtub in the main bathroom.
2. Ensuite shower.
3. Concealed floor-mounted toilet of European standard.
4. European standard sanitaryware.
5. Glass shower and bath screen, as per architectural plans.
6. Grohe or similar (European brands) faucets/mixers.
7. Bathroom mirror in all bathrooms.
8. Free-standing cabinets under the sinks.
9. Bathroom walls are covered floor to ceiling with ceramic tiles 17€/m² plus VAT.

NOTE: For items 1 to 7 above the allowable expenditure amount is €3.100 plus VAT

KITCHEN

- Kitchen worktop of porcelain stoneware 12mm thickness (Inifinity™ The engineered surface or similar) 200€/m² plus VAT.
- Kitchen backsplash includes 60cm height ceramic backsplash of 17€/m² plus VAT.
- Stainless steel kitchen sink under or over counter Grohe K700 or similar 200€ plus VAT.
- 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 (Paini Cox or similar) of €155 plus VAT.
- Extended kitchen aisle with width 80cm 200€/m² plus VAT.

BEDROOMS

- Floor-to-ceiling wardrobes made according to the dimensions shown on the Architectural Plans.
- Ceramic tiles 120cm x 60cm or Laminate wooden flooring (8mm) 17€/m² plus VAT.

DOORS AND WINDOWS - MUSKITA

- Internal doors: laminate wooden doors with high-quality hardware.
- Aluminium Windows and veranda doors: thermal break aluminum frame, double-glazed windows, and sliding doors, in compliance with the Energy Performance governing regulations.

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

HYDRAULIC / MECHANICAL WORKS:

- Individual water tank with solar panels and electric water heater 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.
- Video-intercom system at the main entrance 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 villas (master bedroom and living area) Legrand or similar.
- Provision for a 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, where applicable - Legrand or similar.
- Provision for air-conditioning split units.
- Provision for oven, electric stovetop, dishwasher, and refrigerator.
- Provision for electric blinds in the living/kitchen area.
- Lighting fixtures on the facade will be as per architects' choice.