

RIVA

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 to protect from humidity (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 plaster or stucco and paint coatings, in combination with accents of travertine marble on part of the walls (façade) 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 villas are constructed in compliance with the local Energy Performance governing legislation and have 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 anti-slip for outside areas.

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 120cm x 60cm.
- Marble stairs with glass railings.
- Floor to ceiling laundry cabinet.

BATHROOMS

- Bathtub in the main bathroom.
- Ensuite shower.
- Free standing cabinets.
- Bathroom walls are covered floor to ceiling with ceramic tiles.
- Concealed floor mounted toilet of European standard.
- European standard sanitaryware.
- Glass shower and bath 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.
- Extended kitchen isle with width 80cm.

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).

HYDRAULIC / MECHANICAL WORKS:

- Individual water tank with solar panels and electric water heater.
- 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.
- 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 villas (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, where applicable.
- Provision for air-condition split units.
- Provision for oven, electric stovetop, dishwasher and refrigerator.
- Provision for electric blinds in living/kitchen area.
- Lighting fixtures on the facade will be as per architects' choice.

DOORS AND WINDOWS

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