

GENERAL SPECIFICATIONS |

STRUCTURE

Reinforced concrete frame with raft foundation, columns, beams and slabs, designed in compliance with the Eurocode for building structures and seismic design.

WALLS

Masonry walls built with hollow clay bricks. Internally 10 cm thick and externally 20 cm thick.

SUNDRIES

Fair faced concrete boundary wall. Topsoil for garden. Metal gate for front entrance and automatic garage door for car parking.

ENERGY PERFORMANCE CERTIFICATE

All villas are build according to the Energy Performance of Buildings Regulation Act and receive high rating Energy Performance Certificate (EPC).

ACCESS CONTROL SYSTEM

Proximity card provided to access: project's gated entrance, the private residence & the communal areas such as gym and spa.

ALUMINIUM WORK

Patio sliding doors and windows: Double glazed, 4mm thermal (low e) glass, 14mm gap and 5mm clear glass, with silver aluminium frames MU 3000 THERMAL.

Hinged kitchen door and windows: Double glazed, 4mm thermal (low e) glass, 14mm gap and 5mm clear glass, with silver aluminium frames MU 2075 THERMAL. Frosted glass for bath and staircase windows and kitchen door.

Balconies and roof terrace balustrades: Aluminium railing system with laminated safety glass 16mm.

SECURITY SYSTEM & AUTOMATION

Wired security system provision. Installation KNX of sophisticated automation system with wall touch screens to control lighting, shutters, hot water and heating. Capable to connect & control from mobile devices.

SUSPENDED CEILINGS AND LIGHTING

Decorative suspended ceilings with hidden LED strips and LED spotlights in all rooms as shown on plans.

WATER SUPPLY

Separate connection from city mains to a 1000lt water tank and through a pressure pump system to sanitary fittings. Hot water is provided by a 150lt electric & solar heater. Fresh water is provided at roof terrace, front and rear garden.

ELECTRICAL INSTALLATION

Separate electric meter for each villa. Adequate lighting and power points in all rooms. Sockets for telephone & TV in all bedrooms and lounge. Installation according to the 17th edition of the IEE.

ROOF INSULATION

High quality weather sealant and 80 mm extruded polystyrene thermal insulation board covered with 100 mm screed with steel mesh.

MECHANICAL INSTALLATION

Air conditioning and LPG central heating (pipe in pipe) with radiators in all bedrooms and open space Living /dining room.

FIRE PLACE

Steel structure model - MA SL Fire box by Italian producer PIAZZETTA with cast iron fire pit and rise n'fall mechanism for glass door.

FINISHES |

WALL & CEILING FINISHES

Interior surfaces: Three coats of cement plaster covered with three coats of white matt emulsion paint.

Exterior surfaces: External Thermal Insulation Composite System (ETICS) with acrylic decorative plaster finish to be applied on all masonry walls & concrete structural frame. Other surfaces to be fair faced concrete or HPL (High Pressure Laminated) and cement fibre cladding as shown on plans.

Interior ceilings: Two coats of spatula and three coats of white matt emulsion paint.

Exterior ceilings: Two coats of spatula and three coat of white matt exterior emulsion paint.

Bathroom and WC surfaces: Dressed up to ceiling height with Italian ceramic tiles.

SANITARY FITTINGS

High quality SPAIN producer LAUFEN to include: Upstairs and downstairs white porcelain wall mounted toilets & wash basin. Under counter FRANKE stainless steel kitchen sink.

High quality German producer GROHE 'EUROCUBE' chrome: Wall mounted, 2 hole basin mixers for bathroom and/or shower. Wall mounted, single-lever bath tub mixer with shower set 'EUPHORIA CUBE STICK' shower mixer for bathroom. Wall mounted, single-lever shower mixer with 'EUPHORIA CUBE STICK' wall holder shower system and Rainshower 'F-series' ceiling mounted. Chrome sink mixer 3WAY 'GROHE BLUE' for kitchen sink.

Accessories to include: Glass bathtub and shower doors, towel ring, towel holder, toilet paper holder and brush set.

CARPENTRY

Kitchen: From high quality Italian design model CRETA with Glossy lac-quered finish Bianco Delhi and contrast finish to be chosen between Rovere Fair or Wenge Iranian. NEOLITH (granite type) white worktops and back splash.

Built-in wardrobes: Italian design, sliding system with aluminium framed coloured glass doors.

Interior doors and frames: Wooden white lacquered oven painted. Completed with rubber gaskets, high quality handle, door stops and hinges.

Entrance door:

Internally: HPL decorative panel and aluminium strip plate to cover door and wall. Externally: HPL exterior decorative panel. High quality stainless steel handle, safety lock, hinges, rubber gaskets and wind breaker.

FLOOR FINISHES

Interior floors: Living/dinning room, kitchen, bathrooms, staircase landings and toilets with 60X60 or other size Italian floor tiles. All bedrooms with parquet laminated.

Exterior floors: Patios, verandas and roof terrace, covered in 60X60 or other size Italian floor tiles in combination with wood composite decking and tiles 10X20 in swimming pool. Driveway with decorative pebble paving.

Staircase: Open plan floating semi spi-ral with hanging steps covered with NEOLITH granite type finish. Balustrade with tempered safety glass 15mm.