



DNP PARK SIDE

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.

ELECTRICAL INSTALLATION

Separate electric meter for each unit. Adequate lighting and power points in all rooms. Sockets for telephone and TV in all bedrooms and lounge.

WALLS

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

SUSPENDED CEILINGS AND LIGHTING

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

ALUMINIUM WORK

Patio sliding doors and windows: Double glazed, 4mm thermal (low e) glass, 14mm gap and 5mm clear glass, with charcoal aluminium frames MU 114 THERMAL.

Sliding doors and windows: Double glazed, 4mm thermal (low e) glass, 14mm gap and 5mm clear glass, with charcoal 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, and concrete wall with acrylic decorative plaster.

SECURITY SYSTEM & AUTOMATION

Provision for wired security system. Installation of KNX sophisticated automation system with wall touch screens to control lighting, shutters, hot water and heating. Capable of connecting and controlling from mobile devices. Colored video intercom on the main entrance.

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 and solar heater. Fresh water is provided to roof terrace, front and rear garden.

ROOF INSULATION

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

MECHANICAL INSTALLATION

Provision for air conditioning and LPG Central Heating (pipe in pipe) with radiators in all bedrooms and open space living/dining room.

ENERGY PERFORMANCE CERTIFICATE

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



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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 and concrete structural frame. Other exterior facade to be as shown on plans with high performance sintered neolith or marble, HPL (high pressure laminated), ALUCOBOND and gold mesh pannels.

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

Exterior ceilings: Two coats of wall spatula and three coats of white matte exterior emulsion paint.

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

CARPENTRY

Kitchen: High quality Italian design with glossy lacquered finish Bianco Delhi and contrast finish to be chosen between Rovere Fair or Wenge Iranian. Granite work-tops and back splash.

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

Interior doors and frames: Decorative louvred wooden doors, completed with rubber gaskets, high quality handle, door stops and hinges.

Entrance door: Decorative louvred wooden door with high quality stainless steel handle, safety lock, hinges, rubber gaskets and wind breaker.

SANITARY FITTINGS

High quality UK producer LAUFEN to include:
Upstairs and downstairs: white porcelain wall mounted toilet and 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.

FLOOR FINISHES

Interior floors: Living/dinning room, kitchen, bathrooms, and toilets with Italian marble floor. All bedrooms with parquet laminated.

Exterior floors: Verandas and roof terrace, covered in 60cm x 60cm or other size Italian floor tiles.

PROVISIONS |

Wired security systems. Satellite TV for all bedrooms.