



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 10cm thick and externally 20cm thick.

SUNDRIES

Fair faced concrete boundary wall. Topsoil for garden.

ENERGY PERFORMANCE CERTIFICATE

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

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, and concrete wall with acrylic decorative plaster.

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 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 and TV in all bedrooms and lounge. Installation according to the 17th edition of the IEE.

ROOF INSULATION

High quality weather sealant and 50mm 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.

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 and concrete structural frame. Other surfaces to be HPL (High Pressure Laminated) as shown on plans.

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: From high quality Italian design model CRETA with Glossy lacquered finish Bianco Delhi and contrast finish to be chosen between Rovere Fair or Wenge Iranian. Granite worktops and back splash.

Built-in wardrobes: Italian design, sliding system with aluminium framed tinted 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: Solid wood and frame. Externally: HPL exterior decorative panel. High quality stainless steel handle, safety lock, hinges, rubber gaskets and wind breaker.

SANITARY FITTINGS

High quality Europran producer to include:
Upstairs: acrylic bathtub 170cm x 75cm and white porcelain wall mounted toilets. Downstairs: white porcelain wall mounted toilet and design wash basin. Under counter stainless steel kitchen sink.

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

Accessories to include: Glass bathtub and shower doors, towel ring, towel holder, toilet paper holder and brush set. Built-in veneered vanity units with ceramic solid surface top and built-in mirror above.

FLOOR FINISHES

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

Exterior floors: Patios, verandas and roof terrace, covered in 60cm x 60cm or other size Italian floor tiles in combination with wood composite decking. Driveway with smooth concrete finish.

Staircase: Open plan built in with marble steps. Balustrade with tempered safety glass 15mm.