# *TECHNICAL SPECIFICATIONS*

## *''Krasa Heights 3''*

### PART 1 – STRUCTURAL FRAME OF PROJECT

- **EARTHWORKS**: The excavation of the plot must reach to acceptable soil conditions. There will be applied one layer of concrete 10 centimetre's thickness.
- **FOUNDATIONS (Substructure):** Reinforced concrete raft foundation enclosed and divided by beams according to the Eurocodes Annexes.
- **FRAME (Superstructure):** Reinforced concrete frame designed according to the Eurocodes Annexes.
- **EXTERNAL FACADE**: Shell of building designed to satisfy a grade A energy efficiency certificate.
- **FLOORS:** Light weight concrete will cover the flooring services (Electrical and Plumbing).

### PART 2 – INSULATION

- **BELOW FOUNDATION:** Polythene membrane will be placed under the thin layer of concrete to prevent moisture rising through the slab.
- **PERIMETER OF FOUNDATION**: Two layers of asphalt will be applied at the perimeter of the foundation to prevent moisture rising through the edges.
- **MASONRY WALLS**: At the ground floor first course masonry, a polyester waterproof membrane of 3 mm will be applied.
- **BALCONIES:** Before the installation of the tiles a 3 mm waterproof polyester insulation will be applied.
- **ROOF GARDENS:** Before the installation of the tiles a lightweight concrete will cover the flooring services (Electrical and Plumbing), 5cm extruded polystyrene with weight concrete and 3 mm waterproof polyester insulation.
- **ROOF:** A waterproof polyester insulation of 4 mm will be placed.

### PART 3 - WALLING

a) External walls will be 25cm thick hollow bricks (THERMAL INSULATED BRICK) and for Finishing Heat Facing System 8cm.

b) Internal walls will be 10cm thick hollow bricks.

c) Internal walls where the apartments are connected will be 25cm thick hollow bricks for sound insulation.

### PART 4 – COMMON AREAS

- **GARDEN**: The garden at the front side of the building must have an automatic irrigation system for watering purposes and automated cells to illuminate during the night.
- **ENTRANCE LOBBY:** At the entrance lobby automated lights with motion sensors will be installed.
- **INTERCOM SYSTEM:** A video intercom system will be installed for each apartment.

- **PARKING ILLUMINATION:** Motion automated lights sensors will be installed at the parking areas.
- **NAME OF BUILDING:** Will be installed at ground floor level.
- **ELEVATOR:** The elevator will support the latest gearless technology to minimize sound during operation.
- **EXTERIOR DESIGN:** Marble and wood façade will be installed in public spaces.
- **ELECTICAL INSTALLATIONS:** The electrical installation must be three phase current.
- **PHOTOVOLTAIC SYSTEM:** Photovoltaic provisions for specific apartments.

**PART 5– PLUMBING SYSTEM**

- **PIPING**: The hydraulic piping will be placed with pipe-in-pipe.
- **SOLAR PANELS AND WATER TANKS:** Solar panels for each apartment will be installed on the roof as well as water tanks for cold and hot water. The capacity of the water tank will be 1000 litres and the capacity of the hot water cylinder will be a 150 litres.

**PART 6 – SANITARY FITTINGS**

- **BATH -WC-SHOWER:** All European standards for a luxury sensation including accessories with a total supply of €550 per shower room.
- **KITCHEN:** European Standard sink of €200

**PART 7 – ELECTRICAL INSTALLATION**

- **WIRING:** Wiring installation will comply with the 17th edition of EAC.
- **INSTALLATION:** The electrical installation will be single phase current for each apartment.
- **KITCHEN – LIVING AREA - BEDROOMS:**
    - Lighting circuits.
    - Sockets circuits.
    - Small power circuits for the cooker, oven, dish washer, w/machine, refrigerator, and air conditioning units.
    - TV and internet points.
- **BALCONIES:** Waterproof sockets will be installed.

**PART 8 – AIR CONDITIONING - HEATING**

- **INTERNALLY**:
- Each bedroom and living areas will be provided with an A/C split unit provision.
- Each bedroom and living areas will be applied with an electrical heating provision.

**PART 9 – PAINTS & COATINGS**

- **INTERNALLY ALL SURFACES**: Three layers of plaster will be applied. One layer of stabilizer after the third hand of plaster and then three hands of good quality paint.
- **CEILINGS**: three layers of spackle paint will be applied on all fair faced concrete ceilings.

- **EDGES**: Metal angles must be installed on all interior vertical edges.

**PART 10 –DOORS & WINDOWS**

- **SLIDING WINDOWS & DOORS:** Double glazing laminated of anthracite colour (ALL THERMAL).
- **OPENING WINDOWS:** Double glazing laminated of anthracite colour (ALL THERMAL).

**PART 11 – FLOORS**

- **LIVINGROOM AREAS**: Tiles at a price of €16.00 per square meter.
- **BEDROOMS & CORRIDORS**: Tiles at a price of €16.00 per square meter.
- **KITCHEN & BATHROOMS:** Tiles at a price of €16.00 per square meter.
- **BALCONIES:** Tiles at a price of €16.00 per square meter.

**PART 12 – CARPENTRY**

- **KITCHEN**: High quality wood must be installed with melamine or similar wood. Cupboards to be provided below and above the granite counters.
- **BEDROOMS**: High quality melamine wood will be used from floor to ceiling wardrobes.

**PART 13 – GRANITE TOPS**

- **KITCHEN & BATHROOM GRANITE**: First class granite will be placed on the kitchen and bathroom countertops with a total cost of €150 per running meter.

**PART 14 – EXTERNAL PLACES**

- The external places will be in different decorations and there will be included in price.

**PART 15 - PARKING & STORAGE AVAILABILITY**

Parking and storage areas will be allocated according to the architectural plans.

**PART 16 - CHANGES TO THE SPECIFICATIONS & DRAWINGS**

**The Purchaser may request changes to the specification or drawings, the cost of which is negotiable, however, the Vendors reserve the right to refuse any changes, which are considered as unsafe and outside good building practice or spoiling the architectural design and/or the character of the project.**