



SPECIFICATIONS
& MATERIALS



KITCHEN SINK



GOLDEN DOOR, SECURITY FIREPROOF EXTERNAL DOOR



LIGHTING CONTROL & AUTOMATION SYSTEMS



SCAVOLINI BATH WITH SANITARY WARE



ETEREA COLLECTION FRAMELESS INTERNAL DOORS

Apart from the standard materials, fixtures and furniture a myriad of extra options are available to choose from according to your preferences.

STRUCTURAL FRAME

The structural frame of the buildings, including columns and beams, are mild steel H sections and fireproofed with special fire-resistant paint to international standards. The structural frame is designed to conform to anti-seismic regulations and erected under the strict supervision of the civil engineer. The floor slabs are constructed with reinforced concrete 350mm "bubble deck" system providing flat ceiling surfaces.

BASEMENTS

The basement areas, including the car park, plant areas, stores and changing facilities, are of reinforced concrete: insulated and waterproofed externally. All basement areas have natural ventilation. The basement floor is finished with heavy duty epoxy paint and appropriately annotated. Lighting are ceiling-mounted fluorescent fittings providing adequate lighting levels throughout the basement areas.

GROUND FLOOR LOBBIES

Polished marble floors throughout. Suspended feature ceilings in hardwood veneered panels and painted plasterboard. Recessed and concealed LED lighting fittings. Water feature with cascade. Two 12-person lifts with glass visual openings.

COMMON LOBBIES AND CORRIDORS

Polished marble floors, plastered walls with three coats of paint, and glass balustrades where necessary.

Plasterboard ceilings with recessed light fittings.

ELEVATORS

Each residential block is served by two high-tech 12-person lifts. Lift cabins are finished with luxury materials. Floors in polished marble, side walls in HPL wood veneer panels and stainless steel trimmings. Safety glass to visual openings. Safety intercom. The low energy consumption lifts travel at 1m/s velocity and will integrate a passenger-disengage system in case of power failure.

EXTERNAL WALLS

External walls are constructed from 300mm thermal blocks in order to have the best soundproofing and thermal insulation and with thermal conductivity of Uvalue =0.57 [W/m².k]. All concrete edges are protected by 50mm thermal insulation. The outer face of the thermal blocks are applied with a 25mm sand cement rendering painted with bituminised waterproof paint on which is fixed with Alucobond-type panels to form a Rain Screen.

WINDOW SILLS

Window sills where appropriate are of grey honed granite or Alucobond-type metal.

ROOF GARDENS

The roof gardens of the apartments that benefit from this additional facility are constructed as the roof construction with

insulated concrete slab, waterproof membrane, 50mm rigid insulation panels and top screed laid to falls. The finish of the roof garden is in 80x80cm grey ceramic non-slip tiles or hardwood decking both with concealed rainwater channels. Installation of a Jacuzzi pool and BBQ will be available. The safety balustrades at 1.1m height are constructed with primed mild steel frame clad in Alucobond-type curved panels. The balustrades facing the sea incorporate clear glass for increased visibility. Access to the roof gardens are via an external steel spiral staircase painted with a primer and finished in metallic paint or, for some apartments, via the internal staircase.

CENTRAL HEATING & AIR CONDITIONING

WATER UNDERFLOOR HEATING

The central heating is an underfloor water system connected to the VRV system. All pipes in the floor and the central pipes to the machinery room of each apartment are installed.

The design gives the opportunity for independent temperature control in the living room and in each bedroom. The heat source is a VRV system which is most efficient in terms of running cost compared to other systems. The VRV heat pump has an energy consumption of minimum 3.5 times less in comparison with electric floor heating systems.

AIR CONDITIONING SYSTEM

VRV system with very high coefficient performance is used for the cooling system and features concealed ceiling units with elegant grilles for the living room and wall-type indoor units - one in each bedroom. All rooms have individual temperature and fan speed control. The location of the VRV outdoor unit is located in the machine room of each apartment.

INTERNAL PARTITIONS

Internal partitions are constructed from plasterboard incorporating dry sound insulation. Where required the plasterboard is reinforced by an OSB backing layer. Special plastic mesh is applied in order to control settlement and cracks at all the joints of concrete, plasterboard and blockwork. The plasterboard has an application of a flat-skim coat and painted with emulsion paint.

EXTERNAL WINDOWS AND DOORS

All visual openings, including sliding doors and windows are made from high quality thermal powder-coated aluminium with double glazing. The impressive glazed balcony doors of all flats, 3.30m in height, are constructed using RABEL series S65 Super Thermal SLIM, with ultra-thin frame giving maximum view outside. Openable windows are constructed using RABEL series 8200 Super Thermal. The exterior glass has a low-e light coating with U value of 1.2 [W/m².k].

KITCHEN SPECIFICATIONS

The kitchens for iHome will be supplied by Scavolini, the most well-known kitchen brand from Italy. Scavolini kitchens are available in modern, classic, practical and simple designs where each detail reflects the lines of a fashionable wall to wall modular kitchen with a range of lacquered, veneered, s/steel, porcelain, glass and melamine finishes. But choice of finish aside, Scavolini provides a completely functional, practical solution to the needs of the kitchen as a working area. Materials are easy-clean, and modularity allows the correct location of all working areas in and around the kitchen. All kitchens feature carcasses in environmentally-friendly boards made from 100% post-consumption wood material and certified compliant with the world's lowest formaldehyde emission standards. They are water-repellent to combat water leaks and damp as effectively as possible. Drawers with aluminium sides on fully pull-out metal runners are calibrated to withstand high dynamic loads of 50kg. Blumotion soft closing systems for drawers are included. Hinges have soft closing and are guaranteed to withstand being opened and closed over 100,000 times without adverse effects.

In each kitchen it is possible to include the following features:

- Worktops in quartz, Corian, s/steel or laminate
- Sink in s/steel or Corian
- Extraction hood integrated or free standing
- Supermarket unit with pull out baskets
- Aluminium cover in carcass under the sink unit
- Pull out waste bins
- Wooden cutlery tray in drawer
- Drawer organisers
- Integrated dishwasher
- Integrated refrigerators
- Integrated oven
- Integrated steamer
- Integrated microwave
- Integrated coffee machine.

WARDROBE SPECIFICATIONS

Wardrobes in a wide range of models to furnish your home.

STRUCTURE (side panels, top panels, inner shelves, work tops, shelves) constructed with wood particle panels – either 18 or 25mm of low formaldehyde content, coated on 2 sides with melamine. Doors can be sliding, hinged or coplanar and the door finishes can be gloss lacquered, matt lacquered, mirror, glass or laminate.

Each wardrobe can include the following features:

- Doors with soft closing hinges
- Sliding doors with soft closing system
- Movable shelves
- Pull-down hanging bar
- Inner pull-out trays
- Pull-out shoe trays
- Interior lighting
- Chest of drawers with Blumotion system
- Trouser hangers
- Skirt hangers
- Dresser valet
- Wristwatch trays
- Pull-out tie hanger.

LIGHTING CONTROL & AUTOMATION SYSTEMS

COMMON AREAS

The building common area lighting is controlled by a state of the art Crestron Lighting Control System. The system utilizes a built in time clock to regulate the exterior lighting based on sunrise and sunset, and provides centralized lighting management and control from the concierge. The lighting system also incorporates motion and presence detection in order to economize on energy usage.

APARTMENTS

The apartment lighting systems are fully integrated with a Crestron Automation System. Control of the lighting from a wall mounted Crestron control keypads and switches. The system is future proof as far as lighting technology is concerned and can be upgraded to accommodate additional lighting or dimming if required. The control systems also offers upgrade options to incorporate the following if desired:

- Control of lighting from mobile or tablet app (within the apartment or remotely)
- Control of AC/Heating systems
- Control of motorized blinds
- Control of multi-room music systems
- Control of video distribution systems and displays
- Printing of Control Keypad buttons in any language.