

Ref: Technical Specs – Emeraldalda Two

Technical Specifications for “Emeraldalda Two”- Mesa Getonia

1. PRELIMINARY WORKS

- a. Architectural plans & structural design
- b. Liability for all building permissions
- c. Lining of the constructions
- d. Preparations of contracts
- e. Supervision from a qualified architect
- f. Clean to prepare the house to be delivered

2. EARTHWORKS

- a. Earthworks according to the plans to ensure all the finish levels inclusive compaction, compressor.

3. STRUCTURE

- a. The tunnel system form is applied for the construction of the structure. Continuous vertical reinforced concrete columns together with horizontal reinforced concrete slabs, form a monolithic structure with ant-seismic abilities according to drawings

4. WALLING

- a. External walls are constructed with 250mm thick.
- b. Internal walls are constructed with 100mm thick.

5. WALL FINISHING & PLASTERING

- a. Internal walls are rendered with three coats of spatula and emulsion paint white color.
- b. External walls are decorated according to the designers / owner / architect's preference; close to the façade.

6. FLOORING

- a. Living room, dining room & entry hall tiles has an allocated budget of 25€.
- b. Bedroom tiles has an allocated budget of 25€.
- c. Kitchen tiles has an allocated budget of 25€.
- d. Veranda tiles has an allocated budget of 25€.
- e. Bathroom ceramic tiles has an allocated budget of 25€.
- f. Common area quality tiles with an allocated budget of 25€.
- g. Tile dimensions should be 60 cm * 60 cm or 60 cm * 120 cm.

- **Charges are applicable to changes.**
- **Prices are per m2.**
- **Prices are VAT inclusive.**

7. WALL TILES

- a. Kitchen ceramic tiles has an allocated budget of 25€.
- b. Bathroom floor / wall ceramic tiles has an allocated budget of 25€.
- c. Tile dimensions should be 60 cm * 60 cm or 60 cm * 120 cm.

- **Charges are applicable to changes.**
- **Prices are per m2**
- **Prices are VAT inclusive**

8. DOORS & WINDOWS

- a. Apartment main entrance doors are melamine embossed with an allocated budget of 800€.
- b. Apartment main entrance doors are fire resistant
- c. The apartment's internal doors are melamine embossed.
- d. Handles are at 25€ each. **(VAT Inclusive)**
- e. All external doors and windows are with aluminum & double – glazing series 3000 thermal (color according to the designer's/architect's preference).

9. WARDROBES & KITCHEN UNITS

- a. Kitchen unit: 250€ per running meter.
- b. Wardrobes with doors: 250€ per sq. m

- **Prices are VAT inclusive**

10. SANITARY WARE FITTINGS

- a. Bathtub, W/C, washbasin, mixed taps, fittings, kitchen - composite double sink (2,000€ for one bedroom & 2,500€ for the two bedroom)

- **Prices are VAT inclusive**

11. PLUMBING-DRAINAGE

- a. Hot & cold water installation includes plastic storage tanks & high pressure system (pipe in pipe).
- b. Complete Solar System.

12. ELECTRICAL

- a. Includes an adequate number of lighting power, TV, telephone points, bell, and cooker control. Lightning fixtures are not included.

- **Charges are applicable on extra lightning outlets.**

13. AIR CONDITIONING

- a. Provisions only (including copper installation & drainage).

14. PHOTOVOLTICS

- a. Provisional installation.

15. PARKING AREA

- a. Made of concrete
- b. Parking bar with a remote control
- c. Fully waterproofed
- d. Proper fencing and boundary walls shall be surrounding the project. (Refer to the façade)

16. ROOF & ROOF GARDEN

- a. Construction shall be completed according to the architectural plans.
- b. Fully waterproofed & tiled.
- c. Glass & Aluminum parapets.

17. ENTRANCE

- a. Door phone for each apartment.
- b. Luxuriously designed with care to unveil the beauty of the building through minimalistic false ceiling designs, and lavish ceramic tiling.

18.WATERPROOFING

- a. Full waterproofing for exposed areas and wet areas (GF, parking floors, roof, top of roof, bathrooms, garden areas).

19.LIFT

- a. High-end Lift. (Brand TBD)

SPECS