

Specification list - Description of Construction work

Foundation

Foundation will be completed will solid ground is found and will be formed as per structural engineering study, following earthquake engineering rules EAK 2003. Filling in foundation will be completed using compressed soil

Concrete Frame

Concrete frame will be completed using high strength concrete C25/30 and steel S500S, as per structural approved study. For the secondary none structural elements concrete C16/20 will be used.

All concrete elements and roof slab will be thermally insulated using extruded polystyrene Roof Mate sheets of 5 cm thickness. That is to meet the energy sufficient standards by KENAK. (European energy sufficient guidance for all new constructions).

Walls

All walls will be constructed using clay bricks of AKEK company, that ensure maximum thermal and sound insulation. Two concrete beams will be built on the 1 m and 2,2 m level for maximum support of the wall. All beams will be thermally insulated using polystyrene externally to avoid any thermal gaps.

In between the external double wall of each apartment will be installed extruded polystyrene Wall Mate 5 cm thickness for maximum thermal insulation

Plaster

All plaster works will be 3 layers (first rough layer, second layer and final white layer to prepare surface for coloring). All areas will be covered with fiberglass mesh, to avoid any cracks on the surface.

Waterproof insulation

Steps for waterproof insulation of roof terrace:

- a) Cleaning up very well the surface
- b) Proper concrete base layer to give proper inclination for rainwater.
- c) As soon as layer is dry, 2 layers of Polyurethane based material, HYPERDESMO-LV 25 Kg
- d) Installation of ceramic tiles, as soon as layers totally dry.

Openings

The installed openings will be triple glazed aluminum openings, with energy saving profile. Supplier will be EXALCO Profile ALBIO 109C SUPER THERMO or similar company with the same profile.

Aluminum blinds with injected polyurethane for better thermal and acoustic insulation.
All openings will have electrical shutters for maximum comfort.

Internal doors

Internal doors will be made from Laka MDF, color RAL 9010.

Kitchen - Wardrobes

Kitchen: Kitchen will be lacquer RAL 9010 color, using BLUM break hinges. 3D model has been provided and is part of the agreement.

Electrical devices:

- a) Dishwasher Whirlpool ADP 201 WH,
- b) Oven and hob: Whirlpool AKP 738 IX + TABLE INDUCTION WHIRLPOOL ACM932BF
- c) Fridge: Hotpoint-Ariston ENBGH 19423 FW or similar
- d) Solar panel company A.S.T. Compact 200lt (double energy) for hot water supply

Wardrobes: Wardrobes made from melamine 18 mm thickens, using Blum break hinges. Exact design to be provided to the client.

Tiles

Tiles, vanity units, sink, shower taps and drains according to select from company Thermoydrauliki, based in Ierapetra. That will also be part of the agreement.

Verandas:

Verandas will be tiled with first class stone from Kavala, North Greece OR with the 80x80 cm anti-slip tile installed in Long Beach Villas (Ares A class)

Roof terrace/ stairs

Internal Stairs will be completed with Vrazza marble (with anti-slip formation). There is the possibility for selection of color by the client.

Coloring

Three layers of color, (waterproof externally & two layers). Company used Benjamin Moore or Vivechrom. Client has the choice of colors internally with no extra charge.

Electrical Infrastructure

Will be completed based on the approved electrical study and will be completed by qualified electrician, approved by ministry. All designs will be provided to the buyer in case he wished the addition of further items. Externally and in roof terrace will be installed waterproof plugs. Supplier used will be Vimar or Legrand.

Air - conditioning

Will be completed, as per mechanical study in planning permission. Supplier will be Inventor A+++ energy class.

There will be 9 BTU units for bedrooms and 18 BTU for living room area. Supplier: Omnia eco O3MVI32-12WiFiR.

Heating

Installing radiators of company Thermor 400780 Soprano Sense Wi-Fi, according to the approved mechanical engineering design, in order to have maximum comfort and minimum consumption in electricity.

Alarm

Alarm sensors will be installed in all openings of RISCO group. Ability to select and unlock all openings from alarm. Main panel will be installed close to the entrance door.

Pool

Pool constructed by reinforced concrete of 25 cm thickness all around with overflow channel. Internally and externally pool will have 3 layers of waterproof insulation.

The sterilization of the pool will be achieved by electrolysis of salt (no chlorine used).

Pool will be heated by using ZS500 MD4 12 kW inverter Heating Pump, that will be installed into machinery pool room.

Pool will also include jacuzzi feature build in sofa area, as also reversed swimming device in the end of it.

Layout of the pool will be signed and part of the agreement.