

## **EMERALDA 3 - The Building**

### **Technical Specifications**

#### **Project Components**

- A building of 12 spacious apartments; 3 of studio apartments, 3 of one bedroom apartments, and 6 of two bedrooms apartments.

**“Emeralda 3”** by RC features clean, angular lines and a harmonious balance of solid and transparent elements, which give it a distinctive and commanding presence.

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#### **1. PRELIMINARY WORKS**

- a. Architectural plans & structural design.
- b. Liable for all building permissions.
- c. Lining of the constructions.
- d. Preparation of all contracts.
- e. Supervision from a qualified architect.
- f. Seamless cleaning for the delivery of the apartments.

#### **2. EARTHWORKS**

- a. Earthworks according to the plans to ensure all the finish levels are proper inclusive of 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. EXTERNAL WALL FINISHING**

- a. External walls are decorated according to the façade.

#### **5. PLASTERING**

- a. Internal walls are rendered with three coats of spatula and emulsion paint white color.
- b. External walls are constructed with 250mm thickness. First class hollow bricks – thermal.

## 6. FLOORING

- a. Living room, dining room & entry hall tiles has an allocation 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. Main door 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 1,800€ per apartment (One BDR) & 2,300€ per apartment (Two BDR)
  - **Prices are VAT inclusive**

## **11. PLUMBING-DRAINAGE**

- a. Hot & cold water installation includes plastic storage tanks & high pressure system (pipe in pipe).
- b. Provisional installation for 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. PARKING AREA**

- a. Made of concrete
- b. Parking bar with a remote control

## **15. ROOF & ROOF GARDEN**

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

## **16. 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.

**17. LIFT**

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

SPECS