

SPECIFICATIONS PLOT 173

A) Architecture and Structure:

1. Two points of entry to the project's grounds for ease of access
2. Generous parking and one storage unit for each apartment
3. Full stainless steel mechanical mounting for external wall cladding
4. Low maintenance natural wood cladding and false ceiling
5. TECHNAL aluminum GK profile for all the windows with double glazed panels (6,8,8 and 8,8,8)
6. Blackout roller blinds for all bedroom windows
7. Seismic design, acceleration 2m/s-2
8. Remote control parking door
9. Screed and epoxy coating for parking area floor

Mechanical:

10. Two high speed Mitsubishi VVVF passengers elevators 2.5m/s
11. Full load backup power plant; 2 synchronized generators with automatic transfer switch and separate meters for each apartment
12. Central heating and hot water boilers plant, complete with independent calorimeters for each apartment (possibility of gas heating system)
13. Independent and separate central Air Conditioning systems for each apartment, with condensing units located on each floor for ease of maintenance and concealed internal units
14. Artesian well and reverse osmosis water treatment plant for drinking and domestic water
15. Pressurized water distribution system with gauge meters for each apartment
16. German polypropylene or copper pipes inside the apartments
17. Double speed mechanical ventilation for each of the basements and storage rooms

Electrical:

18. GIRA electric switch outlets with earth pin
19. GIRA videophone entry control system following European standards
20. Lightning protection system following French standards
21. Fire alarm system in common areas
22. TV installation: more than 100 centralized channels, with several outlets points per apartment
23. WIFI installation for the entire building

B) INTERIOR FINISHES:

Floors:

- **Reception, dining and guest areas :**
High quality cut to size European marble or solid natural hardwood flooring (parquet)
- **Bedrooms:**
First choice high quality ceramic tiles 40x40 or solid natural hardwood flooring (parquet)
- **Kitchen and service area:**
First choice high quality ceramic tiles 60x60
- **Master and guests bathrooms:**
First choice high quality cut to size European marble or first choice high standard European ceramic
- **Other bathrooms (floor and wall finish):**
First choice architectural high quality ceramic tiles 30x60

False ceiling:

- **Bathrooms:**
Accessible ceiling made of MDF boards and solid pine wood structure and frame
- **Other areas:**
KNAUF - Water resistant gypsum boards on steel structure

Painting finish:

- **Walls:**
GUITTET - Alkyd painting finish
- **Ceilings and false ceilings:**
GUITTET - Vinyl emulsion painting finish

Sanitary wares and fixtures:

- DURAVIT made in Germany - wall hanged
- AXOR made in Germany - faucets and accessories are in mirror finish

Wood-work finish:

- **Guest W.C. and Master bathroom:**
Wash basin cabinet made of striped oak solid and veneer.
European standard top marble
- **Other Bathrooms:**
Wash basin cabinet made of clear grey beige color painted wood
Top in Tala brown marble
- **Doors and closets:**
Main door: solid European oak for frame and leaf
Internal doors: solid European oak wood frame and European oak veneered leaves or colored laminate covers
European oak veneered leaves and internal structure for all wall cabinets
- **Hardware and Accessories:**
HAFELE for all accessories and COLOMBO for all doors and cabinets handles

Kitchen:

- **Wood-work finish:** German accessories / KESSEBOHMER and cabinets manufactured from waterproof infill panels and finished in high gloss polyester paint
Interior divisions and sides are made of laminated stratified boards
- **Sanitary and plumbing fixtures:**
IDEAL STANDARD made in USA - Bianco stainless steel sink
AXOR made in Germany - faucets and accessories are in mirror finish
CORIAN - top in resin sheets
Kitchen / Reception partition is made of tempered glass 1.2cm thick with stainless steel accessories and mirror finish

Electrical:

- GIRA - European wiring accessories fixtures and sockets (Legrand /Bticino)
- MERLIN GERIN - European breakers

* All the above listed items could be replaced by equivalent items.