



## TECHNICAL COMMITMENTS SPECIFICATIONS AND STANDARDS

**FOUNDATIONS:** Specifically designed by professionally indemnified architect in accordance with the European nature

**ENERGY PERFORMANCE CLASS:** A PHOTOVOLTAIC SYSTEM: 3kw

Provision for air condition.

**HEATING:** under floor heating on the ground and first floor total value €15.000

**SWIMMING POOL:** 4mx8m fitted internally with liner

**STEEL TYPE:** In accordance with the European standards **CONCRETE QUALITY:** Type C30

**DAMP PROOF SYSTEM:** Ground level two coat membranes system and suitable roof top system, including membrane on flat roof areas

**WALLS:** External walls perforated bricks of first quality 25cm with polystyrene 8cm for thermal facade. Internal walls perforated bricks of first quality 10cm **WALL FINISHES:** All interior surfaces are plastered three times

**FLOORING:** Veranda ceramic tiles worth €18/m<sup>2</sup>

Internal ground floor ceramic tiles worth €20/m<sup>2</sup> Bedroom floor Parke €20/m<sup>2</sup>

Internal staircase 2 cm synthetic marble worth €40/m<sup>2</sup> Ceramics will be put in bathroom and WC

**PLUMING:** German system pipe in pipe with manifold system

**SOLAR WATER SYSTEM:** VELPA of total value €1.450

**ELECTRICAL INSTALLATIONS:** E.A.C standards. Electrical accessories legrand white

**SANITARY WARE:** All sanitary ware with accessories and ceramics will be of total value €4.000

**IN/OUT WALL/STONE FEATURES:** External stone as shown on architectural plan €60/m<sup>2</sup>. Kitchen ceramics, Kitchen worktops. Wash basin tops granite worth €135/m<sup>2</sup>. Bathroom & WC ceramics at a height of 230cm

**WINDOW FRAMES:** Aluminum thermal MU3000-MU2500 and electrical aluminum blinds

**PERIMETER WALL:** 120cm wall with grafiato finish.

**PAINT WORK:** All internal surfaces emulsion paint three times and externally grafiato

**WOOD WORK:** Kitchen: 400 €/m

Internal doors from 300€ each Bedroom cupboards from €250/m<sup>2</sup> All door handles €600

It doesn't include the lights and the garden.