

«ATHENS HEIGHTS RESIDENCE»

TECHNICAL SPECIFICATIONS

Living in the city center is ideal and convenient for everyday life since it allows trouble free commuting and easy access to the highway. The Lycabettus area is the optimal choice as it combines all the requirements for a contemporary, comfortable life. Our Athens Heights Residence project offers modern architectural design and timeless elegance, that make it unique. It would be the ideal choice for people looking for something out of the ordinary, functional yet aesthetically pleasing, in their everyday life. The project includes 11 apartments on 4 floors, the 3 first floors host 2 two-bedroom apartments and 1 one-bedroom apartment, while the last floor hosts 2 three-bedroom apartments with roof garden. Any of them can end your quest for the perfect home.

Static Insulation

Foundations and Frame

The static institution of building is drawn from steel reinforced concrete and according to civil engineer's study and European anti-seismic regulations.

Walls

External

All external walls will be of high quality bricks with thermal insulation properties of 25cm thickness and three coats of plaster and sanded paint. The energy efficiency of the building will be classified class **A**.

Internal

Internal walls will be single with a total thickness of 10cm with three coats of plaster and three coats of emulsion paint.

Plastering

External surfaces/Internal surfaces Ceilings Suspended Ceilings*

3 coats of plaster and 3 coats of sandex paint
3 coats of plaster and 3 coats of emulsion paint
Concrete, fair-faced spatula and 3 coats of emulsion paint
Plasterboards based on architectural design and upon client's approval

Suspended Ceilings

Suspended Ceilings in bathrooms.

Hydraulic Installation

«Pipe in Pipe»

High quality independent and complete hydraulic installation with a "pipe-in-pipe" distribution system.

Solar Water Heater /Pressure System Pressure

Each apartment has its own water heater. The tank can operate with a pressure of 6 bars of pressure. The pressuring system will be completed. The solar water heater will be double framed for two-bedroom apartments and single framed for one-bedroom apartments.

Solar Photovoltaic Panels (PV panels)

Full installation of photovoltaic system.

Window and Door openings

Aluminums

Windows and door openings will be sliding aluminum framed with double-glazing for better heat and sound insulation, equipped with safety locks.

Elevator

Luxurious and latest technology elevator of the type «Machine Room less» and gearless with 8-person cabin.

Common Areas

Lighting and Decoration

External and internal communal areas and staircase will be covered with high quality materials and decorated with luxury finish. Architectural lighting internally and externally will be fitted to emphasize major features of the building. Sensors for automated lighting will be fitted at the entrance of the building and parking spaces for extra security. Entrance to the building will be via an access card. There will also be a display door phone for each unit.

Floor Finishes

Living room/Dining room /Kitchen

Ceramic tiles at the price of €30 (Discount Price € 21/m²) including installation.

Bedrooms

Wood Parquet of €25/m² (discounted price €17.50/m²)

In case of ceramic tiles placed in the bedrooms the cost of placement/installation of ceramic tiles will be priced at €20/m, the cost of which the client will bear.

Veranda

Ceramic Tiles €30 (Discounted Price € 21)

Wall Tilling

Bathroom / WC

Ceramic tiles to the height of the ceiling €25 (Discounted Price €17.50/m²)

Kitchen

Ceramic tiles in between the work-top and the wall cabinets €25 (Discounted Price €17.50/m²)

Sanitary Fittings

One bedroom

Sanitary fittings of €1700 (discounted price €1000) including sinks, mirrors and all the necessary accessories.

Two bedrooms

Sanitary fittings of €2600 (discounted price €1700) including sinks, mirrors and all the necessary accessories.

Three bedrooms

Sanitary fittings of €3300 (discounted price €2310) including sinks, mirrors and all the necessary accessories.

Windows & Doors

Window

Openings with selection properties of a variety of finishes.

Inside Doors

Openings laminate type in a colour variety and lock. Handle is included in the price.

Entrance Door

Fire rated door in a colour variety.

Kitchen Furniture

Kitchen internally made of melamine, 18mm waterproof and laminate type doors in various colours with handles from renowned brands.

Provision amount for a one-bedroom apartment kitchen is **€2000 (discounted price €1100)**.

Provision amount for a two-bedroom apartment kitchen is **€3000 (discounted price €2100)**.

Provision amount for a three-bedroom apartment kitchen is **€4000 (discounted price €2800)**.

Granite kitchen benchtops **€160 (discounted price €112)**.

Wardrobes

Wardrobes melamine type, (wardrobes will include shoe shelves, handles, hangers and three drawers).

Bathroom Furniture

Based on the architectural design which is counter-signed in the contract. Bathroom cabinets, sink, washbasin imported from Europe internally made of melamine 18mm waterproof and laminate type doors in a variety of colours with handles from renowned brands or of equal quality from a local manufacturer.

For a one-bedroom apartment cabinet are **€400 (discounted price €280)**.

For a two-bedroom apartment, cabinets are **€800 (discounted price €560)**.

For a **three-bedrooms** apartment, cabinets are **€1200 (discounted price €840)**.

Granite bathroom cabinet tops **€160 (discounted price €112)**.

Provision of electrical appliances

In the kitchen and the laundry room (if any) provisions for installation of appliances for kitchen fan, washer, dishwasher, dryer, fridge, TV and oven.

Parking Spaces and Storage area

1 Parking space for each apartment and 1 storage room, according to architectural plans.

Air-conditioning

Provision for air-conditioning units (wall type) to cover the whole flat.

Central Heating

Full installation of under-flooring heating system in two bedroom and three bedroom apartments only.

Wiring Installations

Telephone facilities and installation of central satellite antenna for the reception of local channels with provision in all areas (bedrooms, living room and kitchen). Placement of two odd Sockets in each bedroom, 5 Sockets in kitchen and 2 Cooker Switch – 3 Sockets in the living room and ceiling lamps in all areas. In the bedrooms, there will be provisions for lighting on the right and left of the bed. Also in the main terrace will be placed on a single waterproof socket type. Detailed electrical design will be given before the commencement of construction work.

Security Systems / Internet – Satellite

Provision for wire alarm system with movement sensors, fire sensors, activation and deactivation board. Installation of a central television system for local channel reception. Provision of installation of satellite and provision of installation of fiber optical communication for the whole building.

General

The dimensions presented on the plans are at maximum approach and none of the involved parties should have any other claim from the other for any approximate difference. Any plans, promotional or prospective which are not counter-signed when signing contracts, are not part of the agreement and do not bind the seller. With this agreement, the buyer is responsible to provide all the necessary information for the smooth progress of the construction work in accordance with the timetable agreed. It should be noted that in the event of inability or subversive for progress delay in decision-making on behalf of the Buyer or a representative, the seller holds the right, upon certain notification, to proceed with the adoption of measures that will ensure the productive efficiency and timely delivery of the property. There is no provision for any compensation or any other remedy for the buyer for any consequences that may arise from such works. To alter or modify the plans, if in the sole discretion of the supervising architect, these modifications are reasonably necessary for technical or aesthetic reasons, provided that these do not affect the Building substantially and provided that they comply with the laws and regulations concerning the construction of buildings.



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P R O P E R T I E S

Note 1: The above values of technical specifications include the value-added tax of 19% as it is today. In the event of a change in the rate of Vat, the prices of materials are adjusted automatically based on the new rate.

Note 2: Amount of deduction is the amount which will be charged to the buyer, in case of selection of materials from suppliers who the seller does not associate with.