



«JOEL RESIDENCE»

TECHNICAL SPECIFICATIONS

Our Joel project creates a living difference in the prime location of Engomi. Right in the academic heart of the city and close to all major universities and amenities, our 3 storey building, hosts 9 luxury one-bedroom apartments, ideal for students and faculty. Playful & Innovative design, functionality and energy efficiency, all contribute to a housing solution that meets all modern needs. Community oriented, it changes perceptions to present, giving a fresh and youthful approach to housing for students and faculty.

Static Insulation / External Shell and Thermal Insulation Capacity

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.

The entire outer shell (masonry, exposed floors and roof) of the building will be based on the energy engineering study of the building's energy efficiency.

The thermal insulation of the building will be classified as category **A**.

Walls

External

The external masonry will be constructed on the basis of the architectural plan, it will be a dry building system with external cement board coating and interior double gypsum board. In the wall of the masonry is placed 100 mm thick mineral wool.

Internal

The internal masonry will be constructed on the basis of the architectural plan, it will be a drywall system with double gypsum board on both sides. In the wall of the masonry is placed 70 mm thick mineral wool.

Plastering

External surfaces/Internal surfaces

3 coats of plaster and 3 coats of sandex paint
3 coats of plaster and 3 coats of emulsion paint
Concrete, fare-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 independent pressuring system and water tank. The tank can operate with a pressure of 3 bars of pressure. The solar water heater will be single framed.

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. There will also be a display door phone for each apartment.

Floor Finishes

Living room/Dining room /Kitchen

Ceramic tiles at the price of €25 (Discount Price € 17.50/m²).

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 per square meters, the cost of which the client will bear.

Veranda

Ceramic Tiles €25 (Discounted Price € 17.50)

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 €1500 (discounted price €1000) 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)**.

Granite kitchen benchtops **€180 (discounted price €120)**.

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 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)**.

Granite bathroom cabinet tops **€180 (discounted price €120)**.

Provision of electrical appliances

In the kitchen provisions for installation of appliances for kitchen fan, washer, dishwasher, dryer, fridge, TV and oven.

Parking Spaces and Storage area

There is a covered parking space and a storage room for each apartment, as indicated in the attached architectural drawings.

Air-conditioning

Provision of installation to accept wall mounted units to cover the whole flat.

Wiring Installations

Phone and central satellite antenna installations to receive local and international channels, providing all areas (bedrooms, living room and kitchen).



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.

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.