

SPECIFICATION OF MATERIALS

&

WORKMANSHIP



SPECIFICATION OF MATERIALS AND WORKMANSHIP

1. EXCAVATIONS AND FOUNDATIONS

1.1 EXCAVATION

As per geotechnical study.

All the foundations trenches will be free of earth and plant remains when the foundation concrete is poured. The surveyor's approval must be obtained before casting the concrete.

1.2 FOUNDATIONS

As per project.



2. STRUCTURE

2.1 LOAD BEARING WALLS

The load-bearing walls and external walls will be built of 0.20 X 0.20 X 0.40m. Concrete masonry blocks (classified as structural or load-bearing blocks).

To support the floor structures, all walls will be crowned by ring beams comprising 0.20 x 0.20 m. concrete channels filled with H-250 concrete and iron reinforcement.

In this case the basic structure will be made of concrete skeleton made of concrete poles and floors.

2.2 FLOORS

The floor structure will be pre-tensed concrete beams, deflection indicated with 0.60 X 0.20 X 0.18 concrete jack arch slabs and 4 cm H-250 concrete compression layer with 15 X 15 cm load-distributing mesh or grid reinforcement.



2.3 ROOFS

2.3.1 ROOFS WITH AIR CHAMBER

On the roofs slab, brickwork forming air chamber will be built of 7 cm. thick hollow bricks. A deck made of hollow terracotta slabs and cement mortar compression screed will be placed on this and damp-proofed with a plastic core. Placing of fibre or insulating plate of XPS. The entire roof will be water proofed due to EPDM rubber cover.

BALCONIES/TERRACES AND ROOF TERRACES

The balconies/terraces will be sloped using lightweight mortars or concrete with expanded clay pellets, above this will be placed plastic core.

Placing of fibre or insulating plate of XPS.

The water from the terrace will be drainage from a channel installed between the tiles as shown in the picture.

Granit drip plates or sills will be placed at the window openings. Zimbawue stone.



2 WALLS

Both the partition walls and the inner leaves of the cavity walls will be built of 7cm thick double hollow brick. The bricks for the outside leaves are 11cm thick (total wall with inside and outside leaves including cavity 25cm minimum)

The cavity of the cavity walls will be filled with 8cm insulating plates of XPS.

3 COVERINGS

3.1 CONTINUOUS COVERINGS

3.1.1 RENDERING

All exterior walls, courtyard, terrace and porch walls and other vertical faces exposed to the exterior, as well as exterior ceilings, will be rendered with cement mortar or 'monocapa'.

4 PLASTERING

All interior vertical faces and ceilings will be machine projected plaster, execution by eye and corners formed with metal or plastic corner pieces positioned for this purpose.

4.1 NON-CONTINUOUS COVERING

4.1.1 WALL TILING

Ceramic wall big tiles in different models of high quality from Living Ceramic brand.



4.2.2 FLOOR TILING

High quality porcelain tile 1,20 x 1,20 from Living Ceramic brand.

At the owner's request, by agreement with the builder concerning the price, the floor and wall tiling materials could be changed.



4.2.3. PAVEMENTS

A pavement will be placed all around the house, composed of a 1m wide concrete slab with steps to meet the gradient. It will slope slightly outwards and will be finished with a cement wash.

5. JOINERY

The exterior joinery will be lacquered aluminium on both doors and windows. Colour to be chosen by the client. These will have a double water proofing seal of silicon and an anti-thermal bridge.

The front door will have a three-bolt security lock.

All the interior doors will be of MDF type Provencal or modern doors in similar price range.

Cabinets with standard modules, hanging rails and selves, drawers.

MDF doors will be type Provencal or modern doors in similar price range to match the rest of the house, to be chosen by the client.

All the joinery will be complete with architraves, hinges and locks.

The door and window handles will be of the brass-type model or steel in similar price range.

Interiors doors will be to the ceiling.



6. KITCHEN, LAUNDRY & SELLER

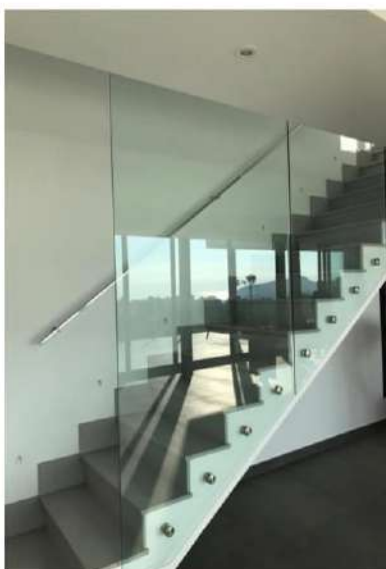
The kitchen, Laundry and Seller will be chosen by the client, price up to 75.000.-€.



7. METALWORK

The outside railing will be made with stainless steel and glass.

The Internal railing will be as shown in the pictures to be chosen by the clients.



8. GLAZING

Security climalit glass camera Guardian sun 4+4/14/4+4.
In bathrooms and toilets, the glass will be opaque or non-transparent.
Electric blinds in bedrooms.
IMG WINDOWS BRAND.



9. PLUMBING

The water pipes will be Mullica (plastic - aluminium- polyester).
The bathroom will be chosen by the client, WC, basin, tap, screen, mirror, cabinet, shower and appliances, price up to 30.000.-€
4 exterior taps for garden and terraces.



10. UNDERFLOOR HEATING

Installation of underfloor heating with heating pump Mitsubishi Ecodan brand.



11. AIR CONDITIONING

Air conditioning with climate control system (condense) in the living rooms and bedrooms. Mitsubishi brand. Outside units will be placed on the roof.

12. ELECTRICITY

The accessories will be of Simon-100 type or price similar. Basic alarm with possibility of basic home automation.



13. PAINTING

The rendering finish on the exterior walls will be painted with two coats of top quality plastic paint. Two coats of plastic paint will also be applied to the plaster finish of the interior surfaces. Some walls of the house will be tiled as shown in the architect 3D drawing.

14. DRAINAGE

The drainage installation will be made of PVC pipes according to the latest building regulations and the architect's project.

Where there is no mains sewer system, a septic tank will be installed, discharging into a purpose-built soak away pit.

15. POOL

Infinity pool in sprayed concrete ('gunitada') reinforced with iron, finished with mosaic tiles and a crown finished with the same terrace tiles with two underwater LED lights. Fitted with a pump and filter. The swimming pool will be built with an outdoor shower (hot/cold water connection).



16. FINISHES

The house will be handed over in a completely clean state after removing all waste, rubble, rubbish, etc. and leaving all glass, floors etc. washed and free of paint, in other words, in an optimum condition for immediate habitability.
The plot will also be cleared of waste, rubble, etc. at hand over.

17. EQUIPMENT FOR NEW VILLA.

- Automatic entrance gate for the cars with remote control and automatic pedestrian door.
- The entrance of the plot will be finished with tiles to be chosen by the client.
- Garden to be chosen by the client, price up to 20.000.-€



PRICE OF PLOT AND PROPERTY:

2.995.000.-€