

Ranalda - The Building

Technical Specifications

Project Components

- A building of 10 spacious apartments lavishly designed with the utmost care offering a sense of complimentary feel to the gated residence.

Ten Apartments

- 4 Two Bedroom apartments
 - 3 One Bedroom apartments
 - 2 Penthouses (Two Bedrooms)
 - 1 Penthouse (One bedroom)
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1. PRELIMINARY WORKS

- a. Architectural plans & structural design.
- b. Liable for all building permissions.
- c. Lining of the constructions.
- d. Preparation of all contracts.
- e. Supervision from a qualified architect.
- f. Seamless cleaning for the delivery of the apartments.

2. EARTHWORKS

- a. Earthworks according to the plans to ensure all the finish levels are proper inclusive of compaction, & compressor.

3. STRUCTURE

- a. The tunnel system form is applied for the construction of the structure. Continuous vertical reinforced concrete columns together with horizontal reinforced concrete slabs, form a monolithic structure with ant-seismic abilities according to drawings.

4. EXTERNAL WALL FINISHING

- a. External walls are decorated according to the façade.

5. PLASTERING

- a. Internal walls are rendered with three coats of spatula and emulsion paint white color.
- b. External walls are constructed with 250mm thickness. First class hollow bricks – thermal.

6. FLOORING

- a. Living room, dining room & entry hall tiles has an allocation of 25€.
- b. Bedroom tiles has an allocated budget of 25€.
- c. Kitchen tiles has an allocated budget of 25€.
- d. Veranda tiles has an allocated budget of 25€.
- e. Bathroom ceramic tiles has an allocated budget of 25€.
- f. Common area staircase has an allocated budget of 1,000€ per staircase / stage.
- g. Common area quality tiles with an allocated budget of 25€.
- h. Tile dimensions should be 60 cm * 60 cm or 60 cm * 120 cm.

- **Charges are applicable to changes.**
- **Prices are per m2.**
- **Prices are VAT inclusive.**

7. WALL TILES

- a. Kitchen ceramic tiles has an allocated budget of 25€.
- b. Bathroom floor / wall ceramic tiles has an allocated budget of 25€.
- c. Tile dimensions should be 60 cm * 60 cm or 60 cm * 120 cm.

- **Charges are applicable to changes.**
- **Prices are per m2**
- **Prices are VAT inclusive**

8. DOORS & WINDOWS

- a. Apartment main entrance doors are melamine embossed with an allocated budget of 800€.
- b. Apartment main entrance doors are fire resistant
- c. The apartment's internal doors are melamine embossed.
- d. Handles are at 25€ each. **(VAT Inclusive)**
- e. All external doors and windows are with aluminum & double – glazing series 3000 thermal (color according to the designer's/architect's preference).

9. WARDROBES & KITCHEN UNITS

- a. Kitchen unit: 250€ per running meter.
- b. Wardrobes with doors: 250€ per sq. m

- **Prices are VAT inclusive**

10. SANITARY WARE FITTINGS

- a. Bathtub, W/C, washbasin, mixed taps, fittings, kitchen - composite double sink 1,800€ per apartment (One BDR) & 2,300€ per apartment (Two BDR)

- **Prices are VAT inclusive**

11. PLUMBING-DRAINAGE

- a. Hot & cold water installation includes plastic storage tanks & high pressure system (pipe in pipe).
- b. Complete Solar System.

12. ELECTRICAL

- a. Includes an adequate number of lighting power, TV, telephone points, bell, and cooker control. Lightning fixtures are not included.

- **Charges are applicable on extra lightning outlets.**

13. AIR CONDITIONING & CENTRAL HEATING

- a. Provisions only (including copper installation & drainage).

14. PHOTOVOLTICS

- a. Provisional installation.

15. PARKING AREA

- a. Made of concrete
- b. Parking bar with a remote control
- c. Fully waterproofed
- d. Proper fencing and boundary walls shall be surrounding the project. (Refer to the façade)

16. ROOF & ROOF GARDEN

- a. Construction shall be completed according to the architectural plans.
- b. Fully waterproofed & tiled.
- c. Glass & Aluminum parapets.

17. ENTRANCE

- a. Door phone for each apartment.
- b. Luxuriously designed with care to unveil the beauty of the building through minimalistic false ceiling designs, and lavish ceramic tiling.

18. LIFT

- a. High-end lift. (Brand TBD)