

Ranalda - The Villas (Semi-detached)

Technical Specifications

Two Semi-detached Villas

- Two semi-detached villas resembling beauty and art at the same time. These two villas, with an area of over 135m² are what completes the gated residence to make it one of the most distinguished projects in the area.
- Master Bedroom with en-suite
 - 3 Bedrooms
 - Open Plan Kitchen
 - Covered Verandas
 - Roof Garden
 - Storage Room
 - Private Garden
 - Dedicated Parking (2)
 - Covered Parking
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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. WALLING

- a. External walls are constructed with 250mm thick, first class hollow bricks – thermal
- b. Internal walls are constructed with 100mm thick, first class hollow bricks

5. PLASTERING

- a. Internal walls are rendered with three coats of spatula and emulsion paint white color.
- b. External walls connected with the internal part of the house are insulated with 5cm polystyrene.

6. Wall Finishes

- a. External walls are decorated according to the façade.
- b. Internal walls are decorated with three coats of spatula and emulsion paint; color according to the client preference
- c. Roof will be insulated with 8cm polystyrene.
- d. Boundary wall to separate the houses (semi-detached) and the plot.
- e. Foundation waterproofing (below the foundation there is nylon on the ground and on the sides).

7. 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. Tile dimensions should be 60 cm * 60 cm or 60 cm * 120 cm.
- g. Staircase rails are with INOX 30€ per meter.

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

8. 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**

9. DOORS & WINDOWS

- a. Main entrance doors are melamine embossed with an allocated budget of 800€.
- b. Main entrance doors are fire resistant
- c. The villa'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).

10. WARDROBES & KITCHEN UNITS

- a. Kitchen unit: 250€ per running meter.
- b. Wardrobes with doors: 250€ per sq. m
- c. Counter tops 80€ per meter

- **Prices are VAT inclusive**

11. SANITARY WARE FITTINGS

- a. Bathtub, W/C, washbasin, mixed taps, fittings, kitchen - composite double sink 3,500€ per villa.

- **Prices are VAT inclusive**

12. PLUMBING-DRAINAGE

- a. Hot & cold water installation includes two tone plastic storage tank & high pressure system (pipe in pipe) regulator from 3 – 8 bars.

- b. Complete Solar System.

13. ELECTRICAL

- a. Includes an adequate number of lighting power, TV, telephone points, bell, and cooker control. Lightning fixtures are not included.
- b. Linear lightning as per the façade picture
 - **Charges are applicable on extra lightning outlets.**

14. AIR CONDITIONING & CENTRAL HEATING

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

15. PHOTOVOLTICS

- a. Provisional installation.

16. PARKING AREA

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

17. ROOF & ROOF GARDEN

- a. Construction shall be completed according to the architectural plans.
- b. Fully waterproofed
- c. Glass & Aluminum parapets.
 - **Prices are VAT inclusive**
 - **Prices are per m2**