

## STANDARD VILLA SPECIFICATION

1. DIGGING and CONSTRUCTION of the FOUNDATIONS using reinforced concrete C 20-25 to support the buildings.

2. All the reinforced concrete constructions specified by the seismic and static studies done under the supervision of the Architect. These being FOUNDATIONS, COLUMNS, BEAMS, FLOOR SLABS, STAIRS AND BALCONIES ETC.

3. External and Internal BRICK CONSTRUCTIONS

The external walls are build with double bricks and thermo insulating materials in between according to the study.

The internal walls are build with single bricks of 6x9x19 cm.

4. External and Internal PLASTERING and PAINTING

External Plastering in three layers: The first layer of plastering is 0,5 cm thick average, the second layer is 1,4 cm thick and the third is 0,7 cm thick. In certain places the building will be covered with stones, marble or other materials according to the study.

Internal Plastering in three layers: : The first layer of plastering is 0,6 cm thick average, the second layer is 1,4 cm thick and the third is 0,7 cm thick in average.

Painting with high quality water paints.

5. Installation of EXTERNAL DOORS, WINDOW / SHUTTERS (Aluminum) "ALUUMIN 9200" type and INTERNAL DOORS (wooden/MDF) varnished. GARAGE DOOR with remote control.

The frond door is high security "steel door" type, with 14 horizontal safety bars, 180° eye and limited opening blot.

6. DOUBLE GLAZED windows.

7. Works on ROOFS to ensure they are waterproof with two layers of tar one layer of polyurethane and finally a layer of industrial concrete.

8. SWIMMING POOL 22 M<sup>2</sup>.

9. GARDEN

10. PATHS, AND GARAGE ROAD WITH EXTRA GRIP.
11. ENTRANCE GATE.
12. CENTRAL HEATING INSTALLATIONS AND RADIATORS to all rooms and bathrooms.
13. INSTALLATIONS FOR ALARM SYSTEM to all doors and windows.
14. HOT WATER BOILER running with oil.
15. ALL BUILDING PERMITS

### **SPECIFIC INTERNAL WORKS RELATING TO THE VILLA**

1. CALIFORNIAN MARBLE STAIRCASES.
2. FIREPLACE.
3. FLOOR FINISHES – Granite tiles (30x60 cm) for kitchen, living room and corridors and (45x45 cm) tiles for bathrooms and bedrooms.
4. SAFETY LOCK for the entrance door and normal locks for the inside doors.
5. Internal PLASTERING of all walls and ceilings with gypsum finishing.
6. PAINTING of walls and internal doors/frames with high quality paints and varnish.
7. INTERNAL WOODWORKS – doors/frames and fully fitted wardrobes are installed.
8. Installation of FULLY FITTED BATHROOMS.
9. Installation of FITTED KITCHEN with extraction hood and extractor fans, worktops, stainless steel sink and porcelain wall tiles.
10. ELECTRICAL INSTALLATION for power, lighting and door bells at the main entrance door.
11. TELEPHONE, TELEVISION and COMPUTER points to all rooms.
12. Installation of pipes and wires for AIR CONDITIONING (heat/cool) units – to all main rooms and living areas.
13. Installation of complete PLUMBING SYSTEM, including connection to the main water supply and associated meters.
14. Complete installation and connection of a SEWAGE SYSTEM (septic tank) and one extra pipe line for future connection to the main community sewage system.
15. HEATING INSTALLATIONS— Fully operational autonomous oil heating and hot water supplying system, with 1000 lts oil tank, is installed on the basement with all gauges, switches, and safety devices checked.

All the following optional extras can be built into your villa package. Prices may vary dependent upon size and specifications. However, this will be discussed and quoted up front to ensure there are no hidden extras. Guideline prices can be given per m2.

- BBQ AREA
- EXTERIOR ( around property ) WALLS OR FENCING
- PERGOLAS – additional
- TERRACING - additional
- LANDSCAPING