

# Platinum Residence

## APARTMENT SPECIFICATIONS

### FOUNDATION & FRAMEWORK

- Reinforced concrete, beams and slabs, designed per Euro code earthquake design standards

### WALLS

#### External Walls

Thermal insulation system in accordance to class “A” guidelines, consist of:

- 20-25cm thick brick work
- 5-8cm polystyrene
- Decorative acrylic paint or Graffiato paint or sandex paint in external verandas according to architect’s request

#### Internal Walls

- 10cm thick.
- Cement – Sand 2 or 3 coats plastering.
- Decorative Emulsion paint (where applicable)

### CEILINGS

- Gypsum false ceiling will be provided in all w/c areas and kitchen area as shown on the drawing, painted with 3 coats of emulsion paint

### FINISHES

- Building facade will be decorated with High Pressure Laminate (HPL)

### FLOOR & WALL TILES

Lightweight concrete above the reinforced concrete slabs for sound and thermal insulation

#### Internal area flooring

Ceramic tiles or high quality laminate parquet flooring (wide range of designs available) from the Company’s Supplier

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## **Bath, shower and toilet rooms**

Ceramic floor & wall tiles from the Company's Supplier with a wide range of designs available

## **SANITARY WARE**

High quality sanitary ware, concealed toilet mechanism, accessories, kitchen sink and mixers\*

*\*Buyer can select from specific selection from our supplier (limited on budget)*

## **WOODWORKS**

- Entrance door: Fireproof, sound insulated & security door
- Middle doors will be made of hardboard with a smooth finish laminate. Includes lock, hinges, stoppers and handles.
- Cabinets with opening doors made of slabs of maximum height of 2.45, internal melamine plate. Each cabinet will have drawers with soft closing system
- Kitchen of maximum height of 2.40. Drawers with metal soft closing mechanism
- Kitchen Counter top & backsplash: synthetic granite or ceramic slabs (specific selection from our supplier)

## **HYDRAULIC INSTALLATION**

- Installation of a complete cold and hot water system with pipe in pipe system
- Drains and vents with plastic pipes according to BS 4514 up to shaft, according to the Mechanical Engineering Consultant study

## **WATER SUPPLY**

- 200 liters of hot water cylinder for each apartment
- 1000 liters of water storage tank for each apartment
- Independent Pressure system for each apartment
- 2 High performance solar heating plates for each apartment
- Circulation pump of hot water (N/A - Available upon request)
- Water filter for minor particles (N/A - Available upon request)
- Softener (N/A - Available upon request)

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## **ALUMINIUM PATIO DOORS AND WINDOWS**

- Upgraded thermal Aluminium series
- Double-glazed thermal insulation glass
- Aluminium sliding / opening doors and windows MU 3000 THERMAL & MU 2075 series or similar, improving thermal and sound insulation
- Railings on terraces will be based on architectural designs

## **ELECTRICAL INSTALLATION**

- Communication system with video entrance door at the main entrance of apartment building and apartments
- TV, internet, telephone and computer points will be provided in the living room and bedrooms
- Electricity supply (sockets) will be based on electrical design
- Provision for wireless alarm system
- Photovoltaic system

## **COOLING AND HEATING**

- Concealed A/C unit in living room and wall unit AC in bedroom are included (as shown on the drawing) according to the study of the Mechanical Engineering Consultant
- Provision for electric heaters according to the study of Electrical Engineer
- Underfloor heating included.

## **ENERGY PERFORMANCE CERTIFICATE**

The building complies with the local regulation of Energy Performance and they have a certificate of 'A' rating with energy performance and low CO2 emission

## **COLORING**

- Includes all surface painting and bare concrete surfaces as specified in the architectural plan. The materials to be used are products of recognized manufacturers and will be delivered to the place of work with the manufacturer's packaging, sealed
- The surface to be painted, sanded with sandpaper to be polished. Then apply a spatula to create a perfectly smooth surface in two layers

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## **PARKING**

- The parking area will be made with high quality materials to avoid future wear and tear
- The parking area will be made with a stamped stone pattern or alike

## **AMENITIES**

- Private storage for each apartment in the parking area
- 1 covered parking space per apartment
- 1 covered parking area for disabled guests
- High-speed stainless-steel lift
- In the lobby of the entrance will be used high quality ceramic as well as the perimeter of the lift and ceramic for the steps of the staircase
- Electrical operating control gate will be installed in the entrance of car parking

## **IMPORTANT NOTICE:**

\* In case of using other subcontractors or other suppliers or non-affiliates, the contractor will charge an additional 20% on the invoiced issued by the new subcontractor's work.

\* In case of additional works by our subcontractors or purchases of materials not included in the contract of sales, will be charge an additional 15% to cover overheads and required assistance.

\*In the event that the Buyer chooses a supplier other than the selected by the seller, then 80% (eighty per cent) of the wholesale price will be returned to the buyer.

\*Changes to the specifications and/or drawings requested by the purchaser will be at extra cost. Confirmation of the charge must be given before implementation/construction. Failure of this, the contractor will be reimbursed the cost of construction. Any changes requested must be within the relevant building regulations and governing laws, within good practice and in no way negatively affect the overall aesthetics of either the property or project itself. The developer reserves the right at their discretion to refuse any changes.

\*The specifications, properties and prices are subject to availability & can be changed without prior notice at the company's discretion.

\* Guaranteed Title Deeds.

\*All materials shall be originating from reputable producers / manufacturers, supported with appropriate formal documentation and certified for the appropriateness for each purpose. All materials shall bear the European 'CE' Marking.

## **NOTES:**

**1. VAT is normally charged at 19%. A 5% rate of VAT will apply for first time purchasers buying for own use and provided the relative approval that is secured from the VAT Authorities. 2. The 3D images are for illustration purpose only. Actual product may vary.**