

BUILDING AND EQUIPMENT SPECIFICATIONS APARTMENTS SOUTH

1. ACCOMMODATION UNIT

1.1. CARCASS

The foundations, the load-bearing construction (skeleton building method) and the floors are of reinforced concrete according to structural requirements from the architecture.

1.1.1. WALLS

The external walls are constructed in accordance with building design and architectural requirements. The walls will be constructed massive with bricks and concrete and afterward rendered.

The interior load bearing walls will be to lay bricks, pillars will be concretes.

The other interior walls are of plasterboard with insulation in accordance with building design requirements and are primed and painted. The ceilings are primed and painted too according to the colour concept.

Apartment partitions will be in massive construction or in double planking.

1.1.2. HEAT INSULATION

The insulation of roofs and façades is in accordance with building design regulations.

1.1.3. STAIRCASES AND PASSAGEWAYS

The load-bearing constructions are of reinforced concrete according to structural requirements, walls and ceilings are primed and painted (colour selected by the architect), with partial use of plasterboard soffits. The floor coverings are in accordance with the building design and interior plans. The railing construction is of galvanized steel and of wood or high-grade steel hand rails.

1.2. CONSTRUCTION

The internal walls are of plasterboard with insulation in accordance with building design requirements and are primed and painted. The bathroom floor/partly walls and the kitchen floor are insulated and covered with large-format tiles in accordance with the interior plans (price category fitted: € 30.-- per m²). Where necessary, under-hung plasterboard roofs are primed and painted.

1.2.1. FLOOR CONSTRUCTION AND FLOOR COVERINGS

The floor coverings are laid on floating screed in accordance with the interior plans and samples. An oak parquet including baseboard is foreseen. (price category fitted: € 50.-- per m²). The floors will be constructed with a straight surface, where possible, without any doorsteps or other steps.

1.2.2. WINDOWS AND DOORS

The external windows are manufactured with insulated profiles in accordance with the building design and architectural plans and with high-quality fittings, entrance doors with solid door leaves and wood trim, safety fittings according to the building design and architectural plans. The internal doors are with tubular chipboard door leaves, wood trims and door handle sets in accordance with the interior plans or samples.

The outside windows are carried out in aluminium and wood and a KW value of at least 1.3. The entrance doors come in wood with security class.

Interior stairways are carried out of wood stairways on a steel base construction with wood hand course.

The entrance area and the staircases are laid in natural stone.

The terraces areas are isolated and welded. On a floating screed, natural stone tile are laid.

1.3. BUILDING TECHNICAL FIXTURES AND FITTINGS

1.3.1. GENERAL SUPPLY AND DISPOSAL

- supplied with drinking water: The entire resort is connected to the local drinking water provision. Beside it out a sufficient reserve tank is installed to the avoidance of provision bottlenecks with fresh water to the provision in peak periods
- supplied with electricity by the local electricity supplier
- equipped with its own waste-water treatment plant
- serviced by the public refuse disposal system.

1.3.1.1. SANITARY INSTALLATION

The sanitary pipework is of plastified high grade steel. Water heating is by means of a decentral hot water system. There is a circulation system. Metering of cold, hot and process water is separate for each accommodation unit.

1.3.2. SANITARY EQUIPMENT

1.3.2.1. BATHROOMS AND WC'S

The bathrooms and WCs are fitted with international products according to type and size in accordance with the interior plans according to the samples.

- Washbasin (Keramag or similar) white with hand mixer (Grohe or similar), dimensions in accordance with interior plans.
- WCs white with inbuilt flushing cistern, as hanging WCs with toilet seat and flusher sets.

- Bathtub acrylic white with flush-mounted tap (Grohe or similar) and handrail, tub filling function and hand shower, dimensions in accordance with interior plans
- Shower tray white (Keramag or similar) with flush-mounted tap (Grohe or similar) and adjustable shower fitting, dimensions in accordance with the interior plans
- Washing machine connection

Plus:

- Mirror
- 2 x hand towel rails
- 2 x bath towel rails
- 2 x bathrobe hooks
- Toilet brush set
- Toilet roll holder
- Toilet roll reserve holder

1.3.2.2. KITCHEN

The kitchen installation is to have cold and hot water connected with an extractor fan. A standard kitchen with hob, sink unit, dishwasher, refrigerator and storage units is included in the basic equipment programme.

1.3.3. HEATING SYSTEM

Heating and hot water:

Hot water for the entire resort is done with installation of heating units for each unit.

Ambient temperature regulation is by means of the room thermostat installed in the living room.

The bathrooms have additional electrical under-floor heating.

Heating is metered separately for each accommodation unit.

1.3.4. COOLING SYSTEM

Cold water for the cooling system is supplied to each cooling unit. Ambient temperature regulation is by means of the room thermostat installed in the living room.

Cooling is metered separately for each accommodation unit.

1.3.5. VENTILATION

The ventilation of the cords and the sanitary room takes place via roof. The bath is furnished through an electric ventilation hood if the bathroom is without window. In the kitchen, an outlet is mounted in accordance with the architecture plans for the extractor hood.

1.3.6. ELECTRICAL INSTALLATION

The apartment electrical distribution system is flush-mounted with all necessary equipment installed. Additional material is in white in accordance with samples. All lighting is to be provided by the purchaser or as part of the full furnishing inventory.

Two multimedia sockets are provided as standard in each accommodation unit.

ENTRANCE / HALL

Entrance with changeover switch and two ceiling outlets, hall area with two changeover switches for one ceiling outlet and one wall outlet. Storage room with switch for one ceiling outlet.

DINING ROOM / LIVING ROOM

Four single sockets, two double sockets, one multimedia socket, two wall outlets, two ceiling outlets via changeover switch.

BALCONY / TERRACE

One single socket, two wall outlets via two changeover switches.

BATHROOM

One single socket, one double socket, one wall outlet, one ceiling outlet via changeover switch, electrical under-floor heating.

WC

One single socket, one double socket, one wall outlet, one ceiling outlet via changeover switch, electrical under-floor heating.

BEDROOM

Three single sockets, one double socket, one multimedia socket, one wall outlet, one ceiling outlet via changeover switch.

ROOMS

Three single sockets, one double socket, one wall outlet, one ceiling outlet via changeover.

CELLAR

One ceiling outlet via pushbutton.

1.3.7. COMMUNICATION

Two multimedia sockets are provided as standard in each accommodation unit.

2. EXTERNAL FACILITIES

The gardens are styled according to the landscape architect and in the local Mediterranean style. The way coating is out of laid stones or bricks. Only local plants are used.

3. OTHER FITTINGS

3.1. LOGGIAS, TERRACES AND PRIVATE GARDENS

The loggias and terraces have partitions between the accommodation units.

3.2. CELLAR AND STORAGE AREAS

Each apartment has a lockable cellar area in accordance with the plans.

3.3. CAR PARKING

The resort is traffic-free and each apartment buyer therefore has one underground car parking space at his or her disposal. At least one parking space must be purchased per apartment in accordance with the current price list.

3.4. Pools

The pools are out of concrete and foil or other common pool systems. A sand filter concern or a filter block system will be installed. The pools will be filled with fresh water.

4. SPECIAL REQUESTS

Special requests may be considered depending on the progress of building works and according to technical feasibility and building regulations. The resulting extra costs are calculated separately. Errors, technical alterations intended to maintain or improve service, or changes arising from subsequent official regulations are excepted.