



# TECHNICAL SPECIFICATION



## CONSTRUCTIVE ADVANTAGES

### STRUCTURE

- The structure of the buildings is designed and carried out at the maximum level of safety and durability in relation to the seismic zone, the nature of the land and the stability over time of the constructions.
- The vertical structure is designed to meet the modern need for living in open, clear interior spaces, without exposed beams or pillars, without recesses, while ensuring increased stability of the structure during earthquakes.
- The structure with diaphragm-type walls with thicknesses of minimum 30 cm, executed in a continuous - monolith system, ensure together with the external thermo system package and the interior cladding the level of thermal and sound insulation of the classical walls with thicknesses of minimum 50 cm.
- The underground raft foundation structure and basements made of monolithic reinforced concrete - is mass waterproofed and doubled on the outside with bituminous and geotextile membrane and on the inside with plasters and additive scars ensuring maximum waterproofing and stability over time.
- The structure of the terraces, taking into account the facilities and technical equipment located, permanently exposed to temperature and weather variations is designed and sealed hydro, thermo and phono insulated with materials of the latest technology.
- The structure of the balconies, waterproof, thermo and phono insulated, is made as an extension of the monolith structure, with the floor and side parapets of reinforced concrete.
- The materials used to make the structural elements are in line with the latest European provisions, class 500C steel, C 25/30 and C30/37 class concrete added with mass waterproofing and ceramic block masonry.
- The frame-type floorboards are 18 cm thick, and together with the 10 cm package of screed, polystyrene and pavement pictured at the top – and the dry plaster plating at the bottom, to absorb and annihilate any vibration or noise.
- All stormwater pickups are made outside the interior plan of the building, on the facades, while collecting the siphons of the balconies and the condensation of the air conditioners from the apartments.

Compliance with all these requirements in implementation and operation is ensured by monitoring, coordination and execution teams with experience in the most prestigious residential projects carried out, appreciated and certified at national and European level.

## ARCHITECTURE

The exterior walls are made of efficient brick, plated on the outside with polystyrene for façade and basaltic mineral wool and a decorative silicone plaster, waterproofing, as well as cover protection.

- The partitions between the apartments are made of effective ceramic blocks of 25 or 30 cm doubled with mineral wool and double plated with drywall to obtain the best sound insulation.
- The interior partition walls in the apartments are designed, for maximum flexibility, of sealed metal structure and double cladding on each side with plasterboard and mineral wool-sealed interior, so that it can ensure the best phono insulation between rooms and also flexibility in the compartmentalization of the apartment.
- The floorboards are made monolith with the rest of the structure, including balconies and stairs, upper plated with waterproofed saddles, polystyrene and paving and at the bottom with plasterboard plates and basalt wool placed on the metal structure for the best thermal and acoustic insulation. Waterproofing of floors and walls in damp spaces is ensured by an airtight bituminous membrane vat and plywood with special plates reinforced with fiberglass, resistant to moisture behind ceramic finishes.
- The plasters of the walls in the apartments are secured in a dry system, with plasterboard plywood on metal profiles so as to allow the flexible laying of installations in the back.
- The duropolymer plinths have channels for installations adding extra flexibility in the extension or relocation of installations, especially electric ones and weak currents.
- The exterior woodwork provides the most generous glazing with access to natural light over the entire depth of the living rooms exceeding twice the standard norm. Windows and doors are made of durable PVC profiles with anti-scratch protective film, reinforced on the inside, multi-chamber type, having a maximum coefficient of thermal and sound insulation. Doors and windows are equipped with a ventilation slot, through the intelligent closing system and metal fittings.
- The metal access door to the apartment, the holster and the linings have a special tailored size, with superior anti-fracking, anti-phoning and anti-smoking performance, passive type with energy conservation, laminated faces in the frame and side linings of the same material.
- Interior doors ordered to special sizes including the holster and linings, have a unique design and features of durability, reliability and maintenance, are protected with anti-scratch laminate foil and equipped with metal fittings and accessories with over-standard dimensions and finishing.
- The architectural part of the apartments clearly, open, fluently designed required the removal of the thresholds between the rooms and the masking of all installations behind dry finishes, the lowering of the interior guardrails to the windows and their replacement also with profile joinery and sub-light laminated glass, and connections to the appliances executed with aesthetic grids.
- The interior finishes are made with super-washable and environmentally friendly paints with high vapor diffusion power which allows, together with dry plated plasters, a natural breathing of the walls.
- The pavement of the bedrooms and living rooms is provided with laminate flooring resistant to floating traffic and moisture.

- In the bathrooms, kitchens and balconies the pavement is made of porcelain tiles, cut with maximum precision, having the texture and hardness of the natural stone.
- The facilities in the bathrooms and the sanitary equipment are chosen to satisfy the highest aesthetic and functional demands. Sanitary objects, furniture and accessories have an ergonomic design, durability and reliability, made of materials resistant to chemical and physical wear.
- Batteries and accessories for sanitary items are chosen with an innovative design and technology that ensures easy, quiet functionality and a saving of consumption. All finishing and fitting elements in the bathrooms and kitchen – appliances, sanitary items, bathtub, shower, washbasin, furniture are designed and executed to withstand moisture and steam.
- Whether or not windows were provided in the bathrooms, i.e. natural ventilation, the designers provided forced ventilation by force fans, automated to extraction, intelligent, mounted in the vertical ventilation chute and adjustable absorption grilles with adjustment for the evacuation of tainted air and humidity with anti-refouling systems.
- The installation or ventilation bins in the apartments are made of ceramic blocks, mineral wool, plated with dry plaster and sealed with digs at the horizontal side to block the transmission of disturbing noises between the apartments.

The front parapet of the balconies is transparent, made of double sheet of laminated glass, secured and encased in the frame of sturdy metal profiles, with a railing height of 1 meter.

The designed architectural parts reflect the harmony of living in safety and comfort, in a space with custom ambience, carefully designed and built with dedication.

## EQUIPMENTS

- The designed installations have the metering provided outside the apartment, placed in the floor gutters of the installations. The routes of the installations are masked in plasters, walls and ceilings both in the apartments and in the common parts including the central distributor of underfloor heating.
- The thermal floor heating system is controllable by the thermostat sensors in the central apartment distributor and thermostats independent of the room. An electric radiator with thermostat towel is also provided in the bathrooms to ensure full heating and permanent drying of the air.
- An air conditioner installation kit is provided and pre-installed in each room, a force cable, outlet, condensate and freon pipes, so that the rapid procurement and installation of the desired air conditioner type does not represent a difficulty.
- Each room features multiple pllugs, integrated power solutions and weak currents, posed at a step and easy height, with copper wiring and equipment with a special and ergonomic design.
- Water supply and sewerage installations are equipped with access and intervention coils, posed behind the plasters, in easily accessible boxes, masked with finished grids, which offer a great flexibility of laying - relocation of the equipment according to the desired furniture plan.

- Weak current installations include optical fibre installed for the internet, video intercom and externally controlled access, both of pedestrians in the building and of nearby vehicles.
- Electrical circuits for high-consumption appliances – electric hobs, washing machine, etc., have ultrasensitive cables and fuses on dedicated and fire-protected electrical circuits.

All installations are prepared for the optional installation of smart meters and configured for integration into Smart Home remote control systems, especially heating and air conditioning thermostats, electrical appliances and equipment.

## COMMON SPACES

- Designed for maximum fluency and comfort, the common spaces are treated with noble materials – granite, stainless steel, mirrors, electrical and lighting equipment, ecological, fast, intelligent elevators, naturally ventilated stairwells, bright access hallways, welcoming with ergonomic ramps, quick access to the metering area and mailboxes.
- Basements are designed, depending on the category of the building, in relation to the technical need for the maintenance of installations, with technical spaces, ALA-type accommodation spaces, parking places and individual-use storage rooms.
- In the case of buildings where only a technical basement has been included, it combine all vertical installations and allow their maintenance.
- In the case of buildings with basements, in the use of tenants, it is designed for the maintenance of installations, technical rooms and major equipment, basement sending car parking spaces, automated gates with intelligent access control, heated access ramps and special ALA accommodation spaces executed and equipped with all the facilities provided by the latest European regulations.

## GENERAL AMENITIES

- State-of-the-art block thermal power plants, in condensation, are designed to operate in cascading, i.e. to load one after another only when consumption increases. Placed at the upper level of buildings, for maximum efficiency, and chimney to avoid the return of burnt gases, thermal plants in condensation are perimetral sealed and with oversized floor insulation to avoid transmission of vibrations and noises.
- Hot water storage boilers, ~~hydrophores pumps and power plants~~ are controlled by intelligent automation and integrated into the BMS management system coupled with the general damage and fire detection system of the building and the housing complex.

- The latest requirements and measures to prevent fire risks are implemented in the building, with the surveillance-detection system integrated into the BMS.
- Each building is connected to a power supply system provided by a generator, designed to enter into operation in case of emergency, covering the needs for vital equipment and consumers.
- The complex has photovoltaic panels and solar panels located on the terraces of the buildings.
- The electricity produced will be used to ensure consumption on common areas (staircase lighting, parking lots, outdoor lighting, elevator, pumps).

## **PARKING**

- The complex is equipped with underground parking lots built under maximum safety and comfort conditions.
- The advantage of underground parking is the ability to keep the car in a protected and controlled environment. The car park is equipped with an elevator to the upper floors.
- Parking lots with plugs for charging electric cars are also available inside the underground parking.
- Access to the car park is controlled by smart barriers.
- The car park is protected from fire, with sprinkler installation on the entire parking area.

# APARTMENTS FINISHES AND AMENITIES

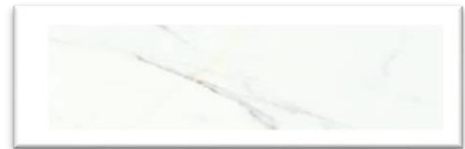


## FLOORING

The cladding of the kitchen and bathrooms flooring and the one of the bathroom walls is made with 30x60 high quality porcelain tiles, with a design that mimics white natural calacatta type stone. Modern means of production allow the design of a tile not to repeat itself very often, thus obtaining a very close appearance to the natural stone, but with the advantage of light maintenance.



Plinth tiles, of the same material as ceramic tiles, in cladded spaces.



The cladding of the floors in the living room and bedrooms is made with laminate flooring 8 mm thick, traffic class 32, oak (provides superior resistance to traffic and scratches (approved for underfloor heating, mounted floating on special foil, sound insulators).

White plinth, of hard material, extruded PVC, 8 cm high, fitted with cable channel, in parquet-plated spaces.





## Ideal Standard SANITARY ITEMS

The bathroom washbasin has a modern, rectangular design with clear lines, straight edges and fine surfaces, a perfect expression of modern dynamic aesthetics. These are equipped with suspended furniture, of painted, waterproof MDF.

Sanitary brass batteries with 40 mm ceramic cartridge, included aerator pearled – water saving and low noise.

Depending on the bathroom, the furniture dimensions is of 60 or 80cm.



STRADA WAHSBASIN  
+ white MDF furniture



Ceraflex Ideal Standard  
battery



Bathtub – HOTLINE  
170X75 - with floor tile

Ceraflex Ideal Standard  
bathtub battery

Large bathtub with a capacity of 250 l, with an extra width for comfort, of acrylic material, resistant to scratches, chemicals and with a luxurious exterior appearance due to the coating with varnish (glant). Sanitary brass batteries with 40 mm ceramic cartridge, aerator, cascading type, included – water saving and low noise. 3-function shower set, 10 cm pear, chrome flexible.

### SHOWER CABIN 90X90 CM

6 mm clear, secured glass shower cabin, with Easy-Clean treatment. Aluminum profiles, silicone sealing cheder.

Shower tub made of composite, time-resistant material, detachable mask.

Ceraflex shower battery, Ideal Standard, Ideal rain shower set



### SUSPENDED TOILET CONNECT – recessed tank

Suspended toilet bowl, mounted on a recessed tank, of sanitary porcelain covered with a special glaze providing additional protection and a white surface, easy to maintain and clean. The vessel is of optimal size and comes with a slow-closing duropolymer toilet cover. The recessed tank has anti-condensation protection and 3/6 liter dual actuator flap.





**INTERIOR DOORS, 90X 215 CM**  
(customed dimensions for  
maximum comfort)

Interior door in a Reverse NT cup with ALB finish (high scratch-resistant laminate disrepair, easy to clean), standard 110 mm straight heel with wooden insert, 70 mm inner and outer straight sill, door sheet with perimetral wooden structure, cellular, satin chrome fittings, **magnetic key-closing lock**, **3 Anuba hinges** - steel handle, satin chrome finish.



**ENTRANCE DOOR TO THE  
APARTAMENT**  
**104X220 CM**

Armoured door, Nusco 8 (S) **class 3 anti-fracking** , galvanized steel heel painted from electrostatic field, dark brown finish, hinges of the highest quality, satin chrome hardware with key lock Safe- handle/knob. Finish with laminated CPL panel panels with superior strength, oak on the outside/white on the inside.

## APPARATUS

The plugs and switches are from the Niloe range, Manufacturer of Legrand, made of durable, quality materials, white color. The video-intercom system is Legrand brand.



## EXTERIOR WOODWORK

The apartments are equipped with large, oversized glazing to ensure the access of light on as large an area of the room as possible. Laminate glass shall be used for balcony doors and window sub lights (located less than 90 cm high). Joinery is with minimum 6 thermal insulation chambers and 82 mm heel width, reliable, high-quality hardware. The glass/profile combination ensures a higher thermal transfer coefficient, not more than 1,3 W/m<sup>2</sup>K.