



ivy city residence

GENERAL SPECIFICATIONS |

STRUCTURE

Reinforced concrete frame with raft foundation, columns, beams and slabs, designed in compliance with the Eurocode for building structures and seismic design.

WALLS

Masonry walls built with hollow clay bricks. Internally 10cm thick and externally 25cm thick.

ENERGY PERFORMANCE CERTIFICATE

All apartments are built according to the Energy Performance of Buildings Regulation Act and receive high rating Energy Performance Certificate (EPC).

SECURITY SYSTEM & AUTOMATION

Provision for wired security system. Installation of KNX sophisticated automation system with wall touch screens to control lighting, hot water and heating. Capable of connecting and controlling from mobile devices.

ALUMINIUM WORK

Patio sliding doors and windows: Double glazed, 4mm thermal (low e) glass, 14mm gap and 5mm clear glass, with charcoal aluminium frames MU 114

Windows: Double glazed, 4mm thermal (low e) glass, 14mm gap and 5mm clear glass, with charcoal aluminium frames MU 2075 THERMAL. Frosted glass for bath and staircase windows and kitchen door.

Balconies balustrades: Aluminium railing system with laminated safety glass 16mm.

SUNDRIES

White painted concrete boundary wall. Topsoil for garden.

SUSPENDED CEILINGS AND LIGHTING

Decorative suspended ceilings with LED spotlights as shown on plans.

WATER SUPPLY

Separate connection from city mains to a 1000lt water tank and through a pressure pump system to sanitary fittings. Hot water is provided by a 150lt electric & solar heater. Fresh water is provided at roof terrace and communal gardens.

ELECTRICAL INSTALLATION

Separate electric meter for each apartment. Adequate lighting and power points in all rooms. Sockets for telephone and TV in all bedrooms and lounge.

ROOF INSULATION

High quality weather sealant and 80 mm extruded polystyrene thermal insulation board covered with 100 mm screed with steel mesh.

MECHANICAL INSTALLATION

Provision for air conditioning in all rooms.



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FINISHES |

WALL & CEILING FINISHES

Interior surfaces: Three coats of cement plaster covered with three coats of white matt emulsion paint.

Exterior surfaces: External Thermal Insulation Composite System (ETICS) with acrylic decorative plaster finish to be applied on all masonry walls & concrete structural frame. Other surfaces to be fair faced concrete or high performance tiles.

Interior ceilings: Two coats of wall spatula and three coats of white matt emulsion paint.

Exterior ceilings: Two coats of wall spatula and three coats of white matt exterior emulsion paint.

Bathroom and WC surfaces: Dressed up to ceiling height with Italian marble and stone look tiles.

SANITARY FITTINGS

High quality UK producer Ideal Standard to include: white porcelain wall mounted toilets & wash basin. Under counter FRANKE stainless steel kitchen sink.

High quality German producer GROHE 'EUROCUBE' chrome: Wall mounted, 2 hole basin mixers for bathroom and/or shower. Wall mounted, single-lever bath tub mixer with shower set 'EUPHORIA CUBE STICK' shower mixer for bathroom. Wall mounted, single-lever shower mixer with 'EUPHORIA CUBE STICK' wall holder shower system and Rainshower 'F-series' ceiling mounted. Chrome sink mixer 3WAY 'GROHE BLUE' for kitchen sink.

Accessories to include: Glass bathtub and shower doors, towel ring, towel holder, toilet paper holder and brush set.

CARPENTRY

Kitchen: From high quality Italian design model CRETA with Glossy lacquered finish Bianco Delhi and contrast finish to be chosen between Rovere Fair or Wenge Iranian. Granite white worktops and back splash.

Built-in wardrobes: Italian design, sliding or opening system with white lacquered oven painted doors.

Interior doors and frames: Wooden white lacquered oven painted. Completed with rubber gaskets, high quality handle, door stops and hinges.

Entrance door: Charcoal aluminium door and high quality stainless steel handle, safety lock, hinges, rubber gaskets and wind breaker.

FLOOR FINISHES

Interior floors: Living/dinning room, kitchen, bathrooms and toilets with Italian marble and stone look floor. All bedrooms with parquet laminated or Italian marble and stone look floor.

Exterior floors: Patios and verandas, covered in 60X60 or other size Italian floor tiles & matching swimming pool tiles. Driveway with decorative pebble paving.

PROVISIONS |

Wired security system. Satellite TV for all bedrooms.