

SUMMARY DESCRIPTION OF WORKS

« Classic Line » APARTMENTS

STRUCTURE:

FOUNDATIONS:

Conform to study carried out by advising engineer, according to the nature of the ground.

STRUCTURE:

Mixed structure using:

- reinforced concrete, prefabricated or poured on site
- silicon-limestone or concrete blocks

FLOOR SLABS

Basement floors:

- conform to study carried out by advising engineer
- finishing: mechanically smoothed concrete

Upper level floors

- either concrete poured onto base slabs
- or reinforced concrete poured on site
- or roughcast

INSULATION AGAINST RISING DAMP

- a water-proof membrane at the base of each item of masonry

INTERIOR MASONRY:

- jointed concrete blocks in the basement
- silicone-limestone or plaster blocks for apartment partitioning
- sound insulation in conformity with the study by the advising engineer

FACADES

INSULATION:

- Reinforced insulation of varying thickness according to location

FACING MASONRY:

- Terra-cotta facing bricks made from natural clay

FACADE RENDERING:

- Pre-tinted rendering

PERGOLAS:

- Pergolas in wood treated for exterior

TERRACES AND BALCONIES:

- Balconies in architectonic concrete
- Upper level recessed terraces with wood floor treated for the exterior

CORNICE BANDS AND WALL COVERINGS:

- Either in architectonic concrete
- Or in treated wood

EXTERIOR JOINERY:

- Doors and window frames in painted wood
- Clear insulating double glazing
- Automatically opening and closing sectional garage doors

VISIBLE FLAT ROOFING:

- Flat roofs insulated with roof ballast

FINISHING LEVELS IN COMMON AREAS

ENTRANCE HALLS

- Floors: natural stone and assorted skirting boards
- Walls: decorative paint
- False ceilings: plaster panels with integrated spot-lights
- Letter box unit with integrated video-parlophone console

FINISHING OF PRIVATE ZONES

FLOORS:

- Lounge, entrance hall, landing and bedrooms: fine parquet, glued to screed, 10/13 cm wide, 14 mm thickness, assorted skirting boards
- Kitchen and laundry: ceramic sandstone tiles, 40 x 40 or 45 x 45 format, assorted skirting boards
- WC, principal and secondary bathrooms: 45 x 45 tiles, assorted skirting boards for WC.

WALLS:

- Principal and secondary bathrooms: mural earthenware of approx. 2 m height
- Kitchen: mural earthenware between upper and lower units

CEILINGS:

- The ceilings in the entrance halls and landings, bathrooms and shower rooms, visitors' WC, are false ceilings of plaster panels

INTERNAL JOINERY:

- Entrance door fire resistant 30 minutes: anti-break-in (3-points) door with metal surrounds
- Interior doors: solid type doors with wood surrounds and high quality metal fittings
- Partially glazed doors between entrance hall and lounge
- Glazed unit between kitchen and lounge
- Cloakroom: dimensions according to plans, laminated finish
- Finishing: the whole of the interior joinery will have one impregnated coat and two coats of synthetic finishing paint

KITCHEN:

Fitted kitchen comprising approx. 9 units according to plans.

Standard units:

- SMEG electrical appliances
- Upper and lower units with lighting for work surfaces; laminated finish
- Laminated worktop
- Fridge column
- Ceramic cooking hob
- Multi-function oven
- Telescopic 60 cm extractor fan
- Integrated dishwasher
- Stainless steel 1.5 bowl sink unit with Grohe or similar mixer tap

SANITARY EQUIPMENT:

Principal bathroom:

- Dual sink unit with fitted surround
- Two Grohe or similar mixer taps
- High drawer unit
- Acrylic 180 x 80 bath with Grohe or similar bath/shower mixer tap
- Suspended toilet
- Towel dryer

Secondary bathroom (according to plans):

- Single sink unit with fitted surround
- Grohe or similar mixer tap
- Acrylic 180 x 80 bath with Grohe or similar bath/shower mixer tap
- Towel dryer

Shower room (according to plans):

- Single sink unit with fitted surround
- Grohe or similar mixer tap
- Shower tub
- Thermostatic mixer tap of Grohe or similar type
- Shower door
- Towel dryer

Visitors' toilet:

- Suspended toilet
- Wash-basin

PAINTING: The walls and ceilings will receive a base coat.

LIGHTING: Halogen spotlights built into false ceilings.

HEATING AND VENTILATION INSTALLATIONS

The production of hot water is via a centralised heating unit comprising condensation boilers. Individual meters will enable consumption to be measured per apartment. The radiators are of steel panel type and are equipped with thermostats. The bathrooms have towel-dryers.

Ventilation: a dual flow ventilation system allows for increased occupant comfort thanks to controlled ventilation, and allows heat from extracted air to be recuperated and used to pre-heat incoming fresh air (saving energy).

PLUMBING INSTALLATIONS

Some 35% of hot water for sanitary purposes is produced by a solar installation, the rest being produced by the boilers.