

Avenue 31

TECHNICAL SPECIFICATIONS

BUILDING

Ground Floor Area	
Lobby	Marble flooring
Staircases	Granite
Covered Parking	Stamped Concrete
Storages	Ceramic tiles 30x30cm

Doors	
Main building entrance door	Twin Safety Frameless glass assembly with floor self-closers

Wall Finishes	
Parking area	Latex rubber emulsion

Lift	
Lift	6 Persons / disabled access OTIS or equivalent

APARTMENT

Apartments	
Living area	Ceramic 60x60 / optional Marble(as extra cost)
Kitchen	Ceramic 60x60 / optional Marble(as extra cost)
Bedrooms Floor	Laminated parquet -8mm thick
Terrace & Balconies	Granolithic non-slip 60x60cm

Bathrooms	
En suite-bathroom	Granolithic ceramic on floor and walls
Guest bathroom	Granolithic ceramic on floor and walls/optional Marble (as extra cost)
Ceilings	Green gypsum board ceilings and IP44 lighting
Faucets and Mixers	Grohe, Hansgrohe or equivalent
Sanitary Ware	Laufen, Duravit or Equivalent series with wall encased cistern and suspended hanging WC

Kitchen	
Worktop	Granite based work surface
Sink	Stainless Steel
Doors and other visible parts	Melamine
Cabinetry	Internal: Framing & shelves in melamine
All mechanisms drawers and cabinets	Soft closing

Doors & Closets	
Apartments entrance doors	Solid 46mm doors in hardwood frame
Doors in Apartments	Laminated OAK
Wardrobes & Cupboards	MDF with melamine framing and shelves

Wall Finishes	
Apartments	Acrylic emulsion in white over acrylic stabilizer

Aluminum Doors & Windows	
Aluminum	Double glazing aluminum
Balustrades	Safety laminated glass for balconies

Electrical	
Electrical	<ul style="list-style-type: none"> - European fixtures, outlets & sockets (MK, LeGrand Clipsal or equivalent) - Pre-wiring for cable television and telephone
Curtains	Electrical provision in reception and bedrooms
Central Heating	Electrical provision
Video Intercom	European colored in lobby
EIB system	Provision

Air-Conditioning (freely offered)	
Air-Conditioning	Split in all apartments

GENERAL

1 Parking for each apartment
1 water tank for each apartment
Solar hot water system for each flat