



Technical Specification of Materials for – Pool Villa Type with 2, 3, and 4 Bedrooms



1. Structure

1.1 Foundations:

Constructed as reinforced concrete strip foundations according to structural calculations and project documentation.

1.2 Internal Concrete Floors:

Thickness of 12 cm, reinforced as per structural calculations

1.3 External Concrete Floors:

Thickness of 12 cm, reinforced as per structural calculations

1.4 Concrete Floors for Parking Spaces:

Thickness of 15 cm, reinforced as per structural calculations

1.5 Load-Bearing Concrete Structures and Slabs:

All concrete surfaces will be reinforced with welded steel reinforcement. The pool floor will be constructed from a 20 cm thick reinforced concrete slab, in accordance with the structural design

1.6 Perimeter Walls:

Masonry made of Besser concrete blocks, 14 cm thick, plastered on both sides

1.7 Internal Load-Bearing Partitions:

Masonry made of Besser concrete blocks, 14 cm thick, plastered on both sides

1.8 Non-Load-Bearing Partitions:

Made of Besser concrete blocks, 7 cm thick, plastered on both sides

1.9 Pool Walls:

Constructed from 20 cm thick reinforced concrete blocks as per structural calculations. The pool technical room will be built from 14 cm blocks, plastered on both sides

1.10 Reinforced Concrete Columns:

Constructed according to project documentation

1.11 Steel Structure:

Load-bearing steel structure with anti-corrosion treatment

1.12 Roof Covering:

Prestige tile roofing in brown color with thermal insulation, according to the main architectural design

1.13 Gutters:

Plastic gutters with rainwater downpipes

1.14 Ceilings:

Drywall ceilings in all covered areas, including an inspection hatch in the pantry

1.15 Thermal Insulation:

Thermal insulation type R21 in all internal ceilings

1.16 External Window and Door Frames:

Frames made of reinforced aluminum (profile thickness 1.5 mm) in dark gray or white color, according to the 3D architectural design

1.17 Glazing:

Tinted green glass, 6 mm thick

1.18 Internal Doors:

Interior doors made of exotic wood



2. Coatings

2.1 Floors:

- **Bedrooms:** Matte tiles in a cream/beige shade, size 60×60 cm
- **Living Room, Kitchen, Guest WC, Pantry:** Matte tiles, size 60×60 cm
- **Bathrooms:** Tiles in dark gray shade, size 30×30 cm
- **External Terrace:** Anti-slip tiles in gray shade, size 60×60 cm
- **Parking Spaces:** Polished and ground concrete
- **Pool Interior:** Pool tiles for floor and walls, with a white stonewash finish available at an additional cost

2.2 Wall Finishes:

- **Bedrooms:** Acrylic paint with a semi-gloss effect in white color
- **Living Room, Kitchen, Pantry:** Acrylic paint in white or dark gray color
- **Bathrooms and WC:** Glossy ceramic wall tiles 30×60 cm in white color
- **External Walls:** Acrylic paint in white color, optionally natural stone according to the 3D design at an additional cost



3. Equipment – Electrical and Ventilation Devices

3.1 Ceiling Fans in Bedrooms:

MrKen brand with DC motor made of solid wood (quiet operation, frictionless) with remote control

3.2 Fans in Kitchen, Living Room, and Terrace:

MrKen brand with AC motor made of solid wood, wall-mounted control



4. Bathroom

- **Bathroom cabinet** 1 meter in length made of dark gray wood with a white resinbasin or equivalent
- **Cold water tap** from Moya brand or equivalent
- **Toilets** in white porcelain from Moya brand or equivalent
- **Shower head** made of chrome-steel with water heater of 4500 W minimum, water boiler available for an additional fee
- **Shower screen** made of tempered glass (6 mm), green translucent
- **Mirror** measuring 0.80 × 0.80 meters with lighting strip or equivalent
- **Chrome bathroom accessories**



5. Kitchen

- **Kitchen unit** included in the delivery



6. Electrical Installation

- **Electrical panel** located in the pantry
- **3 to 4 wall sockets** in each room
- **LED Lighting Fixtures (6W):** Installed in the following quantities:
Bedrooms: 4 units | **Living Room:** 4 units | **Kitchen:** 4 units | **Covered Terrace:** 4 units
Bathroom: 2 units | **WC:** 1 unit | **Pantry:** 1 unit | **Technical Room:** 1 unit | **Parking Area:** 4 units
- **Television Outlets:** 2 in the living room and 1 in each bedroom
- **Data Outlets (RJ45):** 2 in the living room and 1 in each bedroom



7. Air Conditioning

7.1 Bedrooms:

Daikin Inverter air conditioning units

7.2 Living Room:

Daikin ceiling-mounted air conditioning unit