

## **HABITUS ONE TECHNICAL SPECIFICATIONS**

### **Concrete Structure & Shell**

- Reinforced concrete frame comprising of raft foundation, columns, beams and slabs designed in accordance with all European regulations for anti-seismic construction.
- All foundations and walls in contact with soil will be premixed with Penetron admix Crystalline Waterproofing
- Building is built and designed in compliance with all the thermal efficiency Regulations to achieve an A Rating Certificate

### **Floor Finishes:**

- |                               |   |
|-------------------------------|---|
| • Living Area/Kitchen         | High Quality European Ceramics (Matte or Polished)              |
| • Bedrooms floor              | High Quality European Ceramics (Wood Look) 40Eur/m <sup>2</sup> |
| • Covered Parking             | Concrete with epoxy finish                                      |
| • Stair Landing               | Marble or Granite   |
| • Ground Floor Entrance Lobby | High Quality European Ceramics (Matte or Polished)              |

### **Terrace & Balcony Flooring**

- 60x60cm – High Quality European Ceramics (Anti Slip) 30 Eur/m<sup>2</sup>
- 30x60cm – High Quality European Ceramics (Anti Slip) 30 Eur/m<sup>2</sup>

### **Bathrooms Floors & Walls:**

- |            |   |
|------------|---|
| • Bedroom: | High Quality European Ceramics (Matte or Polished) 40Eur/m <sup>2</sup> |
| • Guest:   | High Quality European Ceramics (Matte or Polished) 40Eur/m <sup>2</sup> |

### **Ceilings:**

- Gypsum board ceilings with recessed/ concealed lighting
- All bathrooms with green gypsum board ceilings and IP44 lighting

### **Faucets and Mixers:**

- Grohe Eurosmart Series for basins and showers or Equivalent

### **Sanitary Ware**

- Roca The Gap Series (Concealed Toilets in Bathrooms) or Equivalent
- Roca The Gap Series (Wash Basin in Bathrooms) or Equivalent

### **Kitchen cabinets:**

- Worktop: Ceramic/Porcelain Stoneware (mat or polished)
- Imported Kitchen (Italy or Spain) in Laminate
- Stainless Steel Sink unit Franke (Or Equivalent)
- Internal cabinetry, framing, shelving in White Melamine and Italian drawers with stopper, hinges with stopper and Aluminum Gola System opening

All mechanisms drawers and cabinets are using Gola Aluminum System (soft closing)

### Staircases

Marble or Granite (mat or polished)

### Doors & Closets

- Apartment Entrance Doors: Laminate with 3-point locking system lock and butterfly type hinges (handle excl.) – 30 minutes fire resistant
- Doors in Apartments: Laminate with 15cm frame (high quality handles/stopper)
- Cupboards & Wardrobes: Door and other visible parts in Laminate Egger  
Internal cabinetry, **framing, shelving** in White Melamine and drawers Blum or equivalent with stopper, hinges **with stopper** and Aluminium Gola Step opening
- Toilet Cupboard: Door and other visible parts in Laminate Egger  
Internal cabinetry in White Melamine, hinges **with stopper** and Aluminum Gola **System opening**
- Staircase Door: Laminate with fire-resistant glass 20\*120, alé retúr and push / pull to open – 30 minutes fire resistant
- Ground fl. Entrance Lobby Doors: Twin Safety Frame less glass assembly with floor self-closers

### Wall finishes

- In apartments: Acrylic Emulsion in white over acrylic stabilizer
- In corridors: Acrylic Emulsion in white over acrylic stabilizer/washable
- In parking area: Latex rubber emulsion/washable

### Aluminum doors & windows

- Double Glazed / Thermal Aluminum/ Lift and Slide System (In Line with Energy Performance Regulation)
- Balustrades: safety laminated glass for balconies 8:1:8
- Electrical provision for blinds/curtain in reception area and Bedrooms

## BUILDING SYSTEMS

- Lift: 6-8 person to disabled access dimensions by KONE / OTIS or Equivalent

### Electrical

- European fixtures, outlets & sockets (MK, Legrand, Clipsal or equivalent)
- European colored video intercom in lobby area
- Apartments will be pre-wired for cable television and telephone
- Provision for home automation (On Request)
- CCTV/Security System for Garage and Lobby

### Air conditioning/Heating

- Concealed/ Ducted Split System air conditioning with compressor (Kitchen/Living Room) Wall Hung Split Units in Bedrooms ( HAIER or Equivalent)
- Provision for underfloor heating system

### Fire Systems

- As per local standards and requirements

### GENERAL

- 1 Parking for each apartment (Special Platform Lift System & Electric Car Charging Provision)
- Solar Panels - hot water system for each apartment
- 1 Water tank for each apartment

### Roof Top Units (501 & 502)

- Private use of rooftop space, with provision for BBQ area and provision for Jacuzzi
- Dedicated space for PV installation (TBD # of Panels)
- Dedicated Storage Unit Ground Floor
- Fridge, Oven, Cook Top, Extractor Hob, Dishwasher (Bosch Or Equivalent)