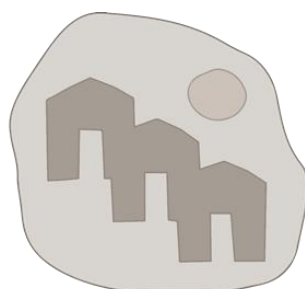


VILLA SPECIFICATIONS

POGONIA
OIK105.12-17

**TWO BEDROOM APARTMENT
FIRST FLOOR**



paleros dream homes
| authentic greece |

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GENERAL

Project code: OIK105.12-17

Project: Two bedroom first floor Apartment

Location: Pogonia, Greece

Developer – Construction company: Paleros Dream Homes

Property size: 103.50m²

a. In the General Technical Conditions the construction and materials are briefly described.

b. The General Technical Conditions are an integral part of the **Contract Terms and Obligations Brief** which includes:

- A table of the building dimensions in metres
- General Technical Conditions
- Basic architectural floor plans and plot location

The above mentioned brief is an integral part of the building contract.

The owner of the villa will be hereinafter called “Client” and the construction company “Constructor”.

c. When a product is described with the words “type X or similar”, the Constructor has the right to choose and place a product of the described brand or from another with equivalent quality.

A. TECHNICAL DESCRIPTION – SPECIFICATIONS

- Interiors consists of:

Living room

Kitchen

Dining

Bathroom

Master Bedroom with ensuite bathroom

Guest Bedroom

Total interiors 72.40 sqm

- Outdoor built space consists of:

Main Terrace

Bedroom Terrace

Total outdoor built space 31.10 sqm

Total built up space **103.50 sqm**

- Special Constructions

Concrete shader

Terrace Pergola

Exterior concrete bench & dining area




- Parking space for 1 car

- Bicycle parking

Optional Package – Jacuzzi:

- Built – in spa - Jacuzzi 1.60X2.15 (dimensions might slightly vary).

<h2>B. CONSTRUCTION WORKS' SPECIFICATIONS</h2>	
<p>GENERAL</p> <p>The construction will follow the approved plans.</p> <ul style="list-style-type: none"> • Architectural • Structural analysis • Electromechanical installations (water supply, drainage, electrical, heating, cooling, etc.) • Landscape formation • Insulation <p>The designs will fulfil the specifications required by the laws of the Greek state.</p> <p>The materials will be of best quality.</p> <p>The works will be carried out by experienced and specialized workmen.</p>	

<p>1. - Excavation & Concrete Frame</p> <p>1.01. General excavations and foundation excavations.</p> <ul style="list-style-type: none"> • The excavations are generally performed to the necessary depth. • The construction will have strip foundation or stronger type, depending on the statics analysis. • Backfilling will be done at the end of the foundation works with the appropriate compression. • Sewage excavations will be realised at a lower level in a way that will allow the natural flow of sewage (within the pipes) in order to connect to the public sewage (biological treatment) network. <p>1.02. Reinforced Concrete</p> <ul style="list-style-type: none"> • The load bearing structure of the building is made of reinforced concrete Ionios Beton quality C30/37 and steel reinforcement from Sidenor S500. • The material quality is controlled throughout the construction works. • The concrete frame is constructed in accordance to the specifications of: <ul style="list-style-type: none"> ○ E.K.Ω.Σ. (Greek Regulation for Studies and Constructions of Reinforced Concrete), ΝΚΟΣ (New Regulation for Reinforced concrete), ○ ΚΤΣ (Concrete Technology Regulation), ○ ΚΤΧ (Steel Technology Regulation), ○ ΕΑΚ (Greek Antisismek Regulation), ○ Construction works safety regulations and ○ what is provided for and required by the laws of the state and the high quality standards according to the most up to date technological development (DIN – EUROCODE). <p>1.03. Unreinforced concrete</p> <ul style="list-style-type: none"> • Under the foundation and on the ground there will be a base created of concrete C12/15. 	  
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2. – Walls & Floors

2.01. Exterior Dry Walls

- The exterior walls will be built with 1 panel of Knauf guardex and externally there will be a composite system of external thermal insulation with plaster finishing.

2.02. Interior Dry Walls

- The interior walls will be constructed with 2 panels Knauf gypsum board in each side and insulation at necessary places.

2.03. Gypsum-board Ceiling

- Contemporary Knauf gypsum-board ceiling on light metal frame.
- Hidden curtain rail in front of the openings in living room and in 2 bedrooms.

2.04. Wall finishing

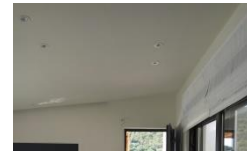
- Plaster and/or stucco, sanded until completely smooth.

2.05. Paintings

- The exterior walls will be painted with acrylic paints, in two layers, the colours will be chosen according to the architectural proposal.
- The interior walls and ceilings are painted with primer and two layers of plastic paint, after all necessary preparatory works are done.

2.06. Interior floor

- Ceramic tiles dimensions 60cm x 60cm, with minimum joints 2mm the same colour as the tile. The same tile is used for the window sills.



3. – Doors & Windows

3.01. Aluminium frames

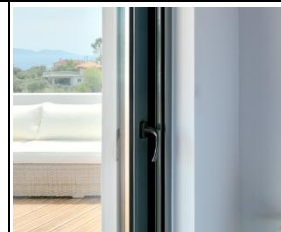
- Aluminium windows with thermal breaks type: Exalco Albio 225 or Alumil S350 or similar quality, double glazed, opening or sliding according to the design.
- Sliding mosquito net for sliding windows and fixed for the small opening windows.
- Electrical rolling shutters for the big openings in the living room and 2 bedrooms.
- Frosted window glass in the main wc
- Aluminium profile color, dark grey-black, Sahara night

3.02. Front Door

- The front door is a five lock security door with the same coating/color as the exterior windows.
- Vertical aluminium handgrip.

3.03 Interior Doors

- The interior doors are made of pressed wood covered with laminate. The door frames are minimal without curves.
- The door locks and handles are chrome, simple and minimal.



4. –Woodwork & Sanitary

4.01. Wardrobes

- Melamine wood, from the floor up to the ceiling. The thickness of the wood varies according to the construction requirements. The closets will be divided in two parts up and down (winter – summer) with a horizontal partition and will have drawers, shelves.

4.02. Kitchen Cupboards

- Melamine surfaces “Egger” or similar quality with drawers, cupboards, shelves according to the plans. Minimal hidden handgrips.
- Provision for built – in electrical appliances (fridge,cooktop, extractor, oven, microwave & dishwasher) according to the specific electrical appliances package (paragraph E).

4.03. Kitchen Counter

- The kitchen countertop, 60 cm wide, waterproof class 2, novopan, type Eltop or similar quality.

4.04. Kitchen sink & faucet

- Sink stainless steel, with 1 bowl FRANKE or similar quality.
- Faucet chrome Franke or similar quality.
- Backsplash is realised with waterproof coating on the wall paint.

4.05. Shower set

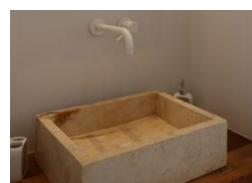
- Shower dimensions respectively to what the detailed design provides, with wall mounted rain shower, mixing battery, handshower and a spiral shower hose, chrome, IDEAL STANDARD or similar quality.
- Upstanding ceramic tiles same as the floor tiles, up until the ceiling.
- Linear floor drainage.

4.06. Washbasin

- Wall mounted faucet chrome, mixing battery, brand: IDEAL STANDARD or similar quality.
- Teak wooden plank counter.
- Washbasin from natural stone.

4.07. WC

- Wall hunging white porcelain toilet bowl with wall integrated cistern type IDEAL STANDARD or similar quality, black flush plate.
- Typical square floor drainage.
- Upstanding tiles 7cm height.
- Chrome bidet jet



5. – Insulation & Waterproofing

5.01. Wall insulation

- Thermal insulation material Fibran, Dow or similar quality, thickness 5 cm at the vertical surfaces.
- Waterproofing for walls in the ground with asphalt emulsion and drain membrane

5.02. Roof insulation

- Thermal insulation Fibran, Dow or similar quality, thickness 5cm.
- Waterproofing with asphalt emulsion.

6. – Electrical & Mechanical

6.01. Plumbing

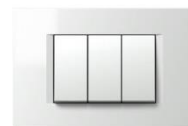
- Full plumbing quality ELVHX or similar quality and sewage installation
- 2 exterior taps supplied only with cold water
- Rainwater from roofs and terraces will be drained through vertical PVC pipes to the ground.


6.02. Hot water pipping

- Hot water produced by solar boiler according to paragraph E.
- Hot water supplies to all sanitary in all bathroom washbasins, showers and kitchen tap.
- The manufacturing and the diameter of the sewage pipes will be in compliance with the interior plumbing installations regulation and the technical directive of the Technical Chamber of Greece (TEE).

6.03. Electrical Installation

- Installation works according to the relevant regulations (concerning interior installations) and the European standard ELOT HD384, by experienced workmen and materials set by the regulations.
- Foundation earthing.
- The residence will have its own electricity meter, which will be fed directly from the meter of the National Electricity Company (ΔΕΗ) via an independent line.
- Full electrical installation for the house with electrical panel, switches, sockets, 1 outlet for telephone/wifi router. Switches and sockets will be white colour brand TEM module. All items will be according to the design.
- Lights:
 1. Ceiling spot lights – 36 pcs
 2. Decorative pendant lights – 3 pcs
 3. Wall sconce light – 1 pc



<ul style="list-style-type: none"> 4. Bedside reading lamps – 4 pcs 5. Outdoor updown lights – 3 pcs 6. Exterior ceiling spots – 3 pcs 7. Exterior wall mounted path lights – 4 pcs • Bell installation at the front door 	
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<p>7. -Heating & Cooling</p> <p>7.01. Air Conditioning</p> <ul style="list-style-type: none"> • Provision of electrical cabling and piping for AC split units placement according to chapter E. <p>7.02. Electrical heaters</p> <ul style="list-style-type: none"> • Provision of electrical outlets for heaters according to paragraph E. 	
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8. – Optional Extras Packages – Interior

8.01. Total black fittings

- Black details for aesthetic upgrade:
 1. Black hydraulic details: Wall mounted faucets for washbasins, wall mounted complete shower set, valves.
 2. Black handles for interior doors.
 3. Black sockets and switches.

Total extra cost for the black fittings package 6500€

8.02. Woodwork finishes lacquer paint

- Woodworks upgrade in quality and aesthetics
 1. Lacquer paint on mdf wood white or black, matt coating. The lacquer paint applies to kitchen and wardrobes doors as long as the interior doors.
 2. Minimal hidden handgrips in the kitchen and wardrobes doors.

Total extra cost for woodwork upgrade package 3500€

8.03. Kitchen counter granite surface

- Natural granite dark color, with thickness 3cm, for quality and aesthetics upgrade of the kitchen counter.

Custom offer and order on demand, according availability.

8.04. Tile upgrade

- Ceramic tile with contemporary look dimensions 120cm x 60cm. The tile upgrade applies to the interior floor and the shower walls.


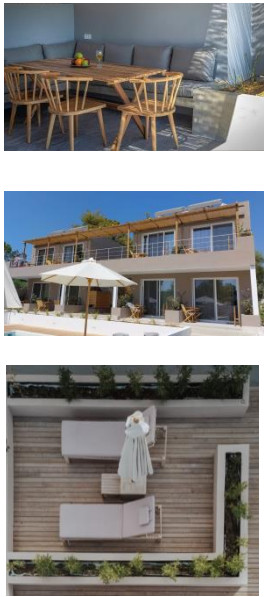

Total extra cost for the tile upgrade package 1600€.

8.05. Living room Wall Stone Cladding


- Stone cladding for aesthetics upgrade of the living room area.

Total extra cost for the stone upgrade package 2600€.





<h2>C. OUTDOOR BUILT SPACE</h2>	
<p>1. – Outdoor Concrete Structures</p> <p>1.01. Excavations</p> <ul style="list-style-type: none"> The formation of the surrounding grounds and its facilities will be made according to the architectural approved designs and according to the indications of the engineer and the Constructor. <p>1.02. Reinforced concrete walls</p> <ul style="list-style-type: none"> All the necessary walls for retaining the ground will be constructed of concrete quality C30/37 and steel S500. The walls will be plastered and painted. <p>1.03. Terrace floor</p> <ul style="list-style-type: none"> Outdoor use ceramic tiles dimensions 60cm x 60cm, with minimum joints 2mm the same colour as the tile. <p>1.04 Terrace Railing</p> <ul style="list-style-type: none"> White metal railing of minimal design with wooden handrail 	
<p>2.- Special Constructions</p> <p>2.01. Concrete bench</p> <ul style="list-style-type: none"> Concrete bench, with cement and waterproof coating in dimensions according to the design, height 35cm with seating and back cushion 10cm thick. <p>2.02. Shaders</p> <ul style="list-style-type: none"> Dimensions according the architectural design Shaded areas from concrete are constructed according to the rest of the buildings concrete specifications. Pergolas are constructed with wooden beams from natural Swedish pine wood and covered with cane. <p>2.03. Concrete flower box</p> <ul style="list-style-type: none"> Concrete flower box with dimensions according to the design. The aromatic plants and a simple irrigation automatic system are included. 	
<p>3. – Optional extra Package - Jacuzzi</p> <ul style="list-style-type: none"> Hot tub with hydromassage system and mounted mechanical equipment (skimmer & circulation pump). Modern simple design made of non-toxic heat insulating material with acrylic sheet finishing. Built-in methods are chosen according to the outdoor space's design and dimensions 1.60X2.15 (dimensions might slightly vary). 	

D. LANDSCAPE	
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<p>1. - Surrounding Area</p> <p>1.01. Parking area</p> <ul style="list-style-type: none"> • Parking area for 1 car. • Bicycle parking area. <p>1.02. Common Gate</p> <ul style="list-style-type: none"> • 1m wooden fence door 	
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E. EQUIPMENT & ELECTRICAL APPLIANCES	
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<p>1.-Electromechanical equipment</p> <p>1.1 Solar boiler: 150lt working also with electricity, type AST Diresol or similar quality.</p> <p>1.2 Air conditioning: 3 A/C one for each space type Inventor or similar quality (2 pieces 9000BTU in each bedroom and one 12000BTU in the living room), full installation.</p> <p>1.3 Electrical heaters: 3 electrical heaters one for each space, type Adax or similar quality.</p> <p>1.4 Alarm System includes a sensor in every room, 1 magnetic sensor in the front door and 1 electronic controller</p> <p>1.5 Fire detection automatic alarm system with miniature ceiling smoke detectors in every room</p>	
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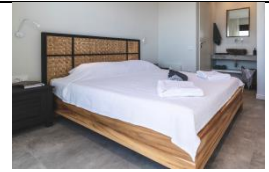
<p>2.-Electrical main appliances type Whirlpool or similar quality</p> <p>2.1 Built in Refrigerator (60cm)</p> <p>2.2 Built in Oven (60cm)</p> <p>2.3 Cooktop ceramic (60cm)</p> <p>2.4 Built in Microwave oven (60cm)</p> <p>2.5 Built in Dishwasher (45cm)</p> <p>2.6 Kitchen extractor</p> <p>2.7 Washing machine</p> <p>2.8 Smart TV 50'' Samsung or similar quality</p>	
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<p>3.- Small equipment</p> <p>3.1 Toaster</p> <p>3.2 Coffee machine</p> <p>3.3 Kettle</p>	
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F. FURNITURE & ACCESSORIES - EXTRA PACKAGE

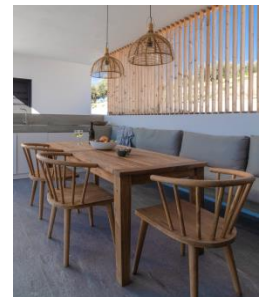
1.- Optional package - Furniture interior from Wood & Stone

- 1.1 Sofa
- 1.2 Armchair
- 1.3 Coffee table
- 1.4 Dining table 1.40x0.60m
- 1.5 Dining chairs x 4pcs
- 1.6 Bed headboard x 2pcs
- 1.7 Bed bases 1.60x2.00m x 2pcs
- 1.8 Mattresses 1.60x2.00m x 2 pcs
- 1.9 Door Stops



2.- Furniture outdoor from Wood & Stone

- 2.1 Dining table 1.40x0.70m
- 2.2 Outdoor chairs x 2 pcs
- 2.3 Sunbed from teakwood with cushions x 2 pcs



3.- Kitchen's accessories

- 3.1 Cutlery
- 3.2 Water glasses x 8pcs
- 3.3 Wine glasses x 8pcs
- 3.4 Cups x 8pcs
- 3.5 Dining dishes x 8pcs
- 3.6 Salad dishes x 2 pcs
- 3.7 Other dishes x 8pcs
- 3.8 Frying Pan
- 3.9 Casserole
- 3.10 Saucepan



4.- Linen

- 4.1 Sheet set (upper sheet, down sheet, 2 pillow cases) x 2 sets for each bed
- 4.2 Duvet cover x 2pcs
- 4.3 Pillows x 4pcs
- 4.4 Duvet x 2pcs
- 4.5 Summer blankets x 2pcs
- 4.6 Face-hand towel x 8pcs
- 4.7 Bath Towel x 8pcs
- 4.8 Swimming pool towel x 4pcs
- 4.9 Curtains x 3pcs (for the big openings)



5.- Bathroom's accessories

- 5.1 Towel hanger x 5pcs
- 5.2 Soap dispenser x 2pcs
- 5.3 Trash bin x 2pcs
- 5.4 Toilet paper holder x 2pcs
- 5.5 Toilet brush x 2pcs
- 5.6 Teak Shelves under the sink countertops
- 5.7 Mirrors x 2pcs



G. GENERAL TERMS	
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The following terms will have priority of effect in these technical conditions as follows:

- The purchaser may make alterations to the interior rooms/ spaces on the following conditions:
 - The optional Jacuzzi has to be decided with the first buying agreement as the constructor must include it in the building permit plans. As an option it will not be available after the building permit will be obtained.
 - They will not alter the communal spaces and facilities.
 - Alterations that may affect the building's static strength permit or architectural plans of the complex are not realizable.
 - The apartment package as described in the present document (model house package) does not include custom changes at the building sizes (walls, slabs, windows, etc.) as long as the electrical-mechanical and hydraulic installations. Any changes at the model house package will be charged with engineering cost.
 - Every alteration equals to cost and completion time increase. It will be agreed in advance and the costs will also be paid in advance to the Constructor. Any alterations should take into consideration the building's static strength.
 - They will order the desired alterations clearly and in written form within thirty (30) days after signing the contract or the purchase precontract.
 - All alterations will be made only by the constructor's workmen.
 - No requirements are raised by the Constructor if the purchaser desires to leave out constructions or installations.
 - The package E (Equipment & Electrical Appliances) is predefined with standard types & sizes. The client has the option to choose a custom package of appliances, which implicates a custom design and construction (e.g. for kitchen) with an additional engineering fee of 2.800euro.
 - The package F (Furniture & Accessories) as described will no longer be valid in case of alterations to its contents.
 - If the optional extra package (F) of Furniture & Accessories is agreed, any additional furniture or other equipment from Wood & Stone beyond the package will have a discount of 40% to the initial price.
- The Constructor:
 - Is obliged to repair any damage caused not due to bad use and within a time span of twelve (12) months after delivering the residence. After the expiration of this period the Constructor has no obligations.
 - Has the right to deviate from the plans up to 2,5%,
 - The interior rooms' dimensions are measured net.

The type of the roof depends on the building regulations in each location as long as the specific architectural concept.

The exact layout of the exterior subspaces depends on the shape of the plot as long as its inclination.

All natural solid wood elements, structural or not (i.e. pergolas, deck, furniture etc.) included in the apartment may present cracks or bursts as they are living organisms and react with their surroundings.

All prices for package offers/upgrades do not include VAT.

Appendix 1

OIK105.12-17 MAIN FIGURES - SIZES PER PROPERTY TWO BEDROOM FIRST FLOOR APARTMENTS

CODE	PROPERTY (SQM)	INTERIORS (SQM)	OUTDOOR BUILT (SQM)	OPTIONAL JACUZZI
OIK105.6	103.50	72.40	31.10	1.60m x 2.15m
OIK105.7	103.50	72.40	31.10	1.60m x 2.15m
OIK105.8	103.50	72.40	31.10	1.60m x 2.15m
OIK105.9	103.50	72.40	31.10	1.60m x 2.15m
OIK105.10	103.50	72.40	31.10	1.60m x 2.15m
OIK105.11	103.50	72.40	31.10	1.60m x 2.15m