



Annex 2 - SPECIFICATIONS

PROJECT: A TWO-STOREY BUILDING OF 14 RESIDENCES WITH ATTICS AND FENCING.

CONTRACTOR COMPANY:

Shoval Shemi Entrepreneurship and Construction Μονοπρόσωπη Α.Ε.

SITE OF WORK;

a plot under no. 13Γ with an area of six hundred ninety eight square meters and eight centimeters (698,08m²), in no. 172 Building Block, with KAEK 191061016004/0/0, located at the Municipal Community of Sindos, Municipality of Delta, Regional Unit of Thessaloniki, Region of Central Macedonia, Greece.

All the pictures are an example of material and not final. The pictures does not have any legal binding

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ARTICLE 1: GENERAL

In this specification there is a detailed presentation of the construction specifications and a description of the materials that the company will use in the project.

The studies concerning the construction will be prepared in accordance with the following applicable regulations:

- A) Greek Seismic Regulation (E.A.K.) 2000
 - B) Greek Reinforced Concrete Regulation 2016 and its amendment.
 - c) New Building Regulation (N.O.K.) d)
- Building Regulation

ARTICLE 2: PROJECT DESCRIPTION

The building is going to be built based on the study that will be submitted and approved by the Building Service of the Municipality of Delta, and according to the permit that will be issued according to the rules of art and science and with good quality materials will consist of a ground floor consisting of four (4) independent apartments and a common area with a commercial property three floors consisting of eight (8) independent apartments (one can be 7) and a roof.

The construction of the project will be carried out under the constant monitoring, on behalf of the company, by highly trained technical staff.

The materials to be used will be those listed in this writing.

The execution of each individual building work will fully correspond to the qualitative elements and completeness defined by this writing.

ARTICLE 3: EXCAVATIONS

Excavation means work on all kinds of soil, from earthy to rocky and measurable.

The excavated products are removed from the construction site and transported to a suitable and permitted place for their disposal.

All kinds of excavations include ground retaining works, as well as retaining adjacent buildings (when necessary).



ARTICLE 4: FOUNDATION

The foundation of the building is constructed according to the approved structural design.

The qualities of the materials are for concrete C25/30 and for reinforcement steel B500c or what is specified in the approved study.



ARTICLE 5 : BEARING AND CONCRETE SKELATON ORGANISATION

The load-bearing structure of the building is made of reinforced concrete.

The proportion of concrete materials is in accordance with the recommendations of the Laboratory of Strength of Materials of the Ministry of Environment and Energy to achieve the required type of concrete in each part of the construction.

The concrete elements located on the external surfaces are insulated as provided by the thermal insulation adequacy study with the appropriate thermal insulation materials and the thermal façade system.

ARTICLE 6: BRICKWORK AND PARTION

For the construction of masonry, perforated plinths of excellent quality are used.

The external masonry and separation between corridors will be Ortho blocks or ytong as. As shown by the study, the internal walls between are apartments are double 9 cm thick or plaster board.

The dividing masonry between two independent apartment is double narrow with stone wool insertion of 5cm. to ensure additional sound and heat insulation.



ARTICLE 7: INSULATION OF THE ROOF-BALCONIES

The roof of the building is covered with special thermal and waterproofing materials.

Thermal insulation is achieved by the installation of strong thermal insulation boards of refined polystyrene thick as provided by the thermal insulation adequacy study of KENAK

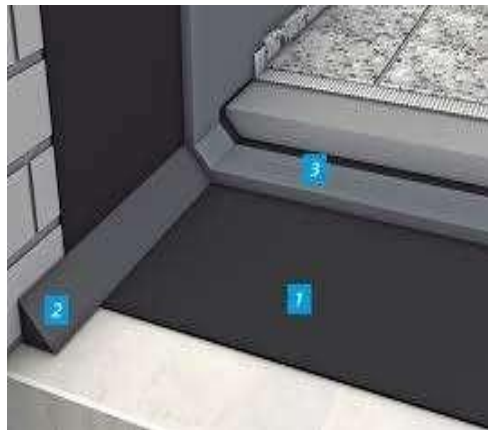
The waterproofing is ensured by the layer of cement mortar to achieve slopes, the coating of the entire roof with bituminous emulsion and the affixing to the entire surface of bituminous cloth with coating of a special mosaic or special spreadable elastic cementitious material AQUAMAT ELASTIC of the company Isomat or another peer company.

A tiled roof will be constructed on a sloping roof in parts according to the architectural study.





The waterproofing of the balconies is carried out using cementitious material SIKA 1K in 2 layers. The application specifications will be in accordance with the company SIKA. The waterproofing of the balconies is necessary and is done to avoid water penetration problems on the lower floors and the floor of the interior spaces.

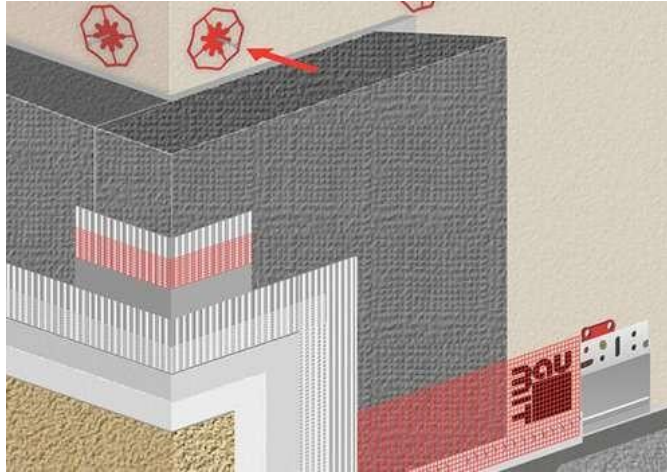


ARTICLE 8: COATINGS

External coatings: The exterior coating of the building is applied on the thermal insulation plates of the thermal façade with the following special layers:

- 1) Basic coating
- 2) Reinforcement mesh

- 3) Waterproof primer
- 4) Final coating with paint .



Surfaces where there is no thermal façade are coated with the ready-made mortar M610 by TITAN S.A. Internal coatings: Internal coatings are made with Knauf's MP 75L plaster. It is applied by spraying from a special machine on all kinds of internal walls and concretes except bathrooms made with ready-made mortar M610. In places of joining structural elements made of different materials, reinforcing fiberglass mesh is laid. The coating is sprayed with water and rubbed with a hard sponge, also sanded with the help of a wide spatula. The finished surface is smooth and ready for painting. The thickness of the coating is from 10 mm to 30 mm. Metal corner capitals are placed on the edges of all surfaces ensuring straight and smooth edges.

ARTICLE 9: COLOURING

The inner walls of the dwelling are painted with two layers of plastic paint. The choice of colors for the dwelling is ice white.

The exterior walls of the building where there is a thermal façade are painted by the color of the thermal façade system white.

The exposed concrete elements of the facades of the building are carefully sanded and puttyed so that they are smooth and smooth.

All external surfaces of the building that do not have a thermal façade are painted with a special primer and two layers of acrylic cement paint.

Iron and steel structures are coated with anti-rust material and two layers of special paint for metal surfaces.

The colors used for coloring are of Vivechrom company or another equivalent company.

ARTICLE 10: ENTRANCE – SURROUNDING AREA

The configuration of the entrance and the surrounding area is the result of a special architectural study. Materials are selected based on aesthetic result and durability. In the surrounding area and the entrance there are areas for planting with automatic watering and a specific communal stop - parking space.

The entrance and the surrounding area are illuminated so as to achieve a high aesthetic result.

ARTICLE 11: STAIRWAY ENCLOSURE

The steps of the staircase are lined with Kavala marble of 1st sort. The thickness of the press will be 3 cm. and the thickness in the throw 2 cm. The landings of the floors are lined with marble or tiles of 1st class and high strength.

ARTICLE 12: EXTERNAL FRAMES

The external frames of the apartment will be opening or sliding. The openings will be synthetic (PVC) with white color according to the architectural study. All windows will be opening and fixed glass. The window systems will have all the certificates and will have CE standard for the warranty of the material.

The frames will fully meet the requirements of the approved study of KENAK with double energy glazing 4mm thick and a gap of 16mm with the required sealing materials. In each frame, except those where the height does not allow it (eg bathroom window), there will be a shading roll whose mechanism is enclosed in a semitrailer box above the frame. Mobile or fixed mosquito nets will be installed in all frames.

ARTICLE 13: INTERNAL FRAMES

The interior doors are wooden with laminate lining in Sabia color by the company EXYLPO or another equivalent company.



ARTICLE 14: RESIDENTIAL DOORS

The doors to the entrance of the apartments are armored by EXYLPO or another company of similar specifications.



The armor is made of electro-galvanized metal sheet 10/10mm, the frame It is metal 20/10mm electrostatically painted with a specially designed profile for burglar protection. Locks at 14 points—5 fixed pistons and 9 moving from the lock. The armored door has a small security key, automatic windbreak, elastic around the door, panoramic peephole, opening limiter and adjustable heavy duty hinges. The interior lining is similar to that of the internal frames.

ARTICLE 15: TILE FLOORING

In each apartment all areas are paved with floor tiles of first quality dimensions 60*60 cm. imitation marble of the company Stavridis S.A or Frantzis. or other equivalent company

On the floor of each apartment, cement mortar reinforced with polypropylene fibers is layered. On the surface of the cement mortar the laying of tiles is carried out.

The tiles are laid on the floor of the cement mortar with a special tile adhesive in a rectangular arrangement and with a joint from 1mm to 3mm. The skirting boards have a height of 7.5cm and are from the same tiles.

The balconies use tiles of minimum dimensions 30cmx60cm chosen by the manufacturer.

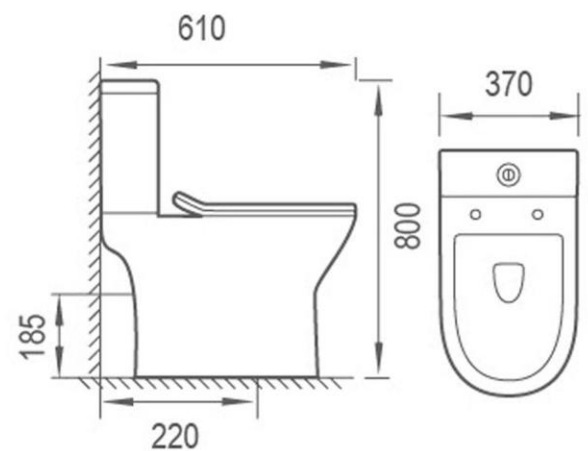
ARTICLE 16: BATH TILES

The wall covering in the bathrooms is made of tiles measuring up to 60cmX60cm imitation marble of the company Stavridis S.A or Frantzis. or another equivalent company. The tiles on the floors of the baths will be 60*60 cm in size. imitation marble of the company Stavridis S.A or Frantzis. or other equivalent company.

ARTICLE 17: SANITARY WARE

In each apartment there is a bathroom.

In the bathroom are placed: viral rimless basin of Ceramita or equivalent with soft close lid, and cistern with mechanism, bathroom furniture with washbasin and mirror. The shower is constructed on the floor with special waterproofing and tiles identical to the floor. A washbasin battery and a bath battery are installed.





ARTICLE 18: KITCHEN FURNITURE

The kitchens that are installed are with doors with acrylic lining and with a wide variety of designs and colors. Built-in electric cookers included. Electrical appliances are not included.

Kitchen:

- Height of hanging cabinets 72 cm.
- Bench 4 cm thick. anticorrosive – antifungal.
- Chests of drawers with soft close mechanisms.
- Hinges with automatic adjustment and soft close.
- A trash can, spoon holder and dish rack are included.
- Μπάζα PVC-Inox.



Sink:

The sink is single depending on the space, stainless steel



Kitchen battery:

The kitchen battery is by Fiore or equivalent

Kitchen tiles:

The walls of the kitchen from the countertop to the hanging cabinets will be lined with tiles of the company dimensions up to 60cmX60cm imitation marble

ARTICLE 19: ROOM WARDROBES

The wardrobes that are placed are close type of oak wood color.

The dimensions of the double leaf is between 120 to 150 cm on 60 cm. it will have 3 doors in equal size. One door for hanging close, 3 drawers.

ARTICLE 20: HEATING - COOLING

The heating and cooling of the apartment is done with local heat pumps of the company SENDO or other equivalent energy class company according to the study K.EN.A.K. or a general system of heat pump with GAS

ARTICLE 21: ELECTRICAL INSTALLATION

1. Meters - Panels

The electrical installation of each house is independent with an individual electricity consumption meter of HEDNO. The meters are placed in a specific position according to the architectural study and the instructions of HEDNO. The meters are covered by an elegant cabinet.

The electrical installation is carried out in accordance with the applicable regulations on electrical installations and the regulations of HEDNO.

The electrical switchboards are recessed include central automatic switch, central melting fuse, power indicator light and anti-electric shock switch. The circuit breakers are from Legrand or another company of similar specifications.

2. Sockets – Switches – Lighting points

The following electrical points are installed in each apartment:

Front doors of houses

At the main entrance of the house a lighting point is placed.

House hall

In the hall are placed a ceiling lamp, a telephone socket, a schuku socket, an electric bell, and a video door entry device. Living room and dining room

In the living room, two ceiling lighting points, four power sockets, one telephone socket and one TV socket are installed.

Rooms

In each room are placed a lighting point and three schuku sockets. The switches of the lighting point of the rooms are roundtrip. All rooms have TV and telephone facilities.

Bathroom

In the bath is placed a lighting point, a schuku socket.

Kitchen

In the kitchen is placed a lighting ceiling point, three schuku sockets and installation for extractor hood, refrigerator, electric stove and .

Balconies

Lighting points are placed on each balcony according to the architectural aspect.

Central antenna

On the roof of the building there is a complete installation of a central TV antenna.

Switches

The switches will be by Legrand Miloie or equivalent.

ARTICLE 22: SEWERAGE

All sections of drains will be made with pipes and special PVC fittings. The cross-sections of the pipes will be in accordance with the sewerage study. Sewer pipes of washbasins will contribute to the floor siphon from where they will be collected and driven into the vertical column. The vertical columns will be ventilated on the roof or roof.

The roof, the balconies and the surrounding area will be drained with a special network of PVC pipe of ELOT specifications and will end up in the kennel of the street.

ARTICLE 23: HYDRAULICS

The water supply will be independent and starts from the water consumption meters to each residence. In the kitchen, and the bathroom there will be hot water supply through a local electric heater and there will be constructed the necessary network for solar water heater as well as its installation. On each balcony there will be water supply. The hydraulic pipes will be polypropylene of the company aquatherm or polymutan with specifications DIN 8078, DIN 1988. The plumbing of the building will be adjusted and tested at a pressure of 8 atm.

ARTICLE 24: HEDNO-DEYA-OTE SUPPLY CONTRACTS

The costs and application process for the following are Included.

- 1) provision of meters HEDNO, DEYA
- 2) Electrical drawing

ARTICLE 25: Internet

The apartments will include an internet connection to star link or fiber. Each apartment will have a lan connection and wifi but the connection will be general for the building.

ARTICLE 26: Entrance door

Entrance secure door with code

Studio Apartments

A.		Furniture list (ready made)	
Studio Apartments	a/a	furniture description	pieces
		outdoor table with 2 chairs	1
		seated sofa-bed	1
		coffee-table	1
		bed for mattress Double size	1
		mattress Double size	1
B.		Millwork list (custom made)	
Studio Apartments	a/a	furniture description	pieces
		kitchen furniture	1
		Close closet	1
		Study table	1
		Study chair	1
C.		Décor list	
Studio Apartments	a/a	decor description	pieces
		set of black out curtains	1
		View Picture	1
D.		Electrical equipment - appliances list (or equivalent)	
Studio Apartments	a/a	description	pieces
		air-condition split or general unit according to study	1
		smart TV 43 near a computer stand	1
		microwave	1
		free standing refrigerator	1
		built in vitroceramic hob	1
		inox kitchen sliding cooker hood	1
		Katel	1
E.		Lighting fixtures list (all with led lamps)	
Studio Apartments	a/a	description	pieces
		ceiling light in the bedroom	1
		ceiling or wall lighting in the bathroom	1
		outdoor lighting at the balcony	1

