

# **VILLA IONION VIEW**

**Location: Loutsa, Preveza, Greece**





## GENERAL

Project code: MM11

Project: two bedroom villa and a guesthouse

Location: Loutsas, Preveza, Greece

Developer – Construction company: MMAp construction & insurance consultants

Plot size estimation: 1500 m<sup>2</sup>

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, 3d representation pictures and site plan

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  
Storage  
2 Bedrooms with ensuite bathrooms  
1 Guesthouse with kitchen, living area and a bathroom  
Total interiors 146,40 sqm
- Outdoor built space consists of:  
Consists of:  
Infinity Pool (main house) incl. walls 44,00 sqm  
Guesthouse private pool 11,70 sqm  
Main house shaded area 44,40 sqm  
Guesthouse terrace around pool 29,90 sqm  
Exterior living area 45,90 sqm  
Exterior lounge pool area 13,80 sqm  
Paths 21,60 sqm  
Pool's mechanical room & overflow  
Total outdoor built space 211.30 sqm
- **Total built up space** **357,70 sqm**
- Special Constructions  
Pergolas  
Incl. exterior kitchen & concrete bench  
Parking area for 2 cars

B. CONSTRUCTION WORKS' SPECIFICATIONS	
<p><b>GENERAL</b></p> <p>The construction will follow the approved plans.</p> <ul style="list-style-type: none"> <li>• Architectural</li> <li>• Structural analysis</li> <li>• Electromechanical installations (water supply, drainage, electrical, heating, cooling, etc.)</li> <li>• Landscape formation</li> <li>• Insulation</li> </ul> <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><b>1. - Excavation &amp; Concrete Frame</b></p> <p><b>1.01. General excavations and foundation excavations.</b></p> <ul style="list-style-type: none"> <li>• The excavations are generally performed to the necessary depth.</li> <li>• The construction will have strip foundation or stronger type, depending on the statics analysis.</li> <li>• Backfilling will be done at the end of the foundation works with the appropriate compression.</li> <li>• Sewage excavations will be realised at a lower level in a way that will allow the natural flow of sewage (within the pipes) to the cesspool.</li> </ul> <p><b>1.02. Reinforced Concrete</b></p> <ul style="list-style-type: none"> <li>• The load bearing structure of the building is made of reinforced concrete Ionios Beton quality C25/30 and steel reinforcement from Sidenor S500.</li> <li>• The material quality is controlled throughout the construction works.</li> <li>• The concrete frame is constructed in accordance to the specifications of: <ul style="list-style-type: none"> <li>○ E.K.Ω.Σ. (Greek Regulation for Studies and Constructions of Reinforced Concrete), ΝΚΟΣ (New Regulation for Reinforced concrete),</li> <li>○ ΚΤΣ (Concrete Technology Regulation),</li> <li>○ ΚΤΧ (Steel Technology Regulation),</li> <li>○ ΕΑΚ (Greek Antisismek Regulation),</li> <li>○ Construction works safety regulations and</li> <li>○ 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).</li> </ul> </li> </ul> <p><b>1.03. Unreinforced concrete</b></p> <ul style="list-style-type: none"> <li>• Under the foundation and on the ground there will be a base created of concrete C12/15.</li> </ul>	  

## 2. – Walls & Floors

### 2.01. Exterior Brick Walls

- The exterior walls will be built with 2 rows of brick size 19\*8.5\*12 cm and strong cement mortar. In between the bricks there will be empty space for extra thermal insulation.

### 2.02. Interior Brick Walls

- The interior walls will be built with 1 row of brick size 19\*8.5\*12cm and strong cement mortar.

The walls will have 10 cm reinforced concrete zoning (chainage) at the height of the window sills and at the height of door headers.

### 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, 2 bedrooms and the guesthouse.

### 2.04. Plastering

- Wall finishes with plaster and 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 90 x 90cm or 60 x 120 cm, 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

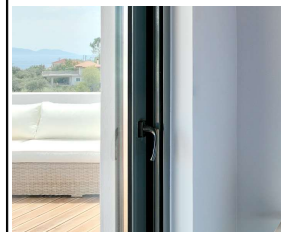
- Aluminium windows with thermal breaks type: Exalco Albio 225 or Alumil S350 or similar quality, doubleglazed, opening or sliding according to the design.
- Sliding mosquito net for sliding windows and fixed for the small opening windows.
- Electrical rolling shutters for the big openings.

### 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 or laquer paint interior doors according to client choice. The door frames are minimal without curves.
- The door locks and handles are chrome, simple and minimal.
- Three glass doors one for each WC



## 4. –Woodwork & Sanitary

### 4.01. Wardrobes

- Melamine wood or laquer paint wood according to client choice, 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 “Praxitelis” or similar quality with drawers, cupboards, shelves according to the plans. Minimal hidden handgrips.

### 4.03. Kitchen Counter

- The kitchen countertop, 70 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 tiles.

### 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. Sink area

- Wall mounted faucet chrome, mixing battery, brand: IDEAL STANDARD or similar quality.
- Counter made of reinforced concrete slab with cement and waterproof coating.
- Procelain washbasin

### 4.07. WC

- Wall hanging white porcelain toilet bowl with wall integrated cistern type IDEAL STANDARD or similar quality, black flash plate, bidet water jet.
- Typical square floor drainage.
- Upstanding tiles 10cm height.



## 5. – Insulation & Waterproofing

### 5.01. Wall insulation

- External thermal insulation material Fibran, Dow or similar quality, thickness 6 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.

### 5.03. Floor insulation

- Thermal insulation Fibran, Dow or similar quality, thickness 3cm.



## 6. – Electrical & Mechanical

### 6.01. Plumbing

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

### 6.02. Hot water supply

- Solar boiler 160lt working also with electricity, type AST compact or similar quality.
- The hot water supplies all sanitary in all bathroom washbasins, showers and kitchen tap. The exterior shower, exterior sink faucet and taps are supplied only with cold water.

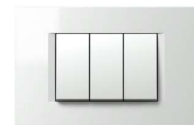
The manufacturing and the diameter of the sewage pipes will be in compliance with the interior plumbing installations regulation and the technical directive of the Technical Chamber of Greece (TEE).

### 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 and the pool mechanism 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.
- Bell installation at the front door

### 6.04. Alarm System

- Alarm system includes a sensor in every room, 1 magnetic sensor in the front door and 1 electronic controller



## 7. –Heating & Cooling

### 7.01. Air Conditioning

- Pre- installation of 4 A/C one for each space.

### 7.02. Electrical heaters

- Pre-installation of 4 electrical heaters one for each space and 3 towel heaters for each bathroom.



## C. EXTERIOR

### 1.- Special Constructions- Exterior

#### 1.01. Concrete bench

- Concrete bench, with cement and waterproof coating in dimensions according to the design, height 35cm with seating and back cushion 10cm thick.

#### 1.02. Kitchen counter

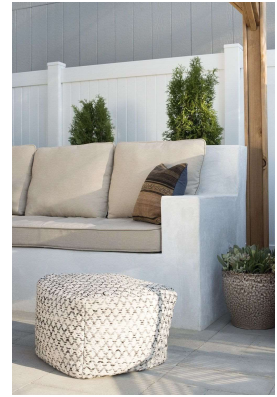
- Concrete kitchen counter with cement and waterproof coating, 90cm height, 60cm depth according to the design with wooden cupboards. One shelf inside each cupboard.

#### 1.03. Shaders

- Dimensions according the architectural design
- Pergolas are constructed with wooden beams from Swedish pine wood and covered with simple cane.
- Shaded areas from concrete are constructed according to the rest of the buildings concrete specifications.

#### 1.04. Exterior shower

- Rain shower chrome, with cold water.



### 2. – Pool

#### 2.01. Reinforced concrete structure

- The infinity pool's construction includes the main pool, the overflow tank, the overflow canal and the mechanical room.
- The load bearing structure is constructed of reinforced concrete quality C25/30 and steel S500. The concrete frame is according to the antiseismic regulations.

#### 2.02. Mechanical

- Pool's mechanical elements type Astral or similar quality, pool filter, pool pump, pool motor, electrical main panel.

#### 2.03. Electrical

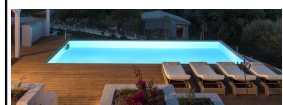
- 3 Pool led lights IP68, according to the design.

#### 2.04. Waterproofing

- The coating consists of one layer of waterproofing, cement mortar

#### 2.05. Finishes

- The final covering is done with tiles.





## D. LANDSCAPE

### 1. – Surrounding Area

#### 1.01. Parking area

- Parking area for 2 cars, covered with gravel.

#### 1.02. Perimeter fence

- Concrete wall if necessary for retaining the ground according to C 1.02.
- Galvanized metal fence 1m height in the perimeter of the residence according to the design.

#### 1.03. Gate

- 1m wooden fence door

#### 1.04. Garden lighting

- pre- installation and cable installation for garden lighting.



### 2. – Garden

#### 2.01. Planting work

- Planting works for placement of plants in agreed places according to the design.

#### 2.02. Irrigation

- Simple irrigation automatic system.

#### 2.03. Rainwater drainage

- PVC piping network for draining the rainwater.

