



The Roof Garden



The Interior



The bedrooms





The outdoor
area

Pool and Green space



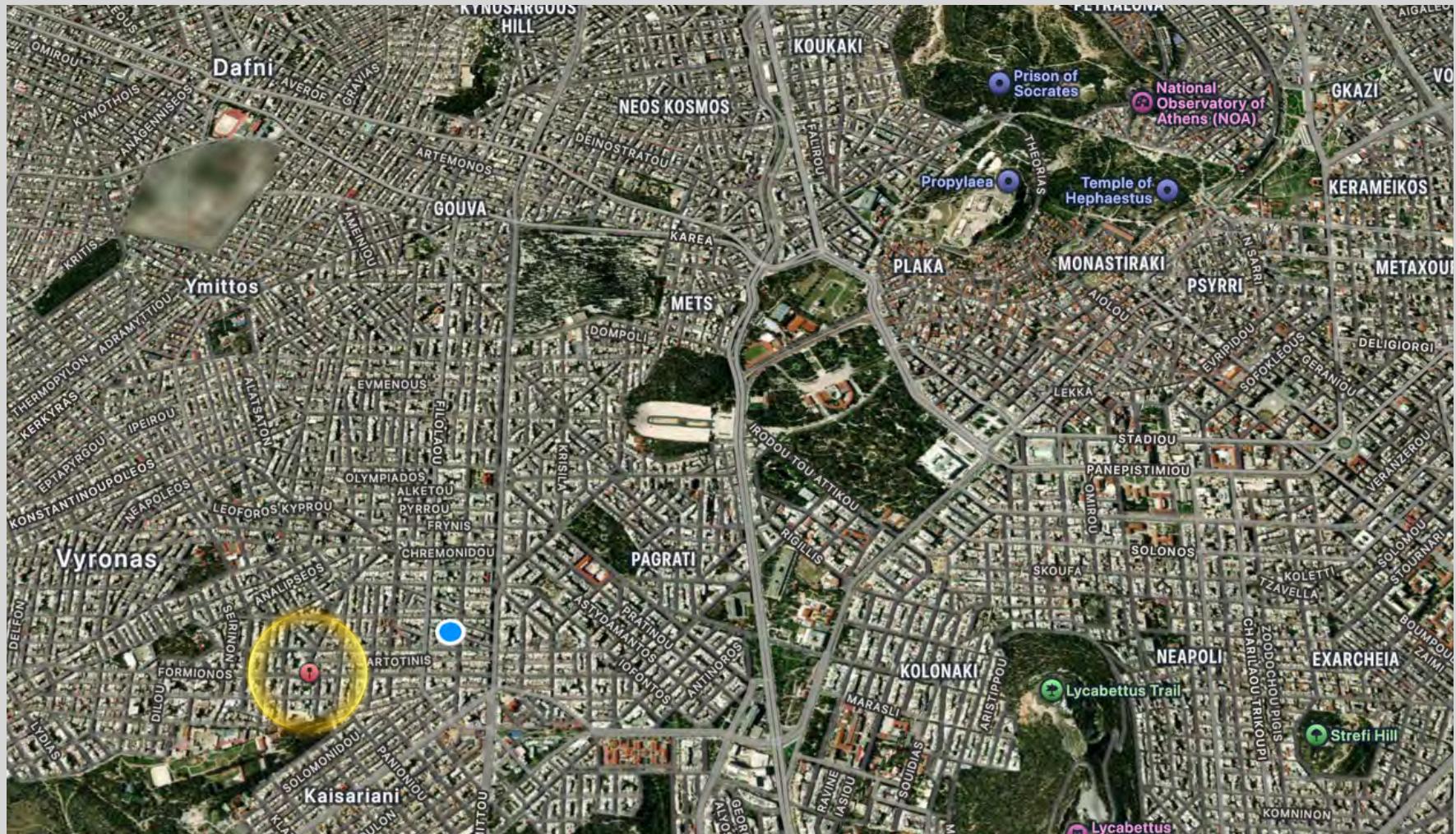
Advantages & Benefits

- 1. Central Location**
- 2. Cultural & Historical Significance**
- 3. Vibrant Community**



- 4. Green Spaces and Recreational Area**
- 5. Educational Institutions (schools & universities)**
- 6. Safety and Community Feel**
- 7. Architectural Charm**
- 8. Economic Benefits**

The Location



RESIDENTIAL UNITS



Commercial Specifications

Exterior Architectural and Structural Specifications

- Structure: Reinforced Concrete C25/30
- Blockworks: External brick walls – Double bricks 18 cm.
- Waterproofing: Asphalt membrane (film) insulation on basement walls, floor, and roof.
- Plastering: Lime-plaster factory phased white.
- Balustrades: Double-glazed panels on balconies and roof.
- Elevator: High-quality Alberto Sassi elevator system.(Italien Brand)
- Lighting: Architectural exterior light bars installed around the building façade.

Interior Architectural and Structural Specifications

- Floors
- Reception area, kitchen, and balconies – Italian or Spanish A-grade ceramics (hall mass granite tiles).
- Toilets – A-grade ceramics (hall mass granite tiles).
- Bedrooms – Laminated wood flooring (upon request extra cost) or A-grade ceramics.
- Walls: 2 coats of putty and 3 coats of waterproof paint over masonry.
- Ceilings: 3 coats of putty and 3 coats of paint in reception, kitchen, and bedrooms. Wooden false ceiling in reception balcony.
- Woodworks:
- Main entrance door – External reinforced security door with Italian lock.
- Interior doors – MDF laminated doors (color upon request).
- Sanitary Fixtures and Wares:
- Roca EuroPro, Viospiral, or equivalent.
- Toilets and kitchen fittings by Grohe, Roca, or similar premium brands.
- Electromechanical:
- Air-conditioning: LG Inverter A/C split units with dedicated compressor space (compressors to be provided by end users).
- Hot water and heating: Separate system for each apartment
- Electrical: European-standard electrical wiring accessories (Legrand, Fotka, or equivalent).
- Lighting: Indoor lighting outlets provided (fixtures to be purchased by end users).
- Security: Video-phone entry control system.
- Fire Safety: Automatic fire alarm system with separate fire detectors in each apartment.