



Development Name: Melford Tower

Technical Specifications

STRUCTURE AND WALLS

Site excavated down to solid, strong bearing strata. Concrete structure reinforced with high yield (S500) European steel, designed to earthquake regulations compliance. External walls of two 10cm layers of hollow bricks enclosing a layer of 5cm insulation.

Internal walls in the bathrooms and kitchens of one layer of hollow bricks plastered and finished in two coats of paint. Internal walls in the main office areas made of sound insulated gypsum board, as per client's design, plastered and finished in two coats of paint. The external covering of the building will be of modern aluminium curtain wall, with double glazed tinted glass.

FLOORS AND CEILINGS

Raised floor in the main office areas, 20cm high, covered in laminate parquet finish as per client's choice, up to cost 65€ per m². In the bathrooms and kitchens, ceramic tiles as per client's choice, up to cost 20€ per m². Common areas (staircase and hallways) will be floored with marble, up to cost 30€ per m². and walls in those areas covered in marble up to cost 35€ per m². False ceiling made of gypsum board in all areas, 65cm high, plastered and finished in two coats of paint.

SANITARY AND KITCHEN FITTINGS

All sanitary fittings and accessories are of European origin. Kitchens will be of timber frame, internally melamine and painted MDF cupboards, granite a like bench covers. All handles will be of the choice and purchase of the buyer.

AIR CONDITIONING

Independent V.R.V Air conditioning system installed in each floor (Daikin or Mitsubishi).

UTILITIES

Central Controlled Access System and Closed Circuit TV System on all entrances. Elevator with capacity of 8 people (600kg), speed: 0.9m/s. Stainless Steel doors, Marble floor, security telephone. Each office floor will have 2 parking spaces, either in the basement or the ground Floor.

AREAS

Parking area

20 parking spaces on 460 m² underground parking and 260 m² on the ground floor.

Shop

1 Store consists of: 187sq.m. ground floor, 88sq.m. mezzanine and common areas of 54sq.m

Offices

4 Floors of offices 151 m² each, plus common areas of 26 m², 5th floor Office of 82 m². Plus common areas of 26 m², and external veranda of 69 m².