

TECHNICAL PASSPORT

Properties: Terraced Houses - 3 bedrooms

Level of completion: 'Premium Plus'

INFRASTRUCTURE	
<i>The descriptions below apply to the entire complex and cannot be changed</i>	
Main infrastructure	
<ol style="list-style-type: none"> 1. Main energy source – electricity 2. Roads, pavements, gauges <ul style="list-style-type: none"> - Overall length of over 21 km - Panoramic road gauge - 22 m - Gauge of roads in residential clusters - 11 m and 9 m - Road widths vary between 3 m and 4 m - Sidewalks and bike lanes - Landscaping and parks - each street has landscaping provided, with a linear park along Panorama Road with 5 themed active and passive areas suitable for walking and cycling - 650 acres of park and green areas 3. Water supply <ul style="list-style-type: none"> - Drinking water is provided from “Rilski vodoprovod” - Water for irrigation needs is provided by the Iskar River - A drinking and fire tank with a capacity of 1 650 m³ 4. Sewage system – separated <ul style="list-style-type: none"> - Wastewater sewage with 5 high-tech wastewater treatment plants - Aboveground for rainwater sewage system, inspired by the principal water is life 5. Power supply – provided through a system of trafo stations 	
PROPERTY	
<i>The descriptions below apply to the entire property and cannot be changed</i>	
Site infrastructure	
<ol style="list-style-type: none"> 1. Roads, pavement, gauges <ul style="list-style-type: none"> - Car alley with pavement and width 3,5 m - Pedestrian alley with pavement and width 1,5 m 2. Sewage system – separated <ul style="list-style-type: none"> - Water sewage - Rainwater sewage 3. Water supply <ul style="list-style-type: none"> - Drinking water supply - Irrigation water supply 4. Electric pipeline network 5. Green areas 	
Durable Flooring in Property	
<ul style="list-style-type: none"> - Tile paths - Flooring in front of the garage 	

Landscape and vertical planning
<ul style="list-style-type: none"> - Landscaping of the yard - Hedge fence of Laurel
Площадкови инженерни мрежи към Имот Къща/Site engineering networks to the Property
<ul style="list-style-type: none"> - Building water supply deviation - Building sewage derivation - Power supply with irrigation water supply - Irrigation system - Alleys electrical power grid
BUILDING
<i>The descriptions below apply to the entire building and cannot be changed</i>
Construction
Reinforced concrete structure
Architecture
<ol style="list-style-type: none"> 1. Roof <ul style="list-style-type: none"> - Concrete for inclination - Two-layer bitumen hydro insulation system - Thermal insulation XPS 15cm. - Water leading and vapour permeable separation membrane - Felt weight 2. Insulation foundations <ul style="list-style-type: none"> - Crystallizing hydro insulation - Separation band for connections substructure-wall and wall-slab - Dowels processing by primer and plasticine for sealing up - Two-layers waterproof bituminous of k 0,00 and XPS 5 cm - Hydro insolation drainage and protective membrane 3. Façade walls <ul style="list-style-type: none"> - Concrete - Thermal insulation 12 cm - Knauf certified system - Aquapanel 4. Partition walls <ul style="list-style-type: none"> - Knauf certified system 5. Floors <ul style="list-style-type: none"> - Knauf dry floor system 6. Thermo and hydro insolation package with 2 cm fine stoneware tiles for terrace finishing
Facades
<ol style="list-style-type: none"> 1. Facade Windows Reynaers aluminum profile windows systems with triple glazing. Different systems can be applied - slide and lift-slide system (CP 155 LS / Master Patio), openable and non-openable windows Master Line8 и suspended facades CW 50. Façade windows are designed to cover the full clear height of the premises without difference of the inside and outside levels. The thermal insulation achieved with Reynaers is (Uw) - total = 1,4 [W/m²K]. The triple glazing (Ug) = 0.6 [W/m²K]. 2. Facade <ul style="list-style-type: none"> - Ventilated facades with thermal insulation and finishing materials according to the facade Engineering

<ul style="list-style-type: none"> - System and finishes - aluminum curtain wall systems, facade finishes from HPL (Fundermax and Trespa), Laminam and Refin large-format tiles, various kinds of composite materials - Thermal insulation of minimum 12 cm - Window joinery ledges in accordance with the architecture design - Front door - Facade lighting
<p>'Premium Plus'</p> <p><i>Full level of completion (turnkey-ready with movable furnishings)</i></p>
<p>Floor -1</p>
<p>Corridor</p>
<ol style="list-style-type: none"> 1. Floors <ul style="list-style-type: none"> - Floor ceramic tiles Ceramica Sant Agostino Ritual 2. Walls <ul style="list-style-type: none"> - MDF cladding - Visual concrete 3. Ceilings <ul style="list-style-type: none"> - Visual concrete 4. Lightings <ul style="list-style-type: none"> - LED Spot lights 5. Movable furniture <ul style="list-style-type: none"> - Wardrobe
<p>Laundry room</p>
<ol style="list-style-type: none"> 1. Floors <ul style="list-style-type: none"> - Floor ceramic tiles Ceramica Sant Agostino Ritual 2. Walls <ul style="list-style-type: none"> - Claddings Vroc 3. Ceilings <ul style="list-style-type: none"> - Visual concrete 4. Lightings <ul style="list-style-type: none"> - LED Spot lights
<p>WC</p>
<ol style="list-style-type: none"> 1. Floors <ul style="list-style-type: none"> - Floor ceramic tiles Ceramica Sant Agostino Ritual 2. Walls <ul style="list-style-type: none"> - Granite tiles wall cladding Ceramica Sant Agostino Ritual 3. Ceilings <ul style="list-style-type: none"> - Visual concrete - MDF 4. Sanitary equipment <ul style="list-style-type: none"> - Roca Meridian wall-hung toilet - Roca Meridian toilet seat and cover - Roca Bol wall-hung basin - Roca Atlas faucet 5. Lightings <ul style="list-style-type: none"> - Spot lights
<p>Garage</p>
<ol style="list-style-type: none"> 1. Floors <ul style="list-style-type: none"> - Polished concrete flooring

2. Walls
 - Visual concrete, drywall
3. Ceiling
 - Visual concrete and insulation 12cm
4. Garage door
 - Hörmann manual opening

Floor 0

Kitchen | Living room

1. Floors
 - Parquet HARO 2500, Plank 1-Strip 2V Oak Sand Grey Universal brushed
2. Walls
 - MDF cladding Valchromat
 - MDF cladding paint
 - Visual concrete
3. Ceilings
 - Stretched ceiling
 - Ceiling MDF Valchromat
4. Furniture units
 - Kitchen cabinets – clipboard panels
 - Kitchen fronts and doors – MDF veneer and paint
5. Sanitary equipment
 - Roca Mencia faucet
 - IKEA – HAVSEN washbasin
6. Lightnings
 - Spot lights build-in installation
 - Spot lights visible installation
 - Light Fixture FARO – LOOP
 - Floor lamp Faro WHIZZ
7. Electrical appliances
 - Miele build-in oven
 - Liebherr build-in refrigerator
 - Glass-ceramic plate Miele
 - Aspirator Faber
8. Movable furniture
 - Dining table – solid wood top and metal base – custom design
 - Dining chairs 6 pcs
 - Sofa – custom design
 - Dutchbone - Sham coffee table
 - Dutchbone - Nairobi sideboard
 - Wall Shelf – metal and solid wood
 - Carpet - 2pcs
 - Thick and thin curtains

Master bedroom

1. Floors
 - Parquet HARO 2500, Plank 1-Strip 2V Oak Sand Grey Universal brushed
2. Walls
 - MDF cladding with paint
 - Visual concrete
3. Ceiling
 - Stretched ceiling
 - Ceiling Valchromat
 - Visual concrete
4. Lighting
 - Spot lights
5. Furniture units
 - Wardrobe – clipboard panels
 - Wardrobe – MDF veneer fronts
6. Movable furniture
 - Bed incl. bed boards and bedside tables – on request – solid wood and clipboards
 - Shelf under TV – metal and solid wood
 - Carpet – 1 piece

Bathroom

1. Floors
 - Floor ceramic tiles Ceramica Sant Agostino Ritual
2. Walls
 - Granite tiles Ceramica Sant Agostino Ritual
3. Ceilings
 - Visual concrete
 - Valchromat
4. Sanitary equipment
 - Roca Meridian wall-hung toilet
 - Roca Meridian toilet seat and cover
 - Roca Bol washbasin countertop
 - Roca Atlas washbasin mixer
5. Lighting
 - Spot lights
6. Furniture units
 - Countertop and mirror – waterproof MDF and solid wood
7. Others
 - Screen glass

Bedroom 1

1. Floors
 - Parquet HARO 2500, Plank 1-Strip 2V Oak Sand Grey Universal brushed
2. Walls
 - MDF cladding
 - Valchromat cladding
 - Visual concrete
3. Ceilings
 - Stretched ceilings
 - Ceiling MDF Valchromat
4. Lighting
 - Spot lights

- 5. Furniture units
 - Wardrobe – clipboard panels
 - Wardrobe – MDF veneer fronts
- 6. Movable furniture
 - Children’s bed – solid wood, clipboard
 - Desk – clipboard
 - Stool – 1 piece
 - Carpet - 1 piece

Bedroom 2

- 7. Floors
 - Parquet HARO 2500, Plank 1-Strip 2V Oak Sand Grey Universal brushed
- 8. Walls
 - MDF cladding
 - Valchromat cladding
 - Visual concrete
- 9. Ceiling
 - Stretched ceiling
 - Ceiling MDF Valchromat
- 10. Lighting
 - Spot lights
- 11. Furniture units
 - Wardrobe – clipboard panels
 - Wardrobe – MDF veneer fronts
- 12. Movable furniture
 - Children bed
 - Desk – clipboard
 - Stool - 1 piece
 - Carpet - 1 piece

General

- 1. Doors
 - MDF interior doors
- 2. Electrical installation
 - Low-voltage installation for Wi-fi and TV
 - Pre-set wiring for Smart Home
 - High-class equipment from industry leaders Legrand, Schneider, ABB and etc.
 - Lightning protection system installation
- 3. Water Supply and Sewerage (WSS)
 - Water meters with remote reading systems
 - Building water supply with polypropylene plumbing with insulation and silent sewage
- 4. HVAC
 - Heating – GREE multi-split system, air-type, inverter, separate mounting (outdoor unit, indoor units), operating mode and protection microprocessor control kit, remote control, connecting pipes.
 - Domestic hot water – boiler with electric heater
 - Towel radiators