

Construction Standard

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Basic Principles

All plots in OKOL Lake Park are offered as part of a combined agreement for plot purchase, house design and construction.

The urban development parameters are **Floor Area Ratio of minimum 0.27 and maximum 0.3** and **maximum height of 10 m**.

All the houses have **fully completed exterior and interior design, landscaping** of the yard with irrigation system. All properties at OKOL Lake Park are delivered in turn-key condition and cannot be partially finished.

OKOL Lake Park is being developed in line with the latest available technologies, contemporary materials and methodologies **with minimizing the wet processes after the rough construction**. Plasters, stucco & putties laying, painting work and other classic building processes are not applied in the construction of OKOL Lake Park. Our concept was designed to offer a high-quality building product with longer shelf life and easy maintenance.

All houses have a **10-year full warranty of all construction works, furniture and equipment**.

In OKOL Lake Park "TBA" means area closed by four walls along the facade contour. TBA does not include covered parking places, porchways, terraces, etc. but the construction and installation work on them are cost estimated.

Construction – construction works, solutions and materials:

1. **Construction – reinforced concrete structure** in accordance with European Building Design Standards (Eurocode), including:
 - Formwork

- Reinforcement B500B
 - Concrete – Class C12/15, C25/30
 - Crystallizing additive for waterproofing in the foundation slab and basement walls
 - Waterproofing strip for Dry Construction
2. **Clear height** in all premises - **3.05 m** and 2,75 m for smaller premises
 3. **Walls – Knauf certified system for dry construction**
 - Partition walls – Knauf certified system for dry construction, compliant with the thermal insulation and noise insulation requirements of the different premises
 - Facade walls - **Knauf certified systems**, which contains the necessary thermal insulation, sound insulation and waterproofing according to the thermal calculations
 4. **Floors** - leveling cement screed
 5. **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 fixed windows [MasterLine 8 HI](#) и curtain wall 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 = 0,82-1 [W/m²K]**. The triple glazing (Ug) = 0.6 [W/m²K].
 6. **Facades**
 - **Ventilated facades** with thermal insulation and finishing materials according to the facade engineering
 - System and finishes - aluminum curtain wall systems, facade finishes from HPL (**Fundermax** and **Trespa**), **Laminam Coverlam** and **Teclam** large-format tiles, various kinds of composite materials
 - **Thermal insulation of minimum 12 cm**
 - Glass facade railings
 - Front doors
 7. **Roofs - flat roof with thermal insulation of minimum 15 cm.** According to the location and the architecture could be green
 8. **Electrical installation**
 - Site electrical installation
 - On-Site Electrical - power cable and low voltage inlet cables
 - Facade lighting – bracket lamps and small built-in spotlights on canopies
 - Pre-set wiring for **Smart home**
 - Power and lighting electrical installations
 - o Power supply - hobs, oven, dishwasher, microwave oven, coffee machine, washing machine, dryer
 - o Electrical sockets for general use
 - o Pending lighting fixtures, small lighting fixtures or LEDs hidden in the in furniture or ceilings, small built-in spotlights or bracket lamps
 - o Power supply - consumers according WSS and HVAC design
 - Low-voltage installation
 - o Power supply - TVs and stationary desktop computers
 - o Wi-Fi access point
 - o Video intercom
 - Grounding installation
 - Lightning protection installation
 - Equipment and mechanisms - **Legrand, Schneider, ABB**

9. **HVAC** - heating and cooling is designed according to the specifics of the premises:
 - Base variant **included in Premium Standard** - Multi-split system **DAIKIN**
 - Optional (subject of additional valuation) – **heat pump** and floor heating - **DAIKIN**
 - Average coefficient of heat transfer through external walls - about 0.18W / m²K
10. **WSS**
 - On-Site WSS - building water supply derivation and building sewerage derivation
 - Polypropylene plumbing with insulation
 - Sewage installation
 - Drains – roof water inlet funnel, point siphons, linear siphons
 - Sanitation and bathroom furniture - premium class **Roca, Grohe** and **Gessi**
11. **Geodesy, vertical planning and landscaping**
 - Maximum implementation of '**XERISCAPING**' – process that reduces or eliminates the need for supplemental water and fertilizers by using mainly native plants
 - Landscaping of the yard with irrigation system, grassed yard and hedge (included in Premium Standard)
 - Durable flooring, steps, verandas with a total area of not more than 30% of the TBA of the house
 - Flooring on verandas - 2 cm tiles for outdoor use **REFIN OUT 2.0**
 - Flooring at approaches and steps - vibropressed concrete products

Interior Design

12. **Flooring**
 - Finishing materials selected according to the function of each room, including **Haro parquets**, large-format tiles from **Refin, Ceramica Sant Agostino, Atlas Concorde**, etc.
13. **Walls**
 - Finishing materials selected according to the function of each room, including **MDF** and chipboard panels, large-format tiles from **Refin, Ceramica Sant Agostino, Atlas Concorde**, etc.
14. **Ceilings**
 - Finishing materials selected according to the function of each room, including raster ceilings, suspended ceilings with **MDF boards**, chipboard panels, stretched ceilings type **Barisol**, etc.
15. **Interior doors**
 - According to the specifics, function and sound insulation of the rooms – **flush doors, glass doors**, etc.
16. **Lighting**
 - Class **Flos, Artemide, Foscarini, Lodes**, etc.
17. **Electrical appliances**
 - Oven, hob - **Miele**
 - Refrigerator – **Liebherr, Bosch**
 - Cooker hoods – **Faber**
 - Washing machine - **Miele**
18. **Fixed furniture**
 - Custom manufactured with high-class materials - chipboard panels (**Egger, Kronospan**), veneered, laminated or painted **MDF, Häfele** mechanisms and fittings
19. **Movable furniture included in level of completion Premium Plus**
 - Well-established global premium brands such as: **Flexform, Poliform, Moooi, Baxter, Eichholtz, Sancal, Natuzzi, Midj, Opera Contemporary**, etc.

Level of Completion

All the houses have **fully completed exterior and interior design, landscaping** of the yard with irrigation system. All properties at OKOL Lake Park are delivered in turn-key condition and cannot be partially finished.

Each house has **fully completed interior design** that could be executed either in **Premium Standard** or in **Premium Plus**.



Premium Standard



Premium Plus

All properties at OKOL Lake Park are delivered in minimum level of completion Premium Standard, including flooring or cladding on floors, walls and ceilings, installed interior doors, fixed furniture, completed and equipped bathrooms and toilets, completed and equipped kitchens with appliances, lightings in all rooms.

Optional, Premium Plus adds movable furniture:

- Movable furniture in kitchen, dining room, living room and bedrooms
- Movable appliances, such as TVs, washing machine, drying machine, coffee machine, microwave oven, wine cooler, etc.
- Movable lightings

- Accessories – mirrors, carpets, etc.
- Interior blinds, curtains, etc.

Optional, with additional cost estimation various elements can be included (the list is not exhaustive):

- Clear height in all premises above 10 feet (3.05 m)
- Exclusive class of finishing materials and interior elements
- Exclusive class of Reynaers façade systems
- Professional kitchen equipment and professional kitchen furniture
- Bathroom accessories (hangers, soap dishes, dispensers, shelves, etc.)
- Pool and pool equipment; Jacuzzi
- Fitness equipment and accessories - TechnoGym
- Movie theater
- Elevator
- Additional fire places
- Landscaping of terraces
- Additional landscaping and alley lighting
- Diesel generator
- Charging station for electric cars
- Ramp heating
- Pergolas, sheds and glazing
- Mosquito nets, exterior blinds, sun protection and awnings
- Electric drive for curtains and blinds
- Bunker

Cost Estimation

Each house is custom designed according to the customer inquiry, the specification of the plot and in accordance to the Construction standard. It is cost estimated on the basis of Bill of Quantities (BoQ).

The total value of the deal is formed by:

- 1. The price of the plot (RLP), which is final and is 250 EUR/sq.m VAT included**, with an access to road infrastructure, electricity, water supply and sewerage.
- 2. The price of the house in Premium Standard level of completion (without movable furniture) – the cost estimation is according to the technical design in 2 Phases:**
 - **Phase 1 includes the cost of:**
 - Constructions
 - Architecture – including tiles claddings in each premise and all the bathroom equipment
 - Electrical installation
 - WSS
 - HVAC
 - Façade
 - Geodesy
 - Vertical planning and landscaping

- **Phase 2 includes the cost of the Interior execution:**
 - Flooring or cladding on floors, walls and ceiling (except tiles)
 - Fixed furniture
 - Equipped kitchens with appliances
 - Lighting
 - Interior doors

The indicative price of the house for Phase 1 and Phase 2 varies between 2 500 до 2 800 EUR/ sq.m VAT included.

- **House with TBA ≈ 150 sq.m starts from 420 000 € VAT included**
- **House with TBA ≈ 200 sq.m starts from 560 000 € VAT included**
- **House with TBA ≈ 250 sq.m starts from 675 000 € VAT included**
- **House with TBA ≈ 300 sq.m or more starts from 780 000 € VAT included or more depending on the TBA of the house**

The TBA of the house and prices are indicative. They vary depending on the customer's assignment and will be refined after designing the 3D model of the house and the bill of quantities.

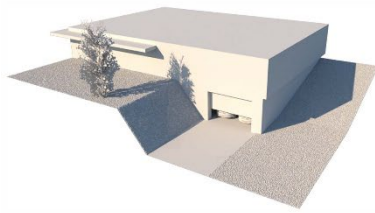
At the Reservation Fee Agreement stage, a Basic Offer is prepared, which includes:

- Size (sq.m) and price of the plot;
- TBA of the house calculated according to the Floor Area Ratio 0.3 and indicative price per sq.m which is determined by the following parameters:
 - Residential to service premises ratio;
 - Average size of premises;
 - Facades – ratio between facade walls and windows;
 - Glazing – ratio between openable and non-openable windows, and sliding systems;
 - Type and complexity of building foundations;
 - Assessment of vertical planning;
 - Unfolded built-up area to the dense covering of the building ratio;

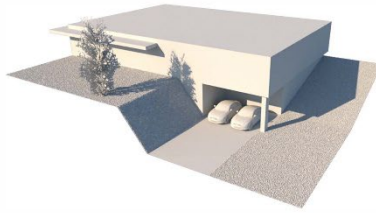
At the early design stage, the 3D modeling of the house (i.e., the position of the house in the plot, car and pedestrian access, basic layouts and vertical planning), **fixes the exact size of the house** (in terms of Floor Area Ratio it can vary in the range 0.27 to 0.3.).

After the approval of the 3D modeling, an updated Basic Offer is provided. It indicates the specific price per sq. m for Phase 1, which is obtained from the total value of the house divided by its TBA (area closed by four walls along the facade contour without covered parking spaces, verandas, terraces, etc.) and **budget for Phase 2 for Interior design and execution.**

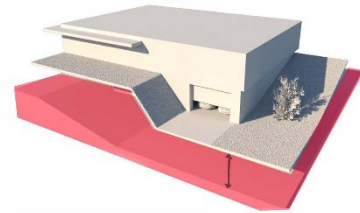
All additional construction and installation works, furniture and equipment, that are included in level of completion Premium Plus, are estimated according to the concrete solutions and movable furniture.



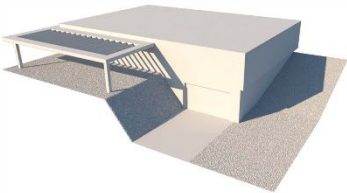
1. Standard shape - compact model and shape



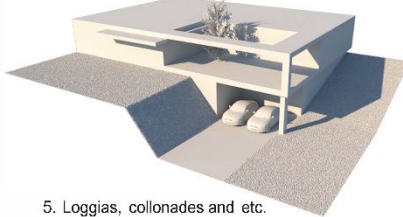
2. Extended shape with semi-covered or covered parking places or other areas



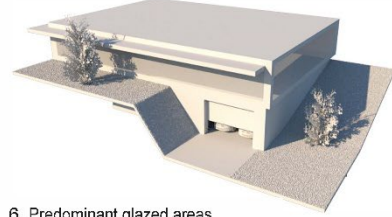
3. Complexity of building foundations - backfill, vertical planning



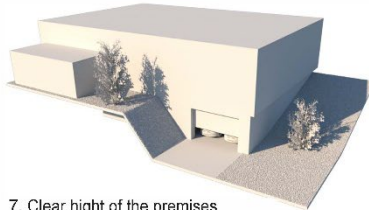
4. Awnings, pergolas and other additional structures



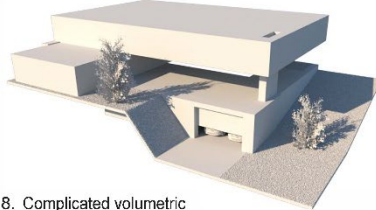
5. Loggias, colonnades and etc.



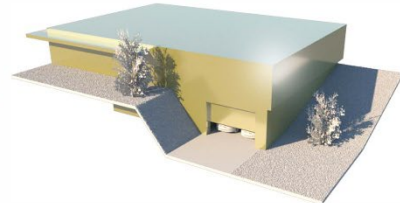
6. Predominant glazed areas



7. Clear height of the premises above 3.05 m



8. Complicated volumetric configuration



9. Materials and systems, that are more expensive than the ones, set in the standard

Design and Construction schedule

Each house has an individual design and construction schedule, prepared according to the client's desirable house commissioning term and the general schedule and workload of the architects and designers of OKOL Lake Park.

The terms for designing and constructing a house depend on its size. The design takes between 4 and 6 months, and the construction - between 11 and 14 months.

Payment Plan

Amount	Payment	Construction Milestone and Timeline	Documents
-	-	Plot selection	
6000 EUR	Property reservation fee	Property reservation	Reservation fee agreement Basic Offer Design and Construction schedule
-	-	Design assignment	Design assignment questionnaire
-	-	3D Modeling (Draft Design) and Layouts	3D Modeling and Layouts Updated Base offer
20 EUR/ sq.m TBA	Design fee	Approved 3D Model and Layouts	Protocol
-	-	Technical design	Technical design Conceptual Interior design Final offer Phase 1 Offer for Phase 2 based on the Conceptual Interior design Visualizations
-	-	Approved Designs	Preliminary contract
20 % Phase 1	Advance payment (the Reservation and the Design fees are deducted from the advance payment)	Commencing construction	Protocol Sample 2 for opening of the construction site
50 % Phase 1	Interim payment	Completion of rough construction	Protocol under Article 181, Para 3 of the LSP
-	-	Approved Interior Design	Annex to the Preliminary Contract for an Approved Interior Design
50 % Phase 2	Interim payment		Start of execution - part Interior
20 % Phase 1	Interim payment	Protocol Sample 15	Protocol Sample 15
10 % Phase 1	Final payment	Building Commissioning	Act for entry into exploitation of the House Notary Deed
30 % Phase 2	Interim payment		Completed execution - part Interior
20 % Phase 2	Final payment Phase 2		Approved execution - part Interior

Infrastructure

Entirely new and adapted to the terrain in order to minimize the change of the existing environment.

1. **Main energy source – electricity**
2. **Roads, flooring, dimensions**
 - Total length over **21 km**
 - Panoramic road gauge - 22 m
 - Gauge of roads in residential clusters – 11 m и 9 m
 - Road widths vary between 3 m и 4 m
 - Sidewalks and lanes for cyclists
 - Landscaping and parks – all streets are landscaped. The Panoramic Road will be a Linear Park with 5 thematic zones
 - 650 decares of parks and green areas
3. **Water supply**
 - 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 1650 m³
4. **Sewage system**
 - Wastewater sewage system with 5 high-tech wastewater treatment plants
 - Aboveground rainwater sewage system, inspired by the principle that water is a life
5. **Power supply - provided through a system of trafo stations**
6. **Optical network**

Disclaimer

This Building Standard defines the mandatory minimum to which each and every completed individual project shall refer. Golf Okol EAD retains the right to alter this document but it shall remain in line with the same class and quality. The liability of Golf Okol EAD is limited solely to providing an equivalent mandatory minimum.

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