

Technical Specifications Commercial

Specification Included in initial Price

1. Building Structure & Envelope

- Reinforced concrete frame and slabs.
 - Thermal insulated façade with double-glazed aluminum windows and external shading where applicable.
 - External walls: Graphiato.
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2. Common Areas

- Lobby flooring: High-quality marble tiles (60x60).
 - Lobby wall finishes: Matching marble tiles (60x60).
 - Keypad intercom system at main entrance.
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3. Restrooms

- Fully finished walls and floors with ceramic tiles (60x60).
 - European brand sanitary ware and accessories (detailed list attached).
 - W.C. up to €150/piece
 - Washbasin up to €150/piece
 - Mixers up to €80/piece
 - Bathroom Cabinet €200/piece
 - Hot and cold water provisions with instant heater.
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4. Office Spaces (Tenant Fit-Out Areas)

- Delivered in shell & core condition.
- Raised access flooring in office areas (antistatic HPL, 60x60x4cm, laminate upper covering - client option).
- Provisions for A/C split units (piping and drainage).
- Provisions for kitchenette plumbing and drainage.
- Kitchen area: Electromechanical provisions for microwave, fridge, dishwasher.

- Electrical cabling to distribution boards on each floor.
 - No internal partitions or surface finishes provided.
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5. Balconies & Verandas

- Non-slip Italian ceramic tile flooring (60x60).
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6. Mechanical, Electrical & Safety

- Lighting and power installed in common areas.
 - Fire detection and alarm system in common areas as per regulations.
 - Provisions for tenant electrical installations and lighting fittings within office areas.
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Not Included (Tenant's Responsibility)

- Office internal partitions, ceilings, and wall finishes.
- Loose furniture, desks, and workstations.
- Light fittings within office premises (except common areas).
- A/C units (only provisions made by developer).
- Server rooms, special cabling (data/IT, CCTV), and UPS systems.
- Kitchenette/cafeteria fit-out (beyond provisions supplied).
- Window blinds or internal shading systems.