

SPIRIT TECHNICAL SPECIFICATIONS

Date: 22/08/2025

Technical Specifications

№	Type	Description
1	Foundation	The foundation consists of reinforced concrete, earthquake designed according to Eurocodes.
2	Frame	The frame is of reinforced concrete, earthquake designed according to Eurocodes.
3	External Walls	Plaster bricks covered with thermal insulation.
4	Internal Walls	Plaster bricks and/or dry wall system.
5	Coating of external walls with no cladding	Thermal insulation, adhesive mortar, fiber mesh and decoration plaster.
6	Coating of internal walls with no cladding	Spatula and emulsion paint.
7	Walls in bathrooms	Stone tiles
8	Floor in kitchen	Parquet Semisolid
9	Floor in living room and corridor	Parquet Semisolid
10	Floor in bathrooms	Stone flooring
11	Floor in bedrooms	Parquet Semisolid
12	Floor in verandas	Non slip tiles
13	Flooring in storage room	Tiles or decorative concrete floor finish
14	Entrance Security Door	EU manufactured, reinforced with steel inside, veneer finishing, fire-rated 30 min, door stopper.
15	Verandas Doors and Windows	Aluminium thermal sections and double glazing thermal glass.
16	Interior doors	EU manufactured.
17	Wardrobes	EU manufactured, built-in.
18	Kitchen cabinets	EU manufactured. White artificial countertop, marble backsplash and s/s sink.
19	Sanitary ware	All of the sanitary fittings are of European brand with all necessary accessories in chrome finish: built-in, hanging toilets with soft-closing seats, wash-basins with vanity unit, built-in showers with screen, bathtubs and all necessary mixers.
20	Electrical Installations and Lighting Fittings	All switches, sockets and other accessories will be of EU brand. Spot lights in the corridors and bathrooms. Provision for chandeliers in living room and bedrooms.
21	Air Conditioners	Concealed a/c units in all bedrooms, living room and kitchen area.
22	Under-floor Heating System	Water under floor heating system.
23	Plumbing-drainage	Hot and cold water in high pressure pipes. Cold water tank and pressure pump also included.
24	Electrical Appliances	No electrical appliances are included.
25	Loose Furniture	No loose furniture is included.
26	Common S/Pool	Skimmer type s/pool. Floors and walls with tiles.
27	Private S/Pool on Penthouse	Vanishing Edge type s/pool. Floors and walls with tiles includes, water jets (Jacuzzi)
28	Main Entrance Security Door	Keypad intercom with camera.