

DESCRIPTION OF THE INVESTMENT

The island covers an area of 478 km² and has a population of 33 814, making it the 9th most populous Greek island. Samos villas collection on Kedros beach will be a gated, secure and managed community, with all the benefits of year-round property management to help ensure that each villa remains in good hands, even when you are not on Samos. Construction is expected to start this September and be completed in 24 months.

The villas are designed for you to enjoy your holiday, but also for longer stays. Each villa has 220 square meters of built-in area, a private swimming pool and a jacuzzi on the terrace with a magnificent sea view. First floor totals 50m², which can be a private upstairs/main bedroom including a large terrace with jacuzzi (optional). 50m² illuminated ground floor, can also be used as a guest bedroom/children's room. Special clean design including harmony with natural materials.



Technical content

Building structure

Walls: external, mixed-texture, insulated masonry 30 cm thick, plastered on the inside with 2 coats of dispersion wall paint, with external stone cladding, with the required technological layer order.

Internal wall: 10 cm partition board with 2 coats of dispersion wall paint on 2 sides or 12,5 cm plasterboard with double cardboard covering and 2 coats of dispersion wall paint.

Slab: structurally dimensioned, flat reinforced concrete slab 20cm thick, with 12 cm top layer.

Headroom: 2.7 m from floor to ceiling.

Ventilation: time-controlled mechanical ventilation in all wet rooms.

Enclosures

In the bathrooms and toilets, Class I tiling is used on both the side walls and the floor. From a selection offered by the contractor.

The entrance hall, kitchen, pantry, bathroom, toilets, utility rooms and some corridors have ceramic tiles. From a selection offered by the investor. The terrace tiles are class I (R10) non-slip antifreeze gres tiles.

The living rooms and some corridors inside the apartment are covered with ceramic tiles. From a selection offered by the investor. Bathrooms and toilets up to 2.20 m/2.25 m high are covered with Class I wall tiles. All positive corners are sealed with metal (progress) edge protectors. In the kitchen and utility room, no wall tiles are used. Entrance halls, kitchens, pantries, bathrooms, toilets, utility rooms and some corridors are Class I ceramic.

Interior doors

The interior doors are 210 cm nominal height, with decorative foil or laminate surface, drilled chipboard or paper grille inserts, full door leaf, retrofit case design. Anodised aluminium with modern lines, with circular knob or, in the toilet compartment, with toilet lock handle system. Can be selected from the collection provided by the vendor.

Faucets

Tres or equivalent single lever faucet with click-clack drain for washbasin and bath, shower with sprinkler outside the wall or under wall shower system. For bath with free-standing bath tap. Not thermostatic

Sanitary ware

Class I ceramic or cast marble sinks in white with siphon cover or hand wash basin.

Suspended, deep-flush, back-flush, white, Class I porcelain or ceramic toilet bowl with white plastic seat. Geberit, Grohe or equivalent concealed toilet tank with two-stage polished or chrome-plated push plate.

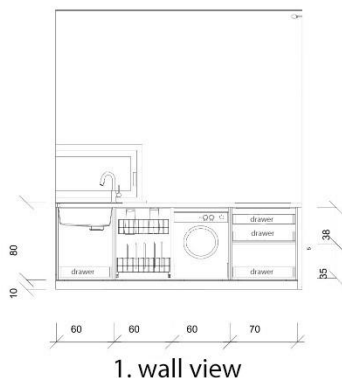
Free standing acrylic bath tub, white, class I, size 160/70 cm, with click-clack overflow. Walk in shower design with class I shower enclosure with shower spout (Geberit).

Water equipment

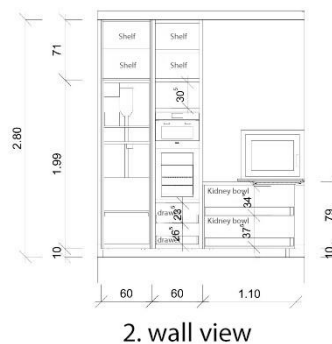
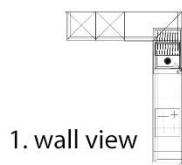
In the bathrooms (or other rooms indicated on the plan, e.g. domestic) of all apartments, a washing machine and, in the kitchens, a dishwasher will be connected to the water and waste water side through the combined valve of the sink.

Kitchen

Kitchen furniture and appliances will be delivered. The kitchen equipment and electrical connections will be designed according to the standard layout shown on the customer's floor plan.



Egger cashmere furniture board.
Worksheet: Regebebe the stone effect worksheet.
Gola profile hollow handle



Egger cashmere furniture board embedded tower wardrobe.
Worksheet: Regebebe the stone effect worksheet.
Gola profile hollow handle



Electricity

Modern and well-designed electrical fittings would be installed. Quantity of fittings per level. Fűdősobákban 1db villanykapcsoló 1db dugalj. Földszint: Előszobába 1 db villanykapcsoló. 1 light switch for guest bathroom. Living room, kitchen 3 sockets 2 switches. Upstairs: corridor 1 light switch. Bedroom 1 light switch, 3 sockets. Bathroom 1 light switch, 1 socket. One TV socket and one Internet socket installed in each room. A protective piping for the alarm system with opening sensor at the front door and motion sensor for the terrace will be installed with wiring for the central and control unit. The alarm system includes protective piping, cable installation.

Quantity of fittings per level: ground level. 1 light switch 3db socket in bedrooms. 1 light switch 1 plug in bathrooms.

Electrical fittings

Schneider or Legrand electrical fittings.

Heating, cooling

1 3.5 kW on the ground floor, 1 3.5 kW in the bedroom upstairs, 2 2.5 kW split air conditioners in the basement for cooling and heating. The bathrooms are heated by electric towel radiators. In the building and in the apartments, only heating or cooling can be controlled simultaneously by remote control.

Terrace

The terrace is covered with anti-slip antifreeze gress tiles. The terrace railings are of metal construction. Outdoor staircase, with the same balustrade design as the terrace.

STANDARD DESIGN

The interiors, such as tiling, sanitary ware, taps, interior doors, are made from a range of materials and colours coordinated by the interior designer. The details of the consignment are set out in this Annex.

Terrace Garden

Garden and terrace planting, planting, irrigation system. In-ground swimming pool, necessary and indispensable machinery included in the price. Heating, counter current system can be requested for an extra charge. Garden kitchen with basic furniture made by a carpenter with outdoor sink, basic type garden grill. Upstairs terrace with jacuzzi for 5 persons, water, sewage and electricity supply.

The purchase price does not include

The installation of bathroom fittings (soap dish, toilet paper holder, etc.), video intercom in the dwelling, alarm system and fitting, smart home system. The preparation of a canopy, other shading is not included in the property.

SUN AND SEA
SAMOS