



Pi-constructions

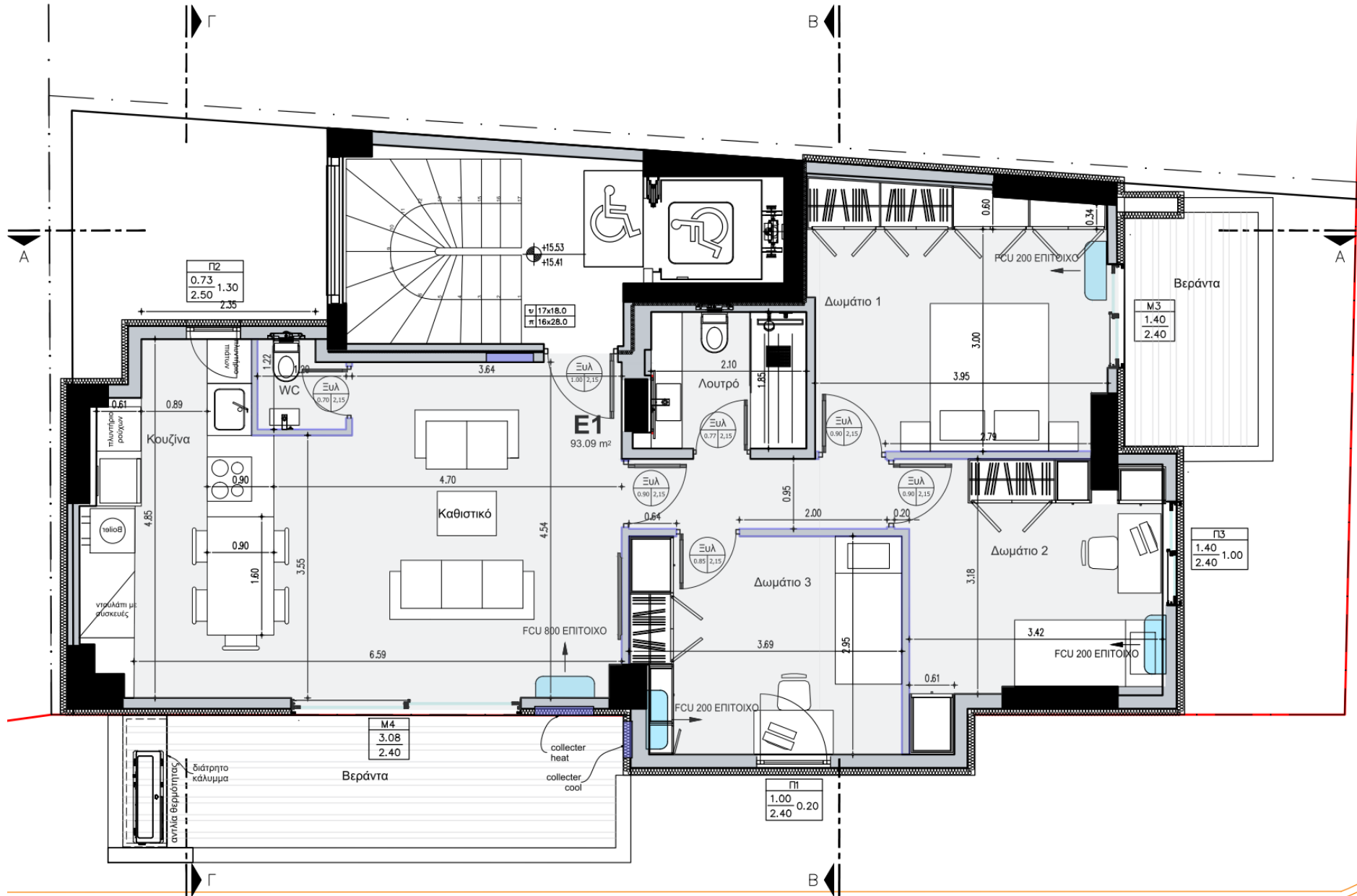


APARTMENT
E1



new seven-storey building of luxury homes with minimum consumption energy class (A+) on Laconia Square, in Ampelokipi
 Artis 25a, 11524, Ampelokipi, Athens, 210-6925135, 697-7085756, pi-constructions

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ΟΔΟΣ ΛΑΚΩΝΙΑΣ (πλάτος οδού 12.00μ.)

ΠΛΑΤΕΙΑ ΛΑΚΩΝΙΑΣ



GENERAL DESCRIPTION OF THE BUILDING

The building will consist of:

- the GROUND FLOOR level, which includes the entrance to the building, stairwell with elevator, pilothouse, six (6) parking spaces, PPC and gas clock installation area, as well as surrounding area,
- the FIRST FLOOR level, includes a stairwell area with an elevator and two apartments with balconies.
- The level of the 2nd FLOOR, includes a stairwell area with an elevator, two apartments with balconies and a bay window.
- The level of the 3rd FLOOR, includes a stairwell area with an elevator, an apartment with balconies and a bay window.
- The 4th FLOOR level includes a stairwell area with an elevator, an apartment with balconies and a bay window.
- The level of the 5th FLOOR, includes a stairwell area with an elevator, an apartment with balconies and a bay window.
- The level of the 6th FLOOR, includes a stairwell area with an elevator, an upper floor apartment with balconies and bay windows.
- The level of the 7th FLOOR, includes a stairwell area with an elevator, an apartment with balconies and a bay window.
- the Roof level which includes a stairwell area with an elevator, a Roof area with solar photovoltaic panels.



DESCRIPTION OF THE APARTMENT E1

Apartment E1 is located on the 5th floor and has an area of 93.09 sq.m.

Consists of

- living room measuring 4.70 m X 4.55 m
- kitchen with dinning table measuring 2.50 m X 4.85 m
- bathroom with loft measuring 2.10 m X 1.85 m
- W.C. measuring 1.20 m X 1.20 m
- 1st bedroom measuring 3.95 m X 3.50 m
- 2nd bedroom measuring 3.40 m X 3.20 m
- 3rd bedroom measuring 3.70 m X 2.95 m
- a terrace facing the square
- and a second terrace facing Lakonias street
- exclusive use of one parking space (ΘΣ1) in the pilotis

it has a security door, fire detection, alarm system pre-installation, underfloor heating, heat pump, four wall-mounted air conditioning units, three-phase current, boiler and exclusive use of the 9.00 sq.m. roof. for installing photovoltaic panels.



SPECIAL REQUIREMENTS FOR THE CONSTRUCTION

Energy Class A+



The highest Energy Class A+ is achieved through:

1. Installation of Photovoltaic systems for generation electricity (Net Metering) to be used by each apartment separately.
2. Construction of an external thermal facade 10 cm thick.
3. Construction of dry underfloor heating for immediate response and greater economy.
4. Installation of a Heat Pump for low cost heating and VRV type air conditioning of the apartment.
5. Installation of energy aluminum frames and energy glass panels.



High Earthquake Protection



It is achieved by:

1. Foundation method was determined with MAT Foundation (RADIER).
2. Selection of concrete C30/37 and use of Anti-seismic Cages.
3. Continuous Laboratory Tests of concrete and iron from the Official KEDE- Laboratory of the Ministry. Concrete thermometer.
4. Standard maintenance of concrete. Continuous wetting with burlap laying and use of the SIKA Antisol E concrete enhancing agent.
5. Full compliance with the Concrete Technology Regulation.



Insulation



1. Waterproofing on the roof is done with Hyperdesmo or TPO membranes.
2. The soundproofing of the bedroom floors, the sewerage pipes and the masonry create a high level of sound insulation in each apartment.
3. The construction of all the internal masonry contributes to this with the use of 4 layers (2+2) of KNAUF plasterboards with the corresponding insulation of stone wool inside the partitions. The construction of the partitions using plasterboard gives great flexibility to the possibility of future amendments and is by nature an anti-seismic construction.



Safety systems



1. High standard Alarm System.
2. Fire detection system in all areas of the apartment.
3. Security doors at the apartment entrances.
4. Foundation grounding.
5. Lightning rod.

Additional energy and operational issues



1. Pre-installation of a charging system for electric cars, in the parking spaces of the apartments.
2. Electromechanical elevator with semi-automatic doors, automatic release, high speed and low operating cost.
3. LED lighting and transit sensors in all common areas.



Documentation - maintenance of the estate



Pi-constructions delivers to the House Owners a Detailed Construction File, the Quality File, which is necessary for the Support and Maintenance of the entire building. Includes :

1. Complete Construction Record of the Building (AS BUILD)
2. Mapping of networks and pipelines (Photos – VIDEO)
3. Material Certifications
4. Operation and Maintenance Guide