

**P2 RIVER STONE LODGE, BANSKO - APARTMENT FINISHING SPECIFICATIONS**  
Rev 1 – Updated 5<sup>th</sup> September 2007



The project will be delivered to a luxury standard to the following or better quality specification:

**Building:**

<b>Construction type</b>	Monolithic
<b>Structure</b>	Reinforced concrete no frame
<b>Structural height between floors</b>	2.90m
<b>Clearance height in apartments</b>	2.65m
<b>Roof</b>	Flat, hydro-insulated, soundproofed
<b>Façade walls</b>	Ventilated thermo-façade, frost-moisture- and UV-resistant, partial wood cladding.
<b>Side/Inner walls</b>	Thermo-insulating tiles, textile mesh, structural paint
<b>Furniture</b>	<b>Furniture</b> (beds, bedside tables, dining table, sofa, TV, etc) is available upon request as optional extra <b>not included</b> in cost.
<b>Services</b>	Individual Water and Electric Meters for each Apartment

**Apartment Finishing:**

<b>Walls</b>	Inner walls bricks 12 cm, plastered finish with white paint; Outer walls 25cm, thermo-insulated; finish with white paint;
<b>Ceilings</b>	Living areas – plastered, white latex painted; sanitary areas, entry areas, wet areas hydrophobic latex; kitchen - white latex;
<b>Floors</b>	All floors are noise protection elevated execution.
<b>Bedroom</b>	Carpet floor finish complete with fitted wardrobe
<b>Living Area</b>	Laminated wood, high class ware-resistant;
<b>Kitchen</b>	Fully fitted Kitchen, with floor & wall units, stainless steel sink, electric oven & vitrified hot plates, microwave, extractor hoods, refrigerator, dishwasher, washing machine/dryer.
<b>Entry areas</b>	Entry areas, kitchen, bathrooms/WC, laundry areas – tiled;
<b>Terraces</b>	Tiled in non-green areas;
<b>Windows</b>	Multi-chamber PVC frames with thermal bridge, sealed glass pack 22MM grey colored outside, white inside.
<b>Doors</b>	Front doors – secure, 4-way locking, dark wood effect; interior doors – MDF-wood door and jambs, dark/light wood effect; lobby – aluminium, smoke-blocking;
<b>Bathrooms/WC</b>	Fully finished; Floors terracotta tiled, walls matching tiles; toilettes installed, tub/shower cabin, taps, fittings installed; cupboard with mirror and sink installed; lights in place;

**Terraces/Balconies** Hydro and thermo-insulating system; frost-resistant tiles in non-green areas; glass railings.  
Ground floor terraces green area – thermo-insulation, root-resistant hydro-insulation, felt, geo-textile & soil layer.

**Communal Areas Finishing:**

**Walls** Inner walls bricks 12 cm, plastered finish with white paint  
**Ceilings** Plastered, white latex painted; sanitary  
**Floors** Granite Tiles  
**Doors** Front doors – secure, 4-way locking, dark wood effect; interior doors – MDF-wood door and jambs, dark/light wood effect; lobby – aluminium, smoke-blocking;  
**Electrical** Switches and lights installed in all common areas.

**Installations:**

**Lifts** OTIS or equivalent technology brand; EU standards compliant; safety features, incl. “get down & door open” in case of incident or power cut; no LMR  
**Heating** Individual Electric Boilers in each apartment with internal radiators system – units located in Living Room and Bedroom.  
**Water/Sewage system** All piping PVC/PE tubes, noise insulated; uninterruptible water supply through emergency hydro-system; individual apartments hot water system via local Electric Boiler.  
**Electrical** Electricity switches, plugs, sockets and lamps installed in apartments and garden-terrace; switches and lights.  
**Communications** Wiring completed in accordance with BG and EU regulations. Cable TV with video-on-demand possibilities in each room; ISDN internet in apartments; telephone outlets in rooms;  
**Security system** Manned 24 hour security; video cameras; video-phone gate unlocking system for visitor access to each block.  
**Fire-alarm system** Press-button system in landing areas, connected with security; automatic fire-detection & suppression system in underground.

**Underground Car Park:**

**Underground car park** Located underground in levels -1, each space will be 18 m<sup>2</sup>.

**Site Wide Amenities:**

**Communal Gardens** Fully landscaped with grass, shrubs and trees.  
**Ski Storage Lockers** Located on ground floor level, dedicated ski-storage rooms with lockable individual lockers for each apartment.  
**Spa & Sauna Centre** Located on ground floor level, dedicated area with Sauna, Steam room, Sauna, Massage and large indoor Jacuzzi.  
**Reception Area** Located on ground floor level, dedicated reception desk & check in/waiting area.  
**Bar** Located on ground floor level, dedicated bar area for residents.  
**24 Hr. Security in gated complex** Guard house at entrance with restricted access to facility.  
**Concierge Service** Concierge service to be available upon request.  
**Communal BBQ Area** Outdoor covered BBQ area located in communal garden.