

# BaiaVista Residence

## Saranda

### Technical specifications (v1.0):

- a. Apartment entrance door:
  - Door of aesthetic appearance, complying with the fire fighting specifications of the Association of Albanian Insurers/, with a multi-point security lock.
- b. Façade doors and windows:
  - Aluminium -cased windows with powder-sprayed hardware, inner and outer window-sills.
  - Aluminium Doubled glass windows
  - Aluminium -cased balcony doors.
  - Balcony rails being structures of individual design
- c. Internal doors:
  - Plain interior doors with wooden door frame and synthetic door leaf with final wood surface finish.
- d. Floor covers:
  - Foreign ceramic floor cover in the living room, bathroom, toilet and kitchen.
  - Frost-resistant ceramic tile on balconies and in outdoor areas.
- e. Wall covers:
  - Foreign glazed wall tile. In bathrooms, shower-rooms and toilets: covered up to the height of the first full tile above the door opening.
- f. Surface finishes
  - Off white dispersed paint everywhere.
- g. Wet rooms:
  - In the bathroom and toilet, white porcelain sanitary fittings including a bath with mixer and a shower head and handset, WC and seat, basin with chrome-plated single-lever mixing valves and shut-off valves.
  - The vanity items will not be subject of the contract.
- h. Kitchen:
  - In the kitchen mechanical and electrical connections will be established for the dishwasher, the hob, the oven and the exhauster (No machine or device will be handed over).
- i. Heating and hot water:
  - All apartments will have the pipe network for future installation of heating system. The location of the boiler and the radiators has been calculated by the contractor's engineer. The system provides connection with the hot water network. The apartments will be delivered with standard electrical boiler 80lt.
- j. Electrical design:
  - An electric power of 6 kW – 25A will be due to every apartment. The network will allow an expansion up to 8 kW- 32A. Consumption meters will be installed in groups, in the area of the entrance of each building.
  - Electric installation: copper wire installed in protective tube, with white fittings.
  - Socket outlets:
    - kitchen 5 pieces
    - bathroom 3 pieces
    - living-room 5 pieces
    - bedroom 3 pieces
    - anteroom 1 piece
    - balcony 1 pieceLighting fixtures will not be provided accessories in the apartments.
- k. Other systems:
  - TV network connected to central antenna on roof. 2 pieces TV sockets for each apartment are provided. Satellite antenna can be fixed on balconies where a suitable cable is pre installed.
  - Telephone sockets 2 per apartment, without telephone subscription and set.
  - Interphone with electrical door opening for each apartment.
  - 2 lifts going from the last floor to the parking level
  - An outdoor pool of minimum 20m per 10m

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### Options to alter:

The Buyers, against extra payment, will be allowed to make alterations concerning the design of their own ownership share which

- may not affect the building's outer appearance and structural system;
- will not constitute an inferior quality in respect to the technical parameters and appearance of either common or individual ownership shares;
- will not constitute any disadvantage for the prospective co-owner or for a third person.
- will not affect the project's implementation schedule or the related contracts, agreements and rights.
- The implementation of any alteration may only take place with the consent by the Builder - and once the extra cost will have been paid.

Options to alter:

- Optional items.
- Altering the interior design. Alterations may only be carried out by consent of the Builder.

### Selecting out of a specified collection:

The Buyer may select out of the specified standard products till the completion of the structural construction. Once this deadline will have expired, there will be no choice; the appointed product will be applied.

Products chosen out of the standard collection will be free of charge.

Out of the collection of samples, the following can be chosen:

- Internal doors
- Material of covers and footings

### Optional items:

The Buyer may choose out of the specified products, of the collection of samples or out of a catalogue till the completion of the structural construction. The Builder will not be in a position to take into account any demand for alteration after the deadline; the product appointed as standard design will be applied.

Optional items are:

- Internal doors.
- Block parquets.
- Laminated floor cover
- Ceramic and glazed tile covers different in size and appearance from those designed.
- Electrical and mechanical fittings different in appearance from those designed.
- Air-conditioning split unit (outdoor condensing unit and inside split system with cooling and heating capacity) with 2 splits for 1 bed apartments and 3 splits for 2 beds apartments controlled by touch pad controls for an additional price of 23 €/m<sup>2</sup> (calculated on the total surface of the apartment) including installation.
- Heating unit with radiators (one per room) and boiler for an additional price of 25 €/m<sup>2</sup> (calculated on the total surface of the apartment) including installation.
- Burglary and fire alarm system 600 € including installation.
- Built-in wardrobes.
- Jacuzzi.

The optional items need to be paid once ordered. The Buyer may only choose out of the products of the supplier appointed by the Builder.

The Buyer will be bound to pay the extra costs of optional materials and fittings. The Builder will select the suppliers after tendering. The Builder will carry out the installation of the optional materials once full payment of the optional items has been received.

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### **Alteration of interior design**

The Buyer will be granted the opportunity to alter the presented layout, against payment and subject to the approval by the Builder, till the completion of the structural construction. The Builder will implement such alteration at special request, upon conditions compliance with required. The Builder will not be in a position to take into account any demand for alteration after the deadline.

### **Conditions**

- All demands for alteration will have to be indicated to the Builder within 20 days following the conclusion of the contract in order to allow the execution of the optional items and the alteration of the interior design.
- Simultaneously with the registration of demand, the Buyer will pay the fee of offer submittal (500.- €).
- The Builder will grant a one-time consultation to the Buyer where the Buyer will be informed on the feasibility of his/her demands for alteration and on the time for completing the procedure.
- Further consultations will be possible against payment for costs (50€/hour).
- The Builder will submit an offer for the alteration. In case the offer is accepted, the parties will amend the sales contract. The prices indicated in the offer will include the procurement price, the costs of application, the arising technical management and design fee and coverage of 20%.
- The technical management and design fee may be max. 1'000.- €, depending on the complexity of the alteration. The offer submittal fee will be part of the technical management fee.
- The Builder will not be bound to fulfil any demand for alteration. The Builder will not undertake to prepare complicated interior designs substantially differing from the design documentation.
- The Buyer will have no possibility to apply materials or products of his/her own procurement during the execution.

### **Items that can be omitted**

- Laminated floor cover.
- Kitchen furniture and built-in equipment (only in whole)

Please contact us via email for additional info: [info@baiavista.com](mailto:info@baiavista.com)

Optional furniture package are available on [www.furnitureal.com](http://www.furnitureal.com)