

Technical specifications of apartments:

- a. Apartment entrance door:
Door of aesthetic appearance, complying with the fire protection prescriptions and the expectations of the Association of Albanian Insurers/, with a multi-point security lock, eye-hole and numbering.
- b. Façade doors and windows:
Plastic-cased windows with powder-sprayed hardware, inner and outer window-sills.
Plastic-cased balcony doors.
Balcony rails being structures of individual design
- c. Internal doors:
Plain door wooden door- leaf with final surface finish, with copper reinforcement and door-handle.
- d. Floor covers:
Foreign ceramic floor cover in the living room, bathroom, toilet and kitchen.
Frost-resistant ground granite 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.
In kitchens: between the lower and upper parts of the kitchen-cabinets.
- f. Surface finishes
White dispersed paint everywhere.
- g. Wet rooms:
In the bathroom and toilet, white porcelain sanitary fittings, with chrome-plated single-lever mixing valves and shut-off valves.
Depending on the size of the bathrooms, a lavatory countertop or lavatory basin will be installed. For the washing machine, a connection will be established.
The vanity items will not be subject of the contract.
- h. Kitchen:
In the kitchen furniture, a two-compartment rustproof sink will be installed. For the dishwasher, the hob, the oven and the exhauster mechanical and electrical connections will be established (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 5.5 kW will be due to every apartment. The network will allow an expansion up to 16.5 kW. A demand over 5.5 kW can be provided against extra payment.
Consumption meters will be installed in groups, in the corridor of each floor.
Electric installation: copper wire installed in protective tube, with white fittings. Socket outlets:
kitchen 4 pcs
bathroom 2 pcs
living-room 3 pcs
bedroom 2 pcs
anteroom 1 pc
wardrobe 1 pc
toilet 1 pc
Lighting fixtures will not be provided accessories in the apartments.
- k. Low-current systems:
Cable TV network (excluding the admission fee and subscription fee) suitable for receiving broadcasts by terrestrial and satellite TV and radio broadcasting stations, with 1 piece socket outlets in every apartment.
Protective tubing for the telephone, with one socket outlet per apartment, without

telephone subscription and set.

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 Developer - and once the extra cost will have been paid.

Options to alter:

- Selection out of a specified collection.
- Optional items.
- Altering the interior design. Alterations may only be carried out by consent of the Developer.

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
- Laminated floor cover

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 Developer 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.

Optionals:

- Internal doors.
- Block parquets.
- Ceramic and glazed tile covers different in size and appearance from those designed.
- Electrical and mechanical fittings different in appearance from those designed.
- Air-cooling unit.
- Burglary and fire alarm system.
- Built-in wardrobes.
- Placement of roller-blinds by using duly prepared recipient structures (only white plastic roller-blinds of uniform type, manufactured by one manufacturer will be allowed).
- Jacuzzi.

The Buyer may only choose out of the products of the supplier appointed by the Developer. Procurement from a different source is not possible.

The Buyer will be bound to pay the extra costs of optional materials and fittings. The Developer will select the suppliers after tendering.

The Developer will carry out the installation of the optional materials once the Conditions (point 9) are complied with.

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 Developer, till the completion of the structural construction. The Developer will implement such alteration at special request, upon conditions compliance with required. The Developer 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 Developer 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 Developer 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 Developer 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 Developer will not be bound to fulfil any demand for alteration. The Developer 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: Info@balkimo.com