



La Contrada delle Falesie

INTRODUCTION

Two luxury villas in the heart of Sistiana, just 15 minutes from Trieste, featuring a panoramic infinity pool, wellness area, private garden, and parking spaces.

Come and visit these gems overlooking the Bay of Sistiana, just a 5-minute walk from Porto Piccolo.



Gym on the ground floor



Living area on the first floor

PROPERTY DETAILS



4 parking spaces

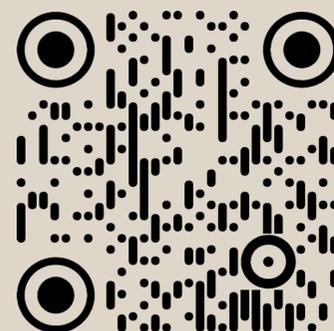


Swimming pool



Private gym

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La Contrada delle Falesie

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La Contrada delle Falesie

1. LOCATION

The plot is situated above the fantastic Bay of Sistiana, which can be reached within a 5-minute walk.

The Bay also comes alive in the summer as the centre of the local movida.



Panoramic view with the Sistiana lot highlighted.

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INTRODUCTION AND BRIEF DESCRIPTION

The intervention envisages the construction of primary urbanisation works on pp.cc.1770/51, 1770/63 and 1770/139 of the Malchina C.C., near the village of Sistiana, forming part of the A9/A area, in implementation of the P.R.P.C. of private initiative.



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La Contrada delle Falesie

INTRODUCTION AND BRIEF DESCRIPTION

Specifically, the works foreseen for the plan are:

- The construction of a one-way access and exit ramp from SR14, inside the area under intervention, which allows the entrance to the individual lots and to the relationship car park. The entrance and exit ramps are 3m wide, 14.2m and 15.3m long respectively, with an average height difference of approximately 2.2m.
- A new pedestrian pavement is planned, which connects with the existing one, leading to the centre of the village, so that pedestrians coming from the pavement can reach the intervention area safely.
- The intervention area is characterised by the presence of promenades in the suggestive and romantic environment of the Karst, a pleasant place to walk in companionship.



Exterior view villa



Sea view of Sistiana

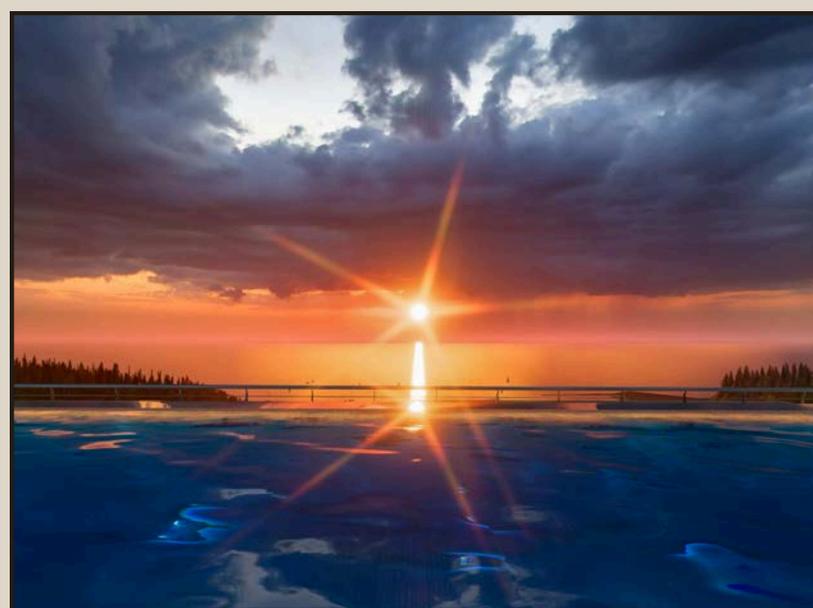
La Contrada delle Falesie

INTRODUCTION AND BRIEF DESCRIPTION

- The construction of a road within the plot connecting the lower part of the plot to the top. The road is structured according to a width of 5 m. In addition, at some points, widenings have been designed so that vehicular transit is more fluent and safe. This road follows the profile and morphological course of the plot.
- The lighting on private common areas will be carried out by placing lighting fixtures in the thickness of the walls, in order to contain the flow and avoid light pollution.
- The common parts and the green areas, as provided for by the project, will be characterised by the presence of autochthonous tree species and low Mediterranean scrub vegetation.



Nightlife on the beach in Sistiana



Swimming pool with panoramic view

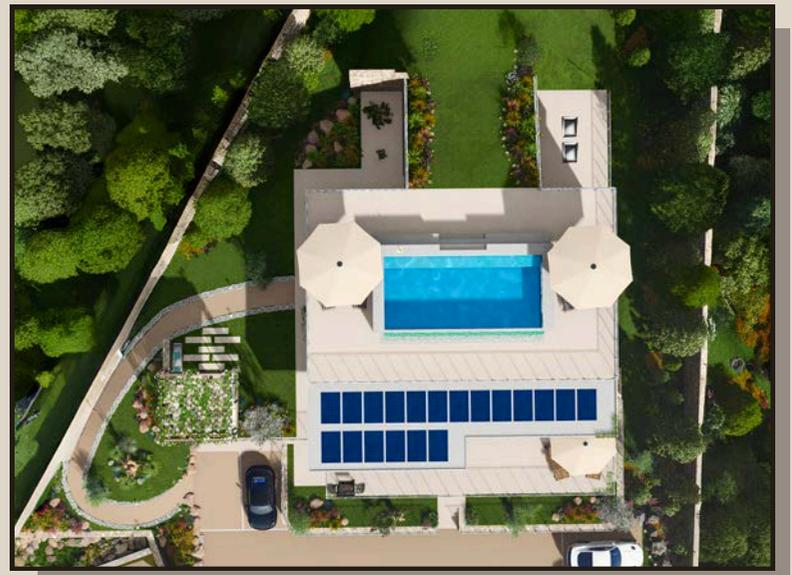
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2. STRUCTURE

The building has been designed and will be built in compliance with the anti-seismic and energy regulations in force, as well as with Ministerial Decree 37/08. It will also comply with the regional regulations on acoustic comfort.

ROOF SLAB

The roofing slab will be built with a structure consisting of a brick slab, thermal insulation in XPS, of adequate thickness, and root-proofing, with an exposed upper package as a garden-roof. The visually pleasing garden-roof does not forget the care for the environment: natural raw materials, sustainable technology and fully recyclable products are therefore the basis of P.M. Group S.r.l.'s "green" philosophy. The gutters will be made of natural-coloured aluminium sheet and will be embedded in the roof pitch, while the downpipes will be made of heavy PVC embedded in the masonry.



Panoramic terrace



Detail of roof garden

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STRUCTURE

LOAD-BEARING AND PERIMETER WALLS

The load-bearing walls of the building, including the foundations, together with the perimeter walls, will consist of a double layer of EPS insulation panels with a 20 cm thick reinforced concrete core.

The external finishing package will consist of a layer of exterior skim coat with glass fibre mesh in between, on top of which an exposed stone cladding will be laid.

The upper parts of the buildings will be clad in reconstructed wood slats using green building biotechnologies.

Internally, on the other hand, a 2.5 cm thick gypsum plaster slab counter-wall will be built, suitably finished with gypsum-based skimming plaster for interiors and subsequent application of white breathable paint.



Panoramic terrace



Main facade

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STRUCTURE

INTERNAL PARTITION WALLS

The masonry for the internal partitions of the building unit will be made of 8 cm thick Ytong blocks and will be finished on both sides with a civil-finished interior plaster and the application of white breathable interior paint.

THE GROUND FLOOR FLOOR SLAB

The ground floor floor slab will be created by means of a sanitary cavity thanks to the laying of prefabricated elements (igloo and the relative concrete hood above which a first lightened screed will be created to house the systems and receive the positioning of insulating panels in Stiferite GT). The floor heating system will then be installed and a second 8 cm thick sand and cement screed will be cast, on top of which tile and/or wood flooring will be laid.



Ground-floor plan



Ground-floor slab detail

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STRUCTURE

THE INTERMEDIATE FLOOR

The intermediate floor slab will be built with a reinforced concrete structure to house the systems and to receive the positioning of the insulating panels in Stiferite GT.

The underfloor heating system will then be installed and a sand and cement screed approximately 8 cm thick will be cast, on top of which tile and/or wood flooring will be laid.

THE TERRACE AND VERANDA FLOOR SLAB

The floor slab of the terraces and verandas will be created by casting solid concrete slabs that are suitably reinforced. In order to eliminate thermal bridges, these slabs will be insulated on the top and bottom.

The lower part will be done by means of EPS panels with subsequent exterior skimming with fibreglass mesh in between, then we will have a finish with quartz paint for exteriors.



First-floor plan



External finish in stone-effect gres

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STRUCTURE

THE FLOOR OF THE TERRACE AND VERANDAS

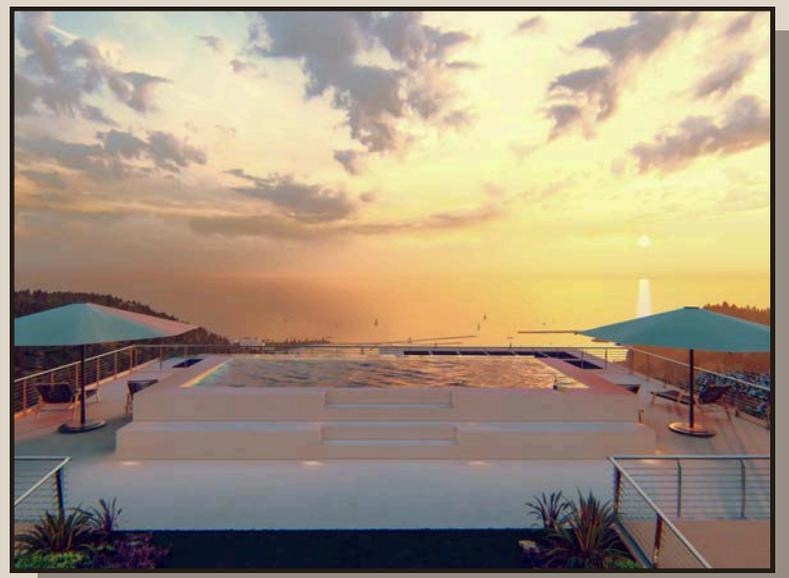
on the upper side, an insulating layer of Stiferite GT panels will be installed above which there will be a sand and cement screed with a suitable slope for draining off rainwater.

The stone-effect wood-effect gress tile flooring will be installed after waterproofing the surfaces with Mapei Mapelastic or similar.

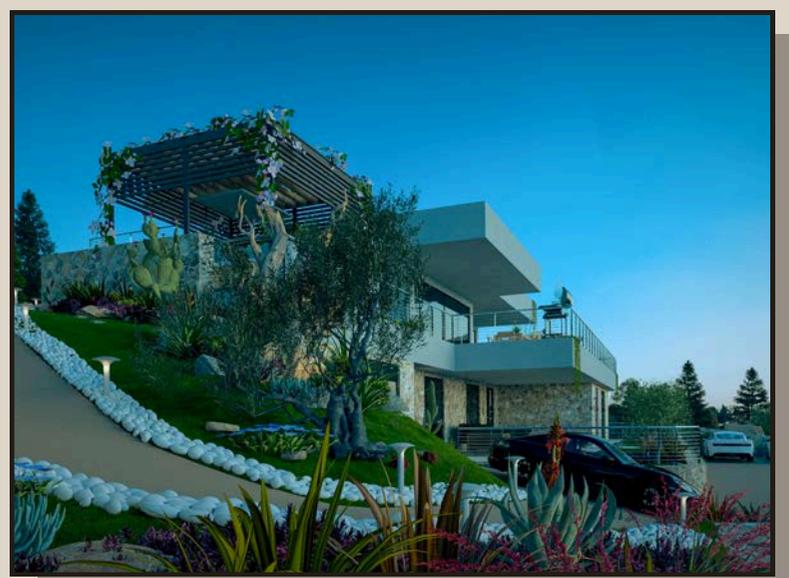
The ceramic finish envisaged is stone-effect porcelain stoneware.

GARDEN

Complete cleaning of building site residues in the garden is included, i.e. the subsequent laying of 20 cm thick vegetable soil.



View of the Bay of Sistani



Mediterranean garden

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3. INSTALLATIONS

KITCHEN

The kitchen will be fitted with induction hobs, a water and drainage point for the sink (sink not included) and provision for extractor hood.

SHOWER TRAY

The Stone shower tray is available in 8 possible colours in dimensions to be chosen from:

- 70x140 H3cm for euro 390.00 VAT Excl;
- 80x80 H3cm for euro 340,00 VAT Excl.
drain included.

TUB

Rectangular bathtub type Calos standard
170x70 cm for euro 625,00 VAT Excl.

Alternatively where applicable: Built-in corner
bathtub type Diva 140x140 cm white Hafro at
the price of Euro 625,00 VAT Excl.



Kitchen



Shower tray

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INSTALLATIONS

BATHROOMS

Depending on the characteristics and dimensions, as per the project, the bathrooms will be complete with sanitary ware except for the washbasin, which will be chosen by the customer, not included in the specifications.

List of prices from the specifications:

- the floor-standing WC will be priced at euro 164.00 excluding VAT;
- the floor-standing bidet will cost euro 164.00 excluding VAT;
- the seat cover will cost euro 91.00 excluding VAT.

The measurements will be 50x36 cm and the drain will be either floor or wall-mounted.

Alternatively:

- the wall-hung WC will be priced at Euro 164.00 excluding VAT;
- the wall-hung bidet will be priced at Euro 164.00 excluding VAT;
- the thermoset seat cover will cost Euro 91.00 excluding VAT.

The measurements will be 50x35cm.



Bathroom with tub



Suspended sanitay ware

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INSTALLATIONS

FAUCETS

Round shower set at the price of euro 240,00 Vat excluded complete with concealed shower mix with round diverter, round arm, hand shower, water connection with support, round brass shower head chrome 20x20 cm and shower hose.

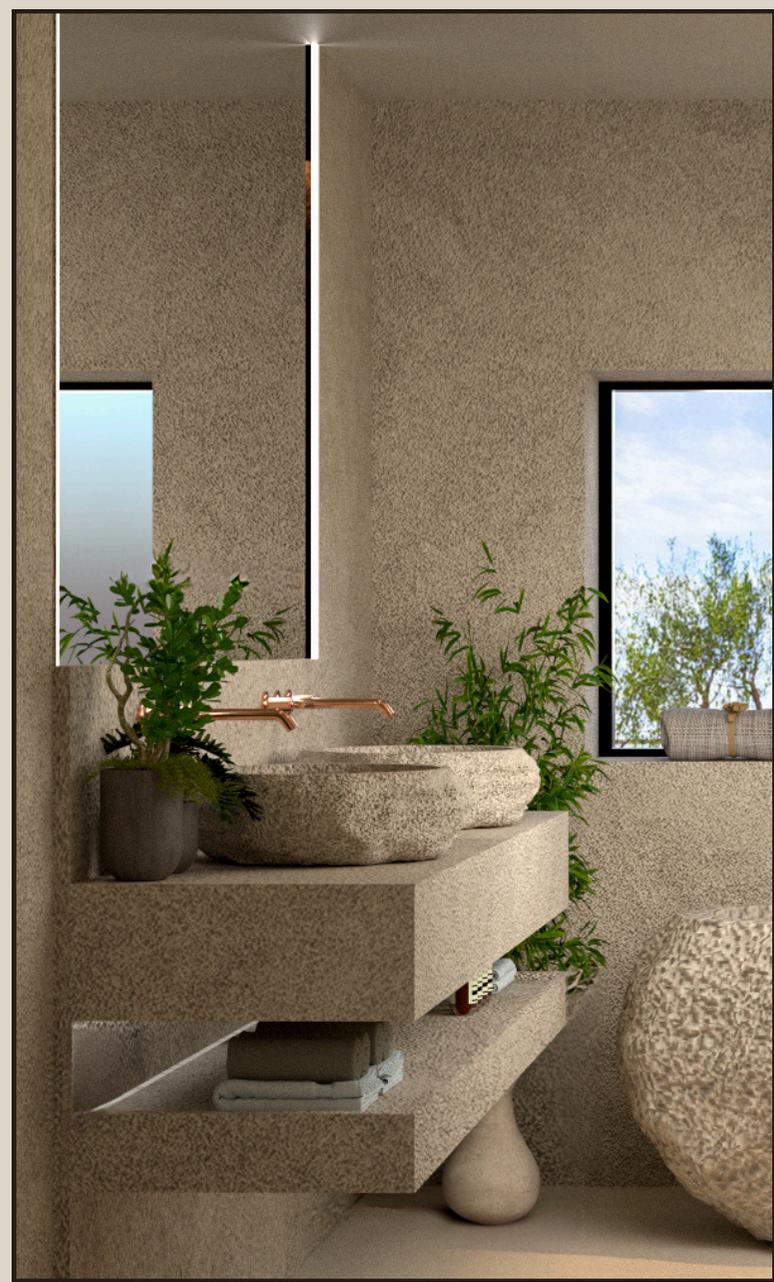
Square shower set at the price of euro 255,00 excluding VAT complete with concealed shower mix with square diverter, square arm, hand shower, water connection with support, square brass shower head, colour chrome 20x20 cm and shower hose.

Round faucets

- **Roon washbasin** mixer at the price of euro 145,00 excluding VAT;
- **Roon bidet** mixer at the price of euro 145,00 excluding VAT.

Square taps

- **Puro washbasin** mixer at the price of euro 155,00 excluding VAT;
- **Puro bidet** mixer at the price of euro 155,00 excluding VAT.



Bathroom faucets

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INSTALLATIONS

SHOWER

Vitrum shower enclosure size 100 cm H190 cm, tempered clear glass 8 mm, polished silver profile and arm at the price of Euro 358.00 excluding VAT.

Sintesi shower enclosure of dimensions 80x80 cm H.190 cm, 6 mm clear tempered glass, polished silver profile at the price of Euro 622.00 excluding VAT.

WASHING MACHINE LOADING/UNLOADING

A washing machine loading/unloading connection is also provided. It can be positioned, at the purchaser's choice, in another room of the accommodation and, in this case, it will in any case be equipped with the appropriate power socket.

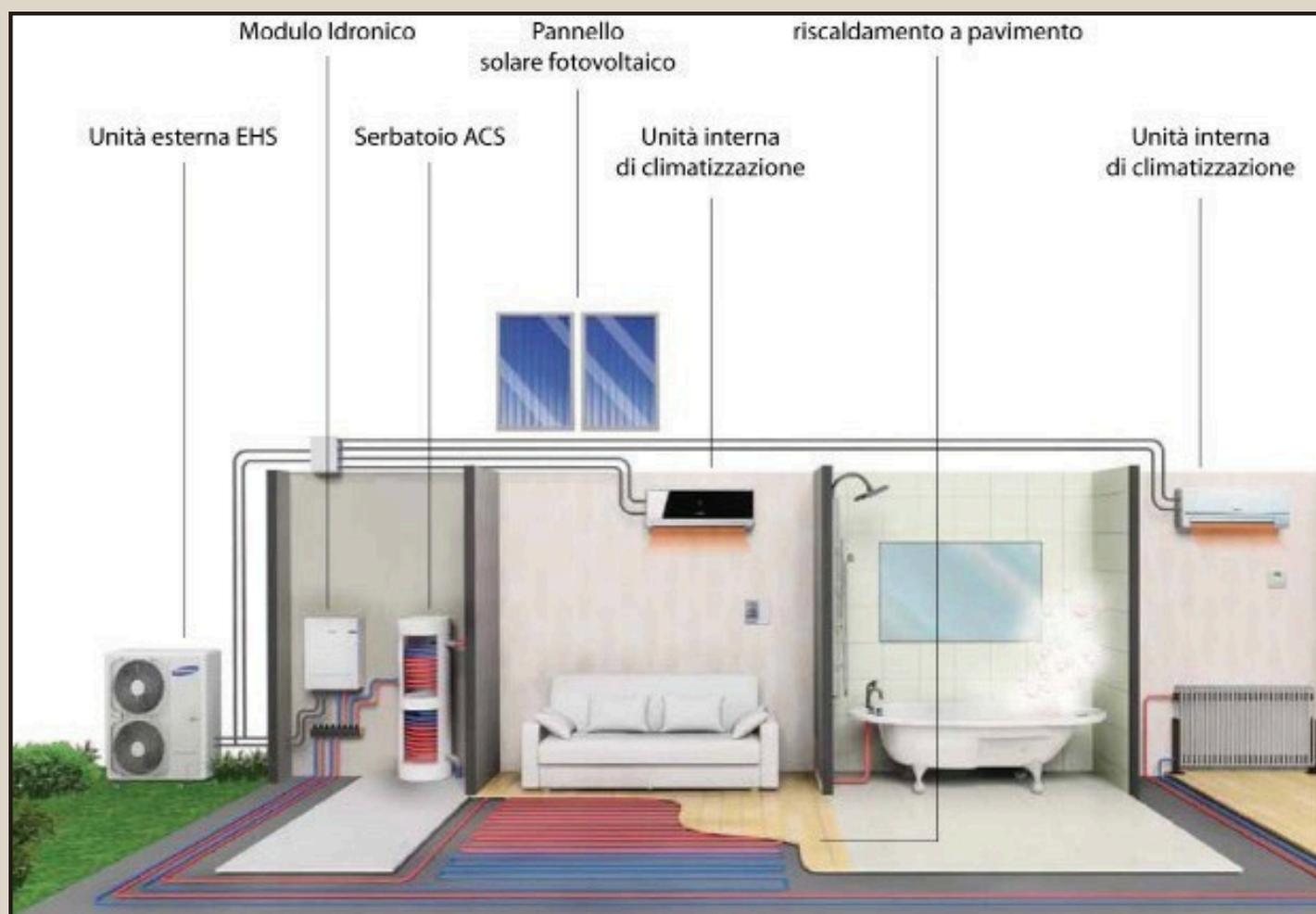


Vitrum shower set

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INSTALLATIONS

CHARACTERISTICS OF HEATING AND COOLING SYSTEMS



SISTEMA SAMSUNG EHS TDM PLUS

The heating system serving the property in question will be autonomous for each dwelling. It will consist of a Samsung EHS TDM PLUS (Eco Heating System) heat pump composed of an external unit placed in one of the terraces according to the construction and project requirements (at the discretion of the works management), a hydronic module and a 200/300 litre DHW storage tank, depending on the thermal requirements, which will be positioned in an insulated cavity as per the project.

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INSTALLATIONS

HEAT PUMP

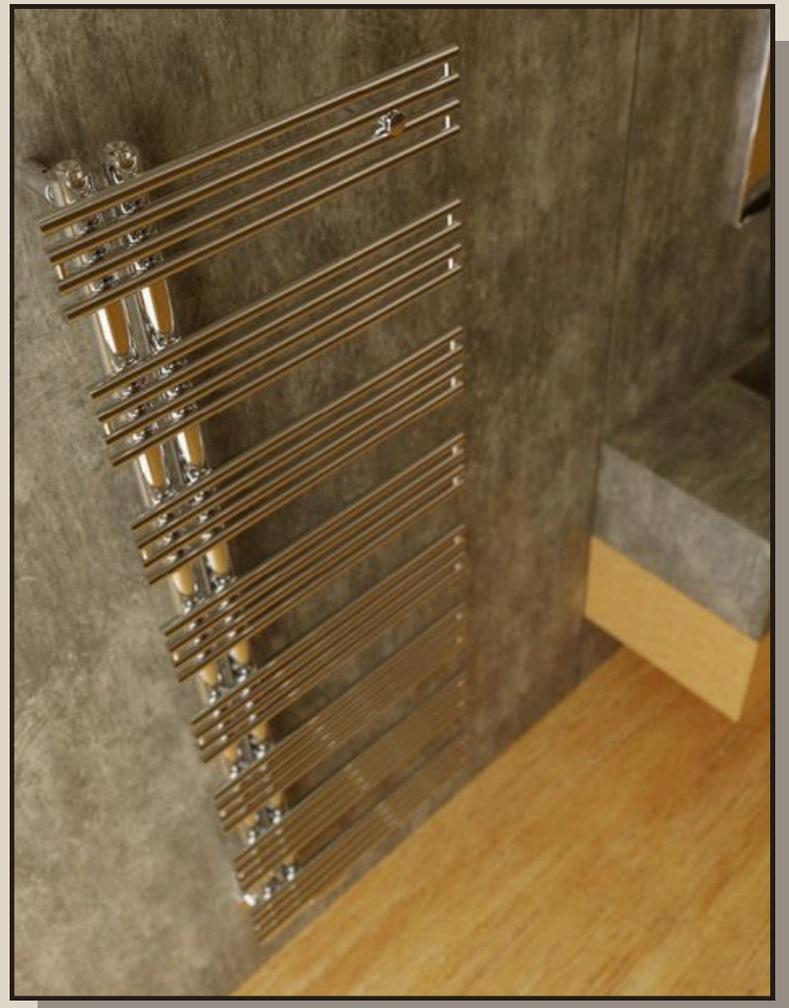
The heat pump is a heating device that, with a small input of electrical energy, can extract thermal energy from natural sources such as ambient air and transfer it to the hydraulic heating system.

Due to its operating principle, the heat pump's efficiency in both winter and summer varies significantly depending on the water supply temperature in the system.

In winter, the machine's efficiency (COP) will be higher the lower the heating water temperature is. For this reason, the optimal complement to heat pumps is an underfloor heating system, which operates with water at no more than 35°C.

The Samsung EHS system we adopt is a high-efficiency solution that allows for year-round climate control, utilizing traditional indoor multisplit units along with innovative hydronic modules for hot water production. This results in extremely low energy consumption, reduced CO2 emissions, maximum environmental sustainability, and significant economic savings.

The residences will be equipped with an air conditioning system connected to a heat pump for summer use, including three wall-mounted Samsung split units. In the bathrooms, an electric heated towel rail of the IRSAP type or similar will be installed.



Radiator elettrico

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INSTALLATIONS

PHOTOVOLTAIC SYSTEM

Each apartment will be equipped with an independent photovoltaic system, with panels fully integrated into the roof. The nominal power in kW will be determined by the project management team and sized by our technicians based on the annual energy requirements needed to heat the home while maintaining Energy Class A consumption standards. The design and installation of the photovoltaic system will be carried out by qualified personnel, who will also handle the necessary documentation for grid connection and the application for any available incentives.

The panels will be Sharp ND225R1J series, or similar, with a power output of approximately 300 Wp each and dimensions of approximately 165.2 x 99.4 cm per panel. They will be polycrystalline, certified according to the latest regulations, and installed with appropriate support structures.

The manufacturer provides a 5-year warranty for manufacturing defects, 10 years on 90% of the output power, and 25 years on 80% of the output power.

A high-quality inverter will be installed, along with a DC-side distribution board equipped with a disconnecter, fuses, and a surge protector. The AC distribution board will include circuit breakers and a differential circuit breaker as the interface switch.

The system will be pre-configured for the installation of a storage battery.



Photovoltaic System

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INSTALLATIONS

WATER AND SANITARY SYSTEM

Water will be supplied to each residential unit through a connection to the municipal water supply network, using polyethylene pipes for the underground sections.

The internal distribution network within each apartment will be made with insulated multilayer pipes, installed in a manifold system without concealed joints, using press fittings or similar according to the layout designed by the system engineer, in full compliance with current technical execution standards.



Floor-mounted sanitary fixtures

IMPIANTO ELETTRICO

The electrical system inside the apartments and common stairwell areas will be installed with flexible PVC conduits embedded in the floor and/or walls, connected to recessed junction boxes placed in accessible locations. The conductors inside the flexible conduits will be insulated copper of the FS17 type, with a cross-section suitable for the circuits, in compliance with CEI 64-8 standards.



Vimar Plana series plates

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INSTALLATIONS

ELECTRICAL SYSTEM

The power outlets and light control switches, recessed into appropriate junction boxes, will be from a leading brand, specifically the Vimar Plana series in white, including the white technopolymer plates.

The number of lighting points, outlets, and light switches will be sufficient to ensure proper illumination of each room and the operation of basic household services.

These elements must comply, for each residential unit, with the executive project drawings and will be placed in the most conventional positions or otherwise defined before the start of the system installation, with a signed copy of the project plans to prevent misunderstandings or errors in execution.

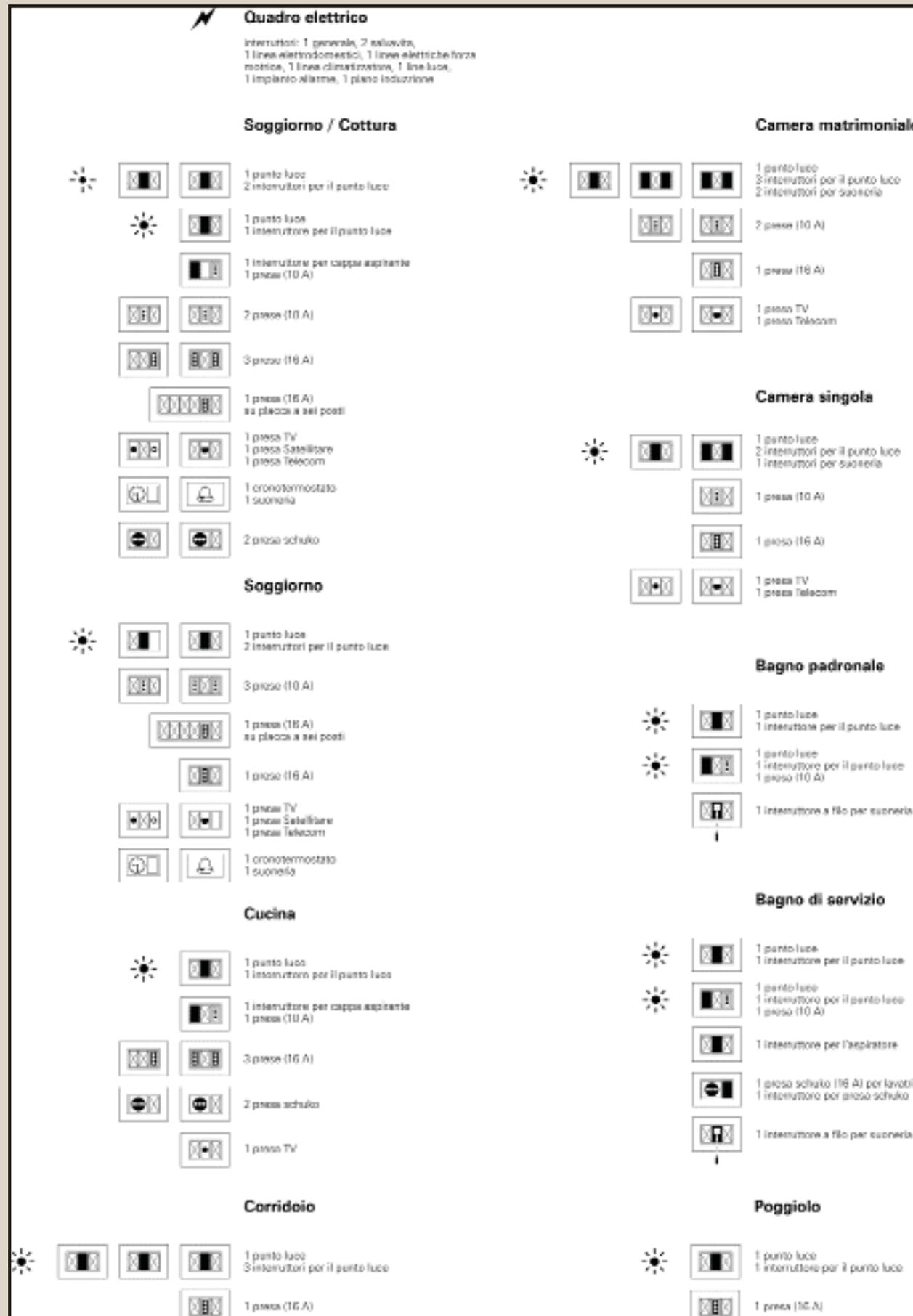
It should be noted that for the perimeter alarm system, only the pre-installation of conduits will be provided, while magnetic contacts will be installed on the interior window frames.

The electrical circuits within the apartment will be connected to a recessed electrical panel, complete with a high-sensitivity AC-type differential protection switch (30mA lifesaver) and magnetothermal circuit breakers with appropriate calibration for overload and short-circuit protection.

The components provided are those listed in the schematic on the following page.

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INSTALLATIONS



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INSTALLATIONS

TV SYSTEM

The project includes the supply and installation of a TV antenna system, consisting of a private dedicated digital terrestrial antenna, a shared galvanized steel pole installed on the roof, a terrestrial TV central unit, and a TV cable routed from the stairwell to each unit.

Each room, except for utility spaces, will have a TV outlet.

Additionally, a corrugated conduit will be pre-installed to allow for a future satellite dish installation, though multiswitches, cables, satellite outlets, the dish itself, and accessories are excluded.

VIDEO INTERCOM SYSTEM

Each unit will be equipped with a doorbell system, activated by a nameplate button located in the stairwell for each residence.

A color video monitor, such as an Elvox-Comelit model (specific model to be determined by the project management), will be installed, allowing residents to operate the door lock release remotely.



Living room TV

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INSTALLATIONS

TELEPHONE SYSTEM

Each unit will be pre-wired for a telephone system in accordance with TELECOM regulations, featuring one outlet per room, except for utility spaces.

The connection to the external telephone network will be established through a buried PVC conduit with a diameter specified by the service provider. The conduit must be easily accessible and inspectable at any time and at any point along its path.

Note: Any price variations resulting from modifications to the standard system must be negotiated and agreed upon with our technicians.

COMMON AREA ELECTRICAL SYSTEM

The lighting for common areas, including stairwells, pedestrian walkways, and driveways, will be provided by light fixtures equipped with energy-efficient lamps.

The type and model of the lighting fixtures will be selected by the project management, ensuring architectural harmony with the building's design.



Gym entrance view

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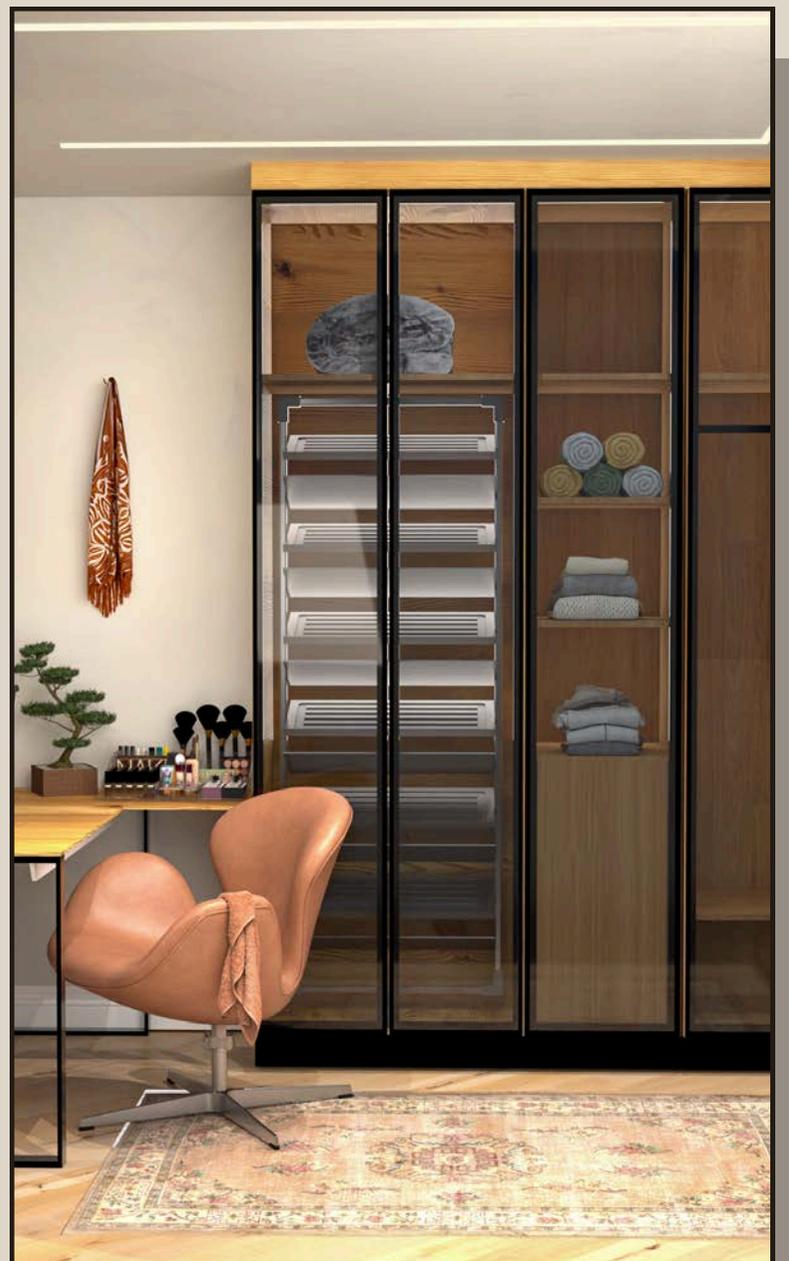
INSTALLATIONS

GROUNDING SYSTEM

The building will be equipped with a properly designed grounding system, allowing for periodic efficiency inspections. The system will include:

- Grounding electrodes, consisting of galvanized steel profiles driven into the ground.
- Ground conductor, which connects the electrodes to the main grounding terminal using a G/Y FS17 cable with a 16 mm² cross-section.
- Main grounding terminal, from which individual protection conductors will branch out to each housing unit, using a G/Y FS17 cable with a 6 mm² cross-section.

The grounding system is designed to ensure the proper operation of differential protection devices, safeguarding individuals against the risk of indirect contact.



Walk-in closet

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INSTALLATIONS

DRAINAGE AND VENTILATION SYSTEM

The wastewater and rainwater drainage systems will be made of welded polyethylene pipes, specifically Geberit soundproofed pipes with a noise-absorbing sheath.

All bathroom and kitchen drainage stacks will be ventilated through polyethylene pipes. The execution, sizing, and positioning of the sanitary drainage pipes will be directed by the construction management, following the review of the system's final design plans. If necessary, some of the drainage pipes of the housing units may run externally along the ceiling of the maneuvering area, preferably within the common area.

SEWER SYSTEM

The sewer network will be installed in compliance with the design specifications of the system engineer and municipal regulations. In general, the sewer system will consist of a rainwater drainage, designed for proper dispersion and a blackwater drainage, complete with inspection manholes, collection basins, and all necessary components to ensure a fully functional system.

Both networks will be connected to the municipal sewer main.



Bathroom

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4. FINISHES

TERRACE RAILINGS

The terrace railings will be made of metal with glass panels where specified, at the unquestionable discretion of the site manager.

EXTERNAL WINDOWS

The external windows will be made of high-strength wood-aluminum with a triple sealing gasket.

They will also be equipped with low-emissivity double glazing, with a glass composition of 4/4 + 16 Argon Gas + 4, and fitted with aluminum spacers and internal and external gaskets in EPA or silicone.

Finally, the French doors will have a shatterproof system and hardware - made of brass or steel - with a tilt-and-turn mechanism. The cellars, on the other hand, will be equipped with a hinged door made of galvanized sheet metal, type Revers by Ninz, in white color.



Living room



Living room

La Contrada delle Falesie

FINISHES

INTERIOR DOORS

The interior doors are of the single-leaf hinged type, model GAROFOLI G'IDEA XOSIA, model DOLIA L1.

The door is a solid white laminated version with satin chrome hardware, and standard dimensions of 70-80-90x210 cm.

The work includes the installation of architraves and supporting hardware, installed on a wooden frame where required. Additionally, the project specifies that the doors will be a single-leaf sliding type with a concealed system, also with standard dimensions of 70-80-90x210 cm. Glass doors are excluded from the scope.



Single-Leaf Hinged Doors

SECURITY ENTRANCE DOORS

The security entrance doors will be supplied and installed, with an intrusion resistance class 3 EN 1627-1, equipped with seals on three sides, interior and exterior panel finishes in light-colored PVC laminate, locking mechanism with 4 central bolts, latch and upper side bolt, complete with internal handle and a fixed external chrome satin knob, wide-angle peephole, and standard nominal dimensions of 95x210 cm. Three copies of keys will be provided as per the manufacturer's specifications.



Reinforced Entrance Door

La Contrada delle Falesie

FINISHES

FLOORS AND INTERNAL TILING

All internal tiles of the apartments will be selected by the buyer from a dedicated catalog provided by the construction company.

The buyer will have the opportunity to choose tiles of their preference from a selection of primary brands. The laying of the ceramics includes a two-component grout (decorations, strips, and special pieces are excluded).

BATHROOMS

The bathrooms will be tiled on all walls up to a height of 1.40 meters - including a steel profile - with an additional height of 2.20 meters for the areas inside the shower boxes.

KITCHENS

The kitchens will be tiled on the side of the equipped wall with a strip of 0.80 meters in height between the countertop and the upper cabinets, or until the entire tile is reached, with a double header if necessary, of 60 cm.



SPA / Relax Area



Kitchen cladding

La Contrada delle Falesie

FINISHES

TILES

The tiles specified are in rectified porcelain stoneware with a cement effect, available in sizes 60x60 or 30x60, in beige, fumé, light grey, and grey colors. All internal flooring will be made of porcelain stoneware (supply value €60.00 per sqm, excluding VAT).

WOODEN FLOORING

The flooring in the bedrooms will be wooden as per the sample, made of oak planks measuring 14x120 cm, laid staggered with suitable adhesive (supply value €90.00 per sqm, excluding VAT).

BASEBOARDS

In the apartments, a white lacquered wooden skirting board will be installed with a height of 80 mm, serving as baseboards.



Bedroom



Bedroom

La Contrada delle Falesie

FINISHES

MACHINE BOXES AND CELLARS

The external areas and cellars will be paved with "Nuvolato Flooring" in a smooth finish with a cloud effect, obtained through troweling with a Cement and Quartz mixture in grey color. Alternatively, they will be paved with 20x20 or 30x30 ceramic tiles in Gres, chosen by the Director of Works (D.L.).

EXTERNAL STAIRS

The external stairs will be:

- Made of masonry, finished with the same type of flooring as the rest of the property;
- Steps made of Aurisina stone.

THRESHOLDS AND WINDOWSILLS

The thresholds and windowsills will be made of polished Aurisina marble with a thickness of 3 cm. The windowsills will be equipped with a lower drip edge and a head arch to efficiently direct rainwater.



Gym with panoramic view



Gym with panoramic view

La Contrada delle Falesie

5. OPTIONAL

Upon specific request from clients, certain optional works can be carried out by agreeing on an additional cost in advance. Specifically, we can carry out:

Planting of private green areas

Irrigation system

Home automation electrical system

Jacuzzi

Pool (if not contractually included)

Safe

Bathroom accessories and furniture

General furniture

Completion of the alarm system

Battery storage for photovoltaic system

Colored painting and elaborate effects

La Contrada delle Falesie

6. CLARIFICATIONS

FACOLTÀ DI SCELTA DELL'ACQUIRENTE E SOSTITUZIONE DEI MATERIALI CON ALTRI EXTRACAPITOLATO

Our clients can request the replacement of the finishing materials we propose, as well as the insertion of decorations or the choice of the type of laying for coverings (diagonal rather than orthogonal), but only and exclusively within the apartments. The material and the laying method must be pre-agreed upon between the buyer, the project manager, and/or the seller.

If our clients wish to opt for choices other than what we have proposed, the seller will be entitled to charge a markup of 15.00% based on the reference amount from the supplier, including 22% VAT.

This percentage is not to be considered as VAT payment but as a business markup on the purchase of "supplied" materials (if provided or not in the specification), such as flooring, wall coverings, windows, sanitary ware, mixers, accessories, etc., based on the choices made by the client from the indicated retailers they have selected.

These percentages cover the business management costs.

To the amount thus derived, the statutory VAT for the sale will then be added (for example, 4% in case of first-time home purchase).

The payment for extra-specified supplies must be made according to the requests of the suppliers (e.g., 30% upon order, balance upon notification that the goods are ready for each supply), and the contractor undertakes to issue the related advance invoice at the sales price, which will therefore increase in accordance with the above.

La Contrada delle Falesie

CLARIFICATIONS

Furthermore, we would like to inform you that:

For the progress payments related to extra specifications supplies, since they are not exclusively intended for the seller, the statutory guarantee will not be issued, as it is instead provided for progress payments intended as a price deposit.

The prices indicated in this specification include the above-mentioned percentages and, therefore, as they form part of the property sale price, only the applicable VAT must be added (for example, 4% in the case of a first home).

Should the buyer wish to replace the flooring of the living area with wooden flooring, they must pay the seller the difference of €20.00/sqm for the execution of the anti-humidity treatment to be applied to the cement subfloors and for the higher cost of laying wood compared to ceramic, as the use of special two-component adhesives is required.

It is specified that the installation of any alternative flooring is included in the above-mentioned price, referring to straight joint installation and/or running bond installation. Any additional charges related to installation labor will be payable by the buyer to the seller only and exclusively if different installation methods from those specified in this document are requested (e.g., diagonal, herringbone, panel pattern, etc.) or if the chosen materials come in formats different from those provided for ceramics or wood.

Finally, it is specified that the flooring stock as provided for in the specification (maximum one box per type of flooring) is free of charge, whereas the stock for alternative flooring must be fully paid for.

La Contrada delle Falesie

CLARIFICATIONS

All supplies will be delivered to the buyer during the final inspection and upon signing the pre-delivery report of the apartment. All regulations regarding structural, acoustic, and thermal standards have been complied with. Certifications for these can be requested at our offices.

Furthermore, we would like to inform you that:

1. Any general variations decided during the work by the Project Management may be carried out even if they deviate from those contained in this description of works.
2. The load-bearing structures, as indicated on the plans, are not binding in terms of size or position, as they may be subject to changes due to structural requirements arising during execution.
3. Any symbols of furniture shown in the drawings are purely indicative.
4. If it is necessary for conduits and related systems to pass through other real estate units, the buyer agrees to grant the relevant easements during the notarization without any compensation.

In the placement of these conduits, the company will ensure to use the most suitable spaces to minimize the encumbrance and must obtain the approval of the Project Management.

La Contrada delle Falesie

CLARIFICATIONS

Furthermore, we would like to inform you that:

5. For any changes to the external arrangements, internal partitions, and materials, the buyer must first agree on them with the project management and then request the related cost. These changes will automatically result in delays to the delivery date, while the payment must be made on the date of the order.
6. The buyer acknowledges that the other units of the residential complex may be assigned at different times and, therefore, tacitly allows other buyers to carry out adaptation and utilization works without claiming any special rights or compensation, even if this occurs with a significant time difference.
7. Regarding the cleaning of the rooms of the property unit, they will be delivered free and cleared, and will be roughly cleaned by the construction company's staff.
8. The company reserves the right to modify, at its sole discretion, certain types of finishes based on specific technical requirements.
9. The renders, photos, and drawings are indicative and serve an educational-illustrative purpose. The photos used are stock images and are for illustrative purposes only.