

Specifications

1. Identification

Investment name: Citadella Titan Towers, residential ensemble

City: Bucharest

Address: sector 3, 88 Colonel Iosif Albu Street

Period of executing the building: _____

2. General description

On the terrain in surface of approx. 7,800 sqm there will be erected a residential ensemble that will comprise 2 blocks of flats with basement, ground floor and 14 stories - S + P + 14. There will be provided subterranean and ground floor parkings within the ensemble.

The blocks will comprise 3 apartments on the ground floor, 8 apartments on each of the stories 1–6, 7 apartments on each of the stories 7–11 and 6 apartments on each of the stories 12-14. The basement places and the adherent technical spaces will be placed at the underground level of each block. There will be established centralized ALA shelters for the entire ensemble.

Under the buildings there is a basement designed especially for parking spaces. In this basement, apart from parking spaces, there will exist spaces which will be used as warehouses, spaces for civilian protection, spaces of technical annexes for the transformation group, and electrogenous group and spaces destined for the regular supply of water – and water for putting out fires in case of emergency fire and for heating the public spaces within the complex, rooms to sell or rent out.

No. of evacuation staircases on each block: 2 staircases, in cross-system

No. of elevators in each block: 3 cabins, out of which one with increased carrying capacity, for transporting furniture.

3. Access to the plot

The pedestrian inhabitants of the complex and the visitors will use 2 controlled entrances. The access to the halls of the buildings will be possible both from the Colonel Iosif Albu Street, and from the interior park. Also, direct access will be possible from the subterranean parking, using the stairs or the elevator.

In every building, the central lobby will comprise 2 staircases and 3 elevators, displayed in such a way as to allow going up into the building. The elevators will make stops on every level and at the subterranean level, with a velocity of 1m/sec. The elevators will be installed by the supplying companies.

The underground parking will have 1 controlled entrance.

The utility vehicles (fire fighters, waste collection) will have direct access from the street strictly to the relevant part of the building. In emergency situations, access of the ambulance and fire fighters' vehicles into the complex will be possible.

The parking at the same level with the park will be done by means of a single controlled entrance and in the area bordering the complex.

The controlled entrances will be subjected to monitoring by electronic security systems. The place will be organized as private space, with closed circuit, and watched. Access of motor vehicles will be blocked by a system of barriers with controlled opening, with battery back-up supply, including a location for re-filling the batteries, with closing the base with a key. In order to open the barriers there will be used apparatus for reading the magnetic cards at short distance and in special situations, the guard team will use the buttons for manual opening.

The video control during day and night will be done by means of the "speed – dome" type video screens, made up of video cameras, with automated zoom lenses. The "speed – dome" video cameras will be linked to a transmitting monitor which will be placed in the range of the household area. The guard's patrols will be ready for intervention in case of need. There will be performed patrols rounds in the area of the parking spaces.

4. The constructive system

The buildings' foundation will be a general founding plate and it is dimensioned depending on the data presented in the geotechnical study. The resistance structure will be executed with armed concrete carrying elements: pillars, diaphragms, beams and armed concrete plates with the size according to the laws and standards in effect. The supra-structure ceilings will have the thickness of 15-18 cm. The walls of the basement and the armed ceiling make up a rigid armed concrete box, with the thickness of 30-40 cm (for the walls of the civilian shelter). The roof will be a terrace that will not allow circulation. There will be established hydro-insulation and thermal insulation works, in order to obtain the proper thermal comfort.

There will be provided a free height, between finishing, of approx. $H = 2.7$ m.

5. Interior finishing

5.1 Components of the spaces common for all households

The main entrance lobby on the ground floor will be paved with artificial stone or others of the same value and, in addition, decorative plates.

The common surfaces on the stories will have paving of anti-slippery mat porcelain-like grit stone, 30 x 30 cm or 20 x 20 cm; the walls will be plated with porcelain-like grit stone with $h = 0.2$ m, and for the rest, there will be masonry and painting with washable paints.

In the closed common areas (such as the staircase), the floor will be plated with porcelain-like grit stone plates.

The apartments have open balconies, with steel and secured glass rails, paved with porcelain-like grit stone (degree 4), which will be anti-slippery and have a drainage and rain water collection system.

The entrance door of the apartment will be armed, fixed on a metallic frame, with special lock and seeing hole.

There will be executed the preparation for installing independent air conditioning in every apartment. Each apartment will have a separate meter for measuring: cold water, electrical energy and gases. The measuring devices will be fixed in the staircase, on each level.

5.2 Description of the apartment

5.2.1. General considerations:

- The inner walls will be made out of gyps-cardboard plates, on a metallic structure and filled with mineral cotton and out of BCA masonry blocks, paved and painted with white washable paint. For the wet spots (for example bathroom or kitchen) there will be used gyps-cardboard surfaces resistant to moisture (RBI type) and for the other places there will be used regular gyps-cardboard surfaces (RB type).
- Installation of light and plugs.
- Steel or aluminum heaters, with closing valve.
- The paving in the kitchens, closets, bathrooms and sanitary facilities will be made out of ceramic grit stone and/or mat porcelain-like grit stone.
- The preparation for installing the air conditioning unit in the living room and the master bedroom is made.
- Installation of telephone and cable television in the living room and the master bedroom.
- The apartment entrance door will be armed, fixed on a metallic frame, with a special lock and seeing hole.
- The outer woodwork will be made out of penta-cameral PVC with termopan window.
- The exit to the balcony will be equipped with a window painted surface up to the paving, according to the plans.
- The interior doors will be cellular doors, with PVC plating on the frame and will be equipped with thresholds of the same material
- Installation of interphone and interphone device in the entrance area of each household

5.2.2. The apartment will be transmitted in the following finishing stage:

a) Bathroom, toilet

- The paving will be out of ceramic plates coming from Italy or Spain.
- The walls will be covered with faience coming from Italy or Spain
- The ceiling will be painted with washable acrylic paint, white.
- The sanitary objects will be Mondial or Romstal products, having the colour white
- The porcelain sink with 50 cm width and 35 cm depth above or below the marble plate and including cupboard of “sandwich“ material (wooden glued plates), covered with “formica“ type plating.
- The toilet out of porcelain, plastic tank with toilet water, pneumatic mechanism 3/6 liters under the WC lid, colour white – visible.
- Bathroom batteries and accessories, made in Italy, ceramic filter.
- Sink battery, made in Italy or the equivalent, according to the architect’s instructions.
- Bath tub battery, made in Italy or the equivalent, according to the architect’s instructions.
- Accessories on the shower cabin: shower set, made in Italy or the equivalent, according to the architect’s instructions, single command shower battery, shower support, IBOX universal (visible compartmenting)
- Accessories according to the architect’s instructions: soap support for the sink, soap support for the bath tub, towels support, toilet paper support and mirror.
- Bath tub with the dimensions 70 x 160, made out of glass-fiber armed plastic.
- Mechanical ventilation system, which is activated by turning on the light/opening the door and stops working with turning off the light / closing the door.

b) Kitchen

- The paving will be out of porcelain-like grit stone, coming from Italy or Spain, with the thickness of 8.5 mm, PEI IV, anti-slippery.
- Above the lower kitchen cupboard, the wall will be covered with faience plates, made in Italy or Spain, for a width of approximately 60 cm.
- The rest of the walls will be painted with white washable paint.
- The ceiling will be painted with white washable paint, over the masonry that was set on the concrete surface.

c) The entrance area (Vestibule)

- The paving will be out of porcelain-like grit stone, coming from Italy or Spain, with the thickness of 8.5 mm, PEI IV, anti-slippery
- The walls will be painted with white washable paint
- The ceiling will be painted with white washable paint
- For the standard package, the colours of the paving and of the ceramic will be chosen by the customer, out of 5 variants made available by the entrepreneur.

c) Living room

- The floor is made out of click blade-like laminated parquet, or of the same value, with the thickness of 8 mm and wear and tear degree A/C 4.
- The walls will be painted with white washable paint
- The ceiling will be painted with white washable paint
- Preparation for air conditioning
- Plugs for telephone and cable television

d) Bedrooms

- The floor is made out of click blade-like laminated parquet, or of the same value, with the thickness of 8 mm and wear and tear degree A/C 4.
- The walls will be painted with white washable paint
- The ceiling will be painted with white washable paint
- Preparation for air conditioning
- Plugs for telephone and cable television

e) Balconies

- The paving will be out of porcelain-like grit stone, coming from Italy or Spain, with the thickness of 8.5 mm, PEI IV, anti-slippery.

6.Provisions regarding the ventilations

The ventilation of the underground parking shall be made by mechanical procedures, which shall ensure the air exchanges according to standards, keeping of CO (carbon monoxide) concentration according to the standard and also and heating of the parking during winter. There shall be observed all provisions of the NP 24 Standard for the design, execution and exploitation of the car parking places.

The ventilation of the apartments (bathrooms or sanitary groups) shall be made by some ventilators that shall be commissioned automatically at the same time with turning on of the light in bathroom or WC. The ventilator shall push the air in a ventilation tube that is spilled over on the last terrace of the building.

In all common areas – at the ground floor, in halls of each floor – there shall be installed a system for bringing out of smoke and aeration by mechanical proceedings, all in accordance with the fire-fighting and firemen requirements.

7.Previsions related to fire extinction

At the public floor of the building – parking floors and ground floor – as well as at the top levels with residences, there are provided for systems for extinction of the fire (sprinklers) according to the Romanian norms and standards in force, and according to the fire resistance scenario.

The floors of residence buildings shall be provided for with hydrants for extinction of fire.

In the underground floor it is provided for a water tank for extinction of the fires and a fire pumping station.

In each network, there shall be installed an alarm tap which shall alarm in case of opening of a sprinkler and /or a fire extinction tap.

8.Provisions related to the supply of current water

The current water shall be supplied from the central network of town.

Due to the height of the building, this shall be endowed with hydrophones that shall ensure the pressure necessary for each floor.

The construction shall be endowed with a spare water tank in case that the supply of water from the central network of town is stopped.

The water consumption shall be measured for each apartment by a water counter in the apartment.

9.Possibility of installing the air conditioning devices

For each residence, there shall be performed the piping which shall allow the installation of the air conditioning devices, with possibility to locate the external unit on the balcony.

10.Provisions related to the supply of electric energy

The electricity network shall function with voltages of 380 V (three-phases) and 220 V 50 HZ. The electric energy shall be supplied from two sources.

The supply with electric energy from the second source in case of emergency situations (in case of an interruption of the supply with electricity from the main source) shall be ensured by a generator with automatic function. The generator shall ensure, in case of interruption of electric power, the operation of elevators, fire extinction system, alarms, video and infrared system for surveillance of the building and minimal lighting for safety needs.

The safety lighting shall function in the common spaces (technical spaces, parking, halls, elevators) and shall be composed of light fixtures and switches.

The protection against electrocution accidents shall be performed by the earthing of the electric switchboards with an extension from connection. Each fuse from the switchboard shall have an extension.

The protection against lightning shall be performed by a lightning rod composed of two installations.

The underground level shall be illuminated with fixtures with fluorescent light, among which 25 % shall ensure the safety lighting and shall be controlled from the electric switchboard destined to

parking and 75% shall be usual lighting fixtures controlled by the movement detectors.

The supply with electricity of the apartments, irrespective of their sizes, shall be carried out by cables with diameter of 10 sqm and the main fuses shall be of 35 A for the three-passed current.

The independent electricity cables for the supply of the apartments shall the diameter of at least 5 x 10 sqm, made of copper fibers.

The building will be provided with an electric general counter as well as power counters for each site.

In the kitchen, there will be sockets for refrigerator, dishes washing machines, and also, sockets for kitchen domestic tools – boilers, mixers, etc. Also, there will be designed for each flat, the wiring for telephone and TV cable, with sockets in the dining room and bedrooms.

In each flat, there will be set an interphone relating with the building entrance door or reception in the hall at the ground-floor.

The buildings of the center will be provided with a lighting system for exit in case of emergency. It will be activated in the area of the flat, at the underground levels and elevators.

11. External arrangements

There will be built underground parking places, access alleys and green gardens to the limit of the real estate inclusive, the connections to roads and walkways. In the center of the residential center, there will be located the park and green gardens which can be used by all inhabitants of the residential center. In the park, there will be built walkways, rest areas, roofed places for children playing. The park will be lighted at night and in the evening and the flower arrangements are emphasized by a special light. The park will be entirely irrigated with an independent irrigation system.

12. Notes

A) The differences of 2 % between the dimensions of the building that are in plan and effective dimensions are reasonable and will not be considered as an inconformity with this description.

B) All the products and works will comply with the standard requirements, wherever such standards are specified.

C) The plan and specifications' dimensions are useful dimensions (between walls or of the walls) according to the plastering, covering with gypsum, covering with boards, insulation, etc.

D) An object described as an alternative (and/ or) will be chosen by the seller

E) The current arrangement of the project and real estate in accordance with the plans attached to this contract, inclusive setting of the garbage, parking places and other auxiliary installations from the building, boards, passages, and surrounding areas is only a provisory arrangement and is not final or compulsory. The final arrangement plan of the project is subject to the decision of the seller and is the object of coordination with the competent authorities.

The works are executed in compliance with the legislation in force in Romania on the date of receiving the authorization for construction.

F) Wherever in the specification, it is indicated that there are used mote than a type of material and/ or equipment and / or coloured accessories, the selection of the type of material and/ or nuance and / or materials that must be specified for that object will be decided by the seller, by his own free will.

G) Annexed plans:

Plan of the flat, inclusive the setting of the flat in the floor.

Underground with parking places and boxes.

Lay-out plan for the site with parking places.

Seller

Buyer