



*Quastilo Exclusives*  
**K O M F O R T**





## **BUILD YOUR OWN**

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The way how a house is designed and then completed are some of the most important factors that make a house to feel home; to be comfortable and appealing and at the same time, to reflect the style and character of those who inhabit it.

Our associate team of certified architects, constructors and technical consultants are constantly analyzing the current trends in their respective fields and offer our customers solutions using high-quality finishing materials and the latest interior design technologies.

The BUILD YOUR OWN Programme has been specially developed to serve clients who do not wish to buy a ready property; clients who instead prefer to buy a plot of their own preference and then with the help and support of our designated team of architects, constructors and technical consultants to custom-design and build their dream home.

For this purpose, Quastilo created the KOMFORT & KLASS packages. KOMFORT refers to the Comfort Class category and KLASS refers to the Business Class category. Through its KOMFORT package, Quastilo offers affordable elegance accessible for family living or for long-term investment while through its KLASS package, it boasts a selection of finishes addressed to the high-end buyer. The design and materials used to ensure comfort and harmony throughout the home.

In addition, the clients have the possibility to choose from a wide selection of high-valued plots in some of the best areas at the best possible prices and at the same time they are provided with a structural specification list as well as a material price list, according to the package of their choice, so they can precisely estimate the overall cost based on the square meters of the property that they wish to build. In this way the clients have full control of the overall process and they are assured that they will enter their dream home on-time and on-budget.

## Structural Specifications

**Frame:** The frame of the building will be made of reinforced concrete according to the structural configuration by the civil engineer.

**Walls:** The external masonry infills will be constructed of 250mm bricks and thermal insulation system according to the energy efficiency study. The interior partitions will be made of dry wall system 125mm thick or as specified in the architectural drawings.

**Roofing & Waterproofing:** Non-reinforced concrete (screed), 4mm asphalt membrane insulation, extruded polystyrene will compose the protection system of the roof. Cement based water insulation will be applied on the verandas and all external floors to receive ceramic tiles or other material stated.

**Floorings:** All internal conditioned spaces will be covered with screed on lightweight concrete screed for covering services.

**Paint-work:** Three coats of emulsion paint on interior walls in general. Three coats of emulsion and spatula on interior ceilings. Exterior paint and spatula on extended/veranda ceilings. Oil paint or anti-stain paint on the metal surfaces of railings in three coats (primer, undercoat and finish).

**External works:** General earthworks and concreting works for the shaping of exterior spaces. Low concrete walls on the plot's ground floor perimeter. Construction of public pavement at the entrance of the building and landscaping.

**Plumbing:** Water supply with pipes of a minimum 15mm diameter, solar collectors with an electric immersion heater, sewage/drainage and drainage gutters on the terrace for rainwater. Water tanks of 1 ½ tons capacity per household and hot water supply system with the use of the solar collectors and the electric element.

**Mechanical works:** Installation of the necessary provisions, piping, drainage and power supply for split units. Mechanical ventilation for interior lavatories/bathroom.

**Metal works:** Metal or aluminum profile with safety glass railings to staircases and verandas if depicted. Metal or aluminum profile gates at the main entrance and garage entrance.

**Electrical works:** All electrical parts of European manufacture. Provision for first class quality video-phone (intercom) system. Adequate free plug sockets, telephone outlets and television outlets to be included. Provision for electric heaters in all areas (wall mounted). Electric immersion heater and two-way light switches in the bedrooms. In the kitchen all fitted appliances will be wired inside the walls by a spur fused unit and will include points for oven, microwave, kitchen hob, washing machine, dishwasher, refrigerator and extractor fan.

**Glazing:** Energy-saving windows. All windows double glazed in aluminum frames.

**Wood/Timber Works:** Security entrance door with timber veneer finish. Internal doors 2.20m, wardrobes and bathroom cabinets of European manufacture. Kitchen cabinets and wall units with MDF lacquered finish. The counter-tops will be of techno-granite. The kitchen sink will be of synthetic granite type or stainless steel with a double basin. Letter box will be

## Material Specifications & Prices

- Sanitary fixtures/fittings, taps and kitchen sink of European brands of a total purchase value of €10.000. The above price shall include mixers, towel rails, lavatory paper holders, soap dishes and mirror over basins in bathrooms. The kitchen sink will be of synthetic granite type or stainless steel with a double basin.
- Marble alex-ajax type on the doorsills of the exterior doors and window sills at a purchase price of €50/m.
- Ceramic tiles of European manufacture at a purchase price of €20/m<sup>2</sup> laid with cement mortar in kitchen, living & dining rooms, verandas, entrance floors and parking area.
- Ceramic tiles of European manufacture on staircases of €20/m<sup>2</sup> per floor.
- Bathroom floors and walls to be covered with tiles up to the ceiling priced at €20/m<sup>2</sup>.
- Laminated parquet floor of European manufacture in bedrooms at a purchase and installation price of €20/m<sup>2</sup>. The above price includes skirting and profiles.
- Unit price for wardrobes in bathrooms and bedrooms 180/m<sup>2</sup>.

## Material Specifications & Prices

- Wardrobes, bathroom cabinets and kitchen unit handles €10/piece.
- Total kitchen value including the island-bar €10.000.
- Techno-granite counter-tops, backsplash and wash basin surfaces valued at €200/m.
- Exterior door priced at €1000/door.
- Interior doors priced at €350/door, door locks, stoppers and handles priced at €35/door.

## Additional Works & Items

- Internal covered areas: €1500/m2.
- Covered verandas: €800/m2.
- Uncovered verandas: €400/m2.
- Roof garden: €400/m2.
- Parking area with grano-stone finish: €400/m2 uncovered and €800/m2 covered with beams or with reinforced slab.
- Decking & pool: decking of 1.2m around a pool of 4x8 with tile/mosaic at €25,000.
- Central heating: €400 per unit (ceramic panels of high energy efficiency and aesthetic) including installation.
- Electric roller shutters: €400 per window including installation (160cm x 240cm).
- Photovoltaic system: €8000 for a 5KW structure including installation.
- Barbeque area: €1500.
- Automation system: €10000 full package for controlling mostly all major points of a house including applications on phone.

## Additional Works & Items

- False ceilings: 20m2 on various internal areas (included in the price per m2).
- Stone & wood type decorations exterior: 30m2 on various external areas (included in the price per m2).

## Extra Provisions & Items

- Security system - alarm sensors to cover all main areas of the residence.
- Home cinema system in the central access point in the living room.
- Smart CCTV using a smart phone.
- Built-in central vacuum cleaner.
- Fireplace electric or built.
- Elevator of European brand.
- Electrically operated gates.
- Garden landscaping & railing/fencing.
- Full domestic appliances.
- Full furniture package.



The above prices do not include V.A.T. All items shall be chosen from selected suppliers. Architectural drawings, permits and supervision are included. Prices might change at any time before a contract is signed.



Q is the initial letter of our brand name **QUASTILO** that derives from the Latin word “quid style”, meaning “what a style/design/method/approach”, a phrase that comes to life through each property we represent.

#### **CONTACT**

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