



# Residential Building

The residential buildings of “Mr Prokat” are constructed with a timber frame structure, fully earthquake-resistant, extremely solid and externally waterproof, providing ideal conditions of thermal and sound insulation.

## External Wall Construction with Thermal Façade System

- Elastic, colored, acrylic, breathable exterior render (color selected according to customer preference).
- Base layer of cementitious, elastomeric reinforced plaster with fiberglass and organic additives, reinforced with fiberglass mesh.
- External thermal insulation system with expanded polystyrene EPS 100, thickness 100 mm,  $\lambda = 0.032$  W/mK, mechanically fixed (THRAKON).
- OSB oriented strand boards, thickness 11 mm.
- Timber frame construction 50×150 mm at 600 mm spacing for single-storey houses.
- Timber frame construction 50×150 mm at 600 mm spacing for two-storey houses.
- Mineral wool insulation infill 45 kg/m<sup>3</sup>,  $\lambda = 0.040$  W/mK.
- Polyethylene vapor barrier membrane 0.2 mm (TOPDACH).
- Fire-resistant gypsum board KNAUF 12.5 mm (moisture- and fire-resistant gypsum board in bathroom interiors – DF & DFHZ not used).
- Total wall thickness: 245 mm for two-storey houses, 185 mm for single-storey houses.
- Average weight: 34.5 kg/m<sup>2</sup>.
- Sound insulation: 42 dB.
- Thermal transmittance coefficient:  $K = 0.24$  W/m<sup>2</sup>K.
- Fire-resistant gypsum board upon request.
- Gypsum boards TYPE A STANDARD (all walls and ceilings).
- Moisture-resistant gypsum board H2 in bathrooms and kitchen.

## Internal Wall Construction with Wood Cladding

- Wooden tongue-and-groove cladding (white wood) 14×90 mm (where requested).
- Breathable waterproofing membrane.
- OSB oriented strand boards 11 mm.
- Timber frames 50×100 mm at 600 mm spacing for internal walls of single-storey houses.
- Timber frames 50×150 mm at 600 mm spacing for external walls of two-storey houses.
- Mineral wool insulation 45 kg/m<sup>3</sup>,  $\lambda = 0.040$  W/mK.
- Polyethylene vapor barrier membrane 0.2 mm.
- Moisture-resistant KNAUF gypsum board 12.5 mm (moisture & fire resistant gypsum board in bathroom interiors).
- Total thickness: 245 mm (two-storey), 185 mm (single-storey).
- Average weight: 38.6 kg/m<sup>2</sup> (two-storey), 36.7 kg/m<sup>2</sup>.
- Fire resistance: REI30.



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## Intermediate Floor & Attic

- Fire-resistant KNAUF gypsum board 12.5 mm.
  - Polyethylene vapor barrier membrane 0.2 mm.
  - Wooden battens 15×70 mm.
  - Timber floor beams 80×200 mm.
  - Mineral wool between beams 50 mm.
  - Mineral wool 100 mm (only under non-accessible attic).
  - OSB boards 18 mm.
  - Polyethylene vapor barrier membrane 0.2 mm.
  - Dry construction infill with wooden joists and OSB 15 mm.
  - Total thickness: 360 mm\*.
  - Sound insulation:  $R_w$  42 dB\*.
  - Fire resistance: REI30.
  - Average weight: 40.8 kg/m<sup>2</sup>\*.
- \*including floor infill

## Roof Construction

- All roofs are constructed to ensure maximum weather protection and enhanced external appearance.
- All visible roof elements are made of planed timber, impregnated and painted.
- Maximum snow load: 100 kg/m<sup>2</sup>.
- Pitched or hipped roof construction (inside to outside):
- Moisture-resistant gypsum board 12.5 mm (only with accessible attic or floor below).
- Polyethylene vapor barrier 0.2 mm.
- Timber battens 80×150 mm to 100×200 mm.
- Roof beams 40×200 mm (open roofs).
- Timber trusses 50×150 mm with metal nail plates (closed roofs).
- Mineral wool insulation 45 mm.
- OSB boards 11 mm.
- Bituminous waterproofing membrane.
- Bituminous shingles (color of client's choice).
- Total thickness: 250 mm.
- Average weight: 40.8 kg/m<sup>2</sup>.
- Sound insulation: 42 dB.
- Thermal transmittance:  $K = 0.37$  W/m<sup>2</sup>K.
- Fire resistance: REI30.



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## Flat Roof

### Non-Accessible

- Moisture-resistant gypsum board 12.5 mm.
- Wooden battens 15×70 mm (metal frame).
- Polyethylene vapor barrier 0.2 mm.
- Timber beams 200 mm.
- Mineral wool 45 mm.
- OSB boards 11 mm.
- Polyethylene vapor barrier 0.2 mm.
- Shaped EPS insulation 30–100 mm for slope up to 2%.
- Waterproofing membrane FPO Sarnafil TG66-15 (SIKA), 1.5 mm.
- Minimum total thickness: 332 mm.
- Average weight: 51.7 kg/m<sup>2</sup>.
- Sound insulation: 42 dB.
- Thermal transmittance:  $K = 0.34 \text{ W/m}^2\text{K}$ .
- Fire resistance: REI30.

## Windows & Balcony Doors

- **White thermal-break aluminum frames.**
- **Tilt & turn opening (only one sash in double windows).**
- **Double glazing with Low-E coating and argon gas.**
- **Thermal transmittance:  $U_g = 1.0 \text{ W/m}^2\text{K}$ ,  $U_f = 1.1 \text{ W/m}^2\text{K}$ .**
- **White electrostatically painted metal handles.**
- **External light-colored marble window sills.**
- **Tilt mechanisms and electric shutters not included.**

## Entrance Doors

- Single security entrance door (no side panel).
- Adjustable hinges.
- Security lock, handles, panoramic peephole 180°.
- External aluminum cladding in white.

## Electrical Installation

- In accordance with Greek legislation and standards.
- Lighting points, switches and sockets according to customer preference.
- Cabling used: NYL & NYA 3×1.5 mm, 3×2.5 mm, NYL 3×6 mm, NYL & NYY 5×10+1.5 mm, UTP CAT6, TV cable.
- Single-phase central electrical panel (HAGER or equivalent) with circuit breakers and residual current device.
- Separate sub-panel for additional floor.
- Modular equipment SNAIDER.
- Switches & sockets LEGRAND VALENA series.
- All connections are accessible via junction boxes.



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## ■ Plumbing Installation

- Hot and cold water supply with  $\Phi 20$  INTERPLUST pipes.
- Sanitary drainage  $\Phi 40$  &  $\Phi 57$  SPIRALSOLIDRAIN.
- Main drainage  $\Phi 100$  &  $\Phi 63$  FASOPLAST (6 atm).

Included plumbing per residence:

- Kitchen: hot/cold water & drainage for sink and dishwasher.
- Bathroom: hot/cold water & drainage for WC, washbasin, bathtub, washing machine\*.
- WC: hot/cold water & drainage for WC and washbasin.
- Balcony: one cold water outlet.

\*one washing machine drain per residence.

## ■ Sanitary Ware

**Basic Type** (from company catalog only):

- Washbasin, mixer, WC with cistern, bath set, built-in shower, shower mixer, gypsum-board bathroom cabinet, tiles.

**Prestige Type:**

- €650 gift voucher (incl. VAT).
- Bathroom tiles up to €17/m<sup>2</sup> (incl. VAT).

## ■ Flooring & Finishes

- Wall tiles in bathrooms & kitchen up to 2.40 m height.
- Kitchen wall tiling up to 4 m<sup>2</sup>\*.
- Tile cost limit €12.00 + VAT/m<sup>2</sup>.
- Straight installation for tiles up to 60×60 cm.
- Special patterns at extra cost.

## ■ Laminate Flooring

- Dedron laminate, thickness 7–8 mm.
- Series: Basic, Smart, Dynamic.
- 3 mm foam underlay.
- Skirting boards included.

## ■ Painting & Decoration

- Interior: eco-friendly plastic paint, one color of choice.
- Exterior: colored elastic acrylic plaster (THRAKON).

## ■ Interior Doors

- Hinged laminate doors, simple design, solid frame, marine plywood architraves, inox hinges & handles (Coverdoors or Eurodoor).
- Sliding doors available at extra cost.



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## ■ Notes

“Mr Prokat” reserves the right to change materials, suppliers and construction methods with equivalent alternatives without prior notice. All works concern construction above the foundation slab or basement slab.