

SPECIFICATIONS

OIKOS PROPERTY DEVELOPMENTS

Living room



- Living rooms have beige or cream tiles in 2 sizes (120cm x 60cm or 60cm x 60cm) with matching skirting
- Laminated internal doors in off white finishes (cream and beige) and satin stainless-steel handles and fittings
- Laminated security external doors in grey, beige, brown finishes and satin stainless-steel or matte black handles and fittings
- Off white wall paint shades of beige and cream
- White or cream power sockets and switches



Floor Tiles

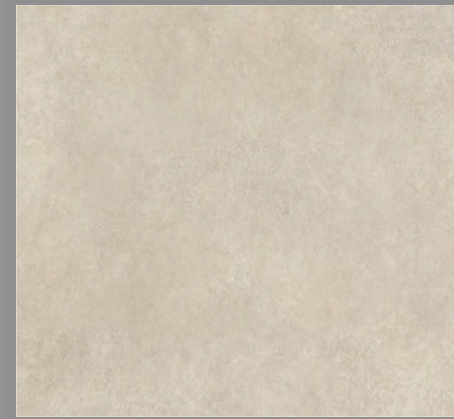
60x60cm or 120x60cm with matching skirting for floors and fully tiled walls with the same or matching tiles to the floor up to the ceiling for the bathroom areas.



Greige tiles



Cream tiles



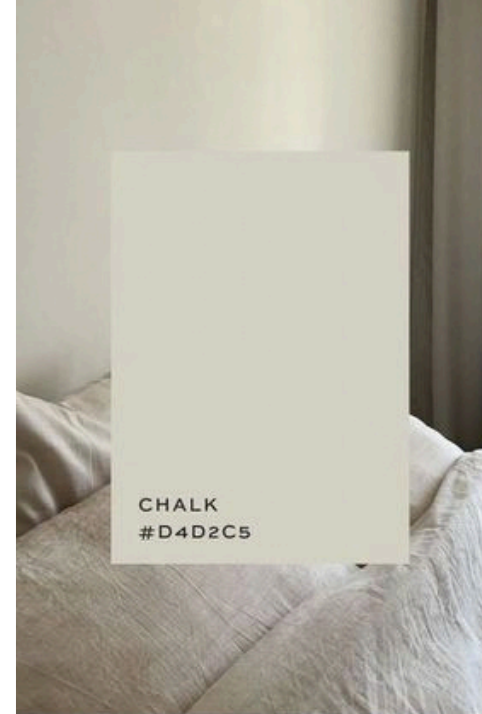
Doors

- Laminated internal doors in off white such as cream, beige and grey-beige with and without texture, depending on the project.
- Laminated security external doors in grey, beige, brown finishes and satin stainless-steel handles and fittings



Wall Paint

Offwhitewallpaintshades of beige and cream (see examples)



Kitchen

doors and drawers

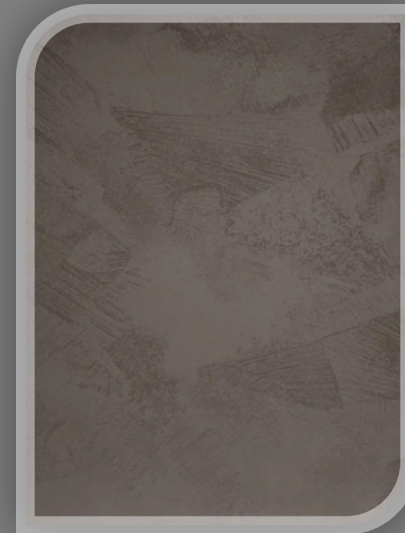
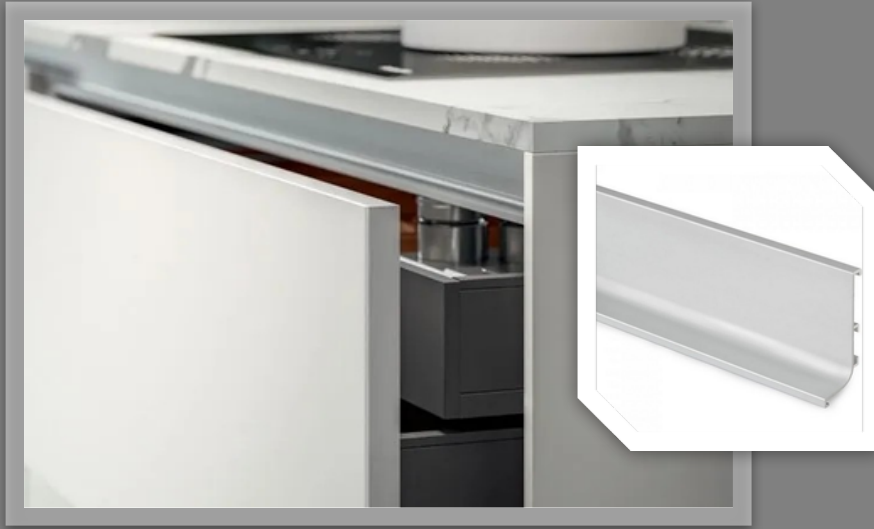
doors and drawers



- Kitchen units are made by white melamine 18mm, the doors and drawer fronts are laminated in shades of beige, cream, grey finishes and sometimes using different colors for the top and bottom unit doors to create a sense of contrast and the hinges and drawer runners are soft close.
- Sinks taps and fixings come in satin steel finish
- Handles come in satin steel, black or handleless as an upgrade (Gola handles)
- Worktops are made by 19mm high pressure laminate and come in different colors and textures depending on the project
- The splash backs are the same material as the worktop and come in 8mm thickness to match the worktop and create that waterfall effect
- Hobs and extractors are integrated

Kitchen

Worktops and splashbacks



Bedrooms

- Bedrooms have beige or cream tiles in 2 sizes (120cm x 60cm or 60cm x 60cm) with matching skirting
- Wardrobes are made using white melamine for the units and laminated doors in beige, cream or light grey color shades, they are fully fitted, floor to ceiling and the handles are satin/matt in stainless steel, they can come with opening or sliding doors
- Off white wall paint in shades of beige and cream



Bathrooms

- Bathrooms are tiled on walls and floors with the same tile in beige and cream color shades in sizes 120cm x 60cm or 60cm x 60cm and a matching color grout
- The toilet cistern come free standing and can also be fully integrated as an upgrade
- Shower tap, fixings and head are externally mounted, the shower trays are acrylic anti-slip material in white or built with tiles and the screen is transparent glass with one side being fixed glass and the other sliding or opening normally
- Bathroom cabinets are made from white melamine with 2 doors in different color finishes to match the design of each bathroom and has the sink integrated. The plumbing pipes are enclosed within the cabinet and hidden, a small mirror is also included
- Taps, handles and all metal fixings in the bathroom are in satin/matt finishes



Integrated toilet cistern



External toilet cistern



Interior - Exterior drywall partition wall

Composition

2x 12.5 mm plaster board (outer side)

Metal frame CW/UW (width depends on the wall use)

Mineral wool insulation(e.g., density 40–60 kg/m³)

2x12.5 mm plaster board (inner side)



Applications

Walls between apartments

Internal apartment partitions

Corridor walls in residential or hotel buildings

Interior partitions with acoustic or fire protection requirements

Advantages

Sound insulation: mineral wool significantly reduces sound transmission ($R_w \approx 45\text{--}50\text{ dB}$).

Thermal insulation: improves indoor thermal comfort.

Fire resistance: when using fire-rated plasterboard (RF or DF type), fire resistance increases.

Ease & speed of construction: quick installation and lightweight system.

Concealed installations: allows easy routing of cables or pipes inside the metal frame.



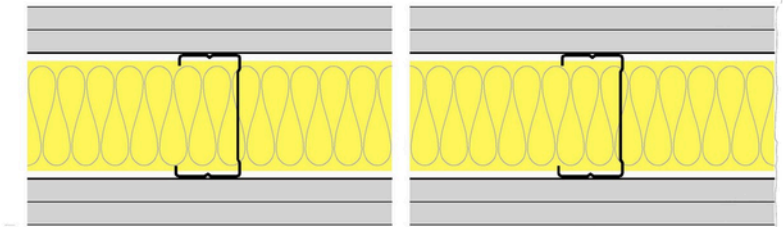
Wall System Description

Type: Double plasterboard on each side with a metal frame and mineral wool insulation.
(Apartment internal partitions)

Structure (from outside to inside):

- 2 × plasterboards (12.5 mm each)
- Metal stud frame (50 mm profile)
- Cavity filled with mineral wool (thickness same as aluminum profile)
- 2 × plasterboards on the opposite side

Total thickness: approx. 100 mm, depending on finishes used.

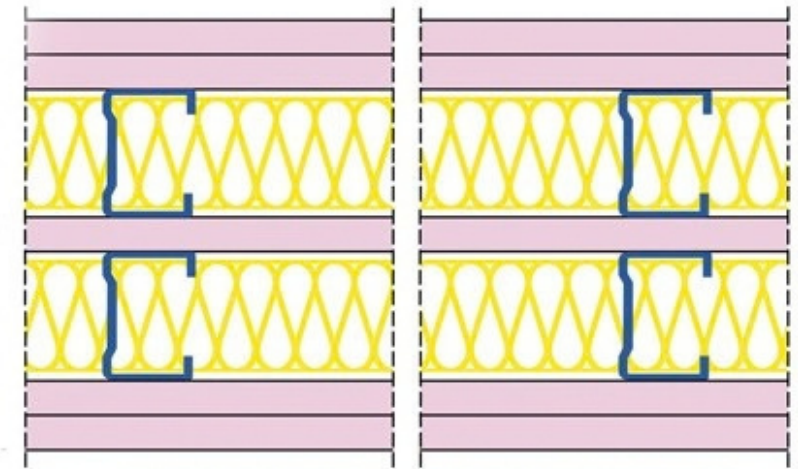


Type: Double plasterboard on each side and one internally with 2x metal frames and mineral wool insulation.
(Apartment internal partitions)

Structure (from outside to inside):

- 2 × plasterboards (12.5 mm each)
- Metal stud frame (50 mm profile)
- Cavity filled with **mineral wool** (thickness same as aluminum profile)
- 1 × plasterboard (12.5 mm)
- Metal stud frame (50 mm profile)
- Cavity filled with mineral wool (thickness same as aluminum profile)
- 2 × plasterboards on the opposite side

Total thickness: approx. 165 mm, depending on finishes used.



External Walls – Thermal Insulation Façade System (ETICS) and Guardex Boards

The external walls are reconstructed with a thermal façade system combined with Guardex moisture-resistant cement boards for enhanced protection and durability.

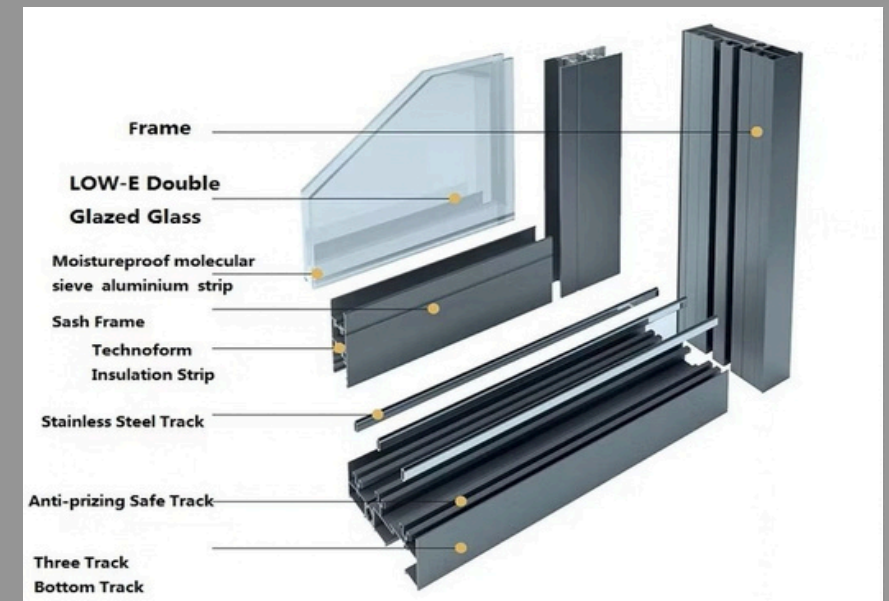
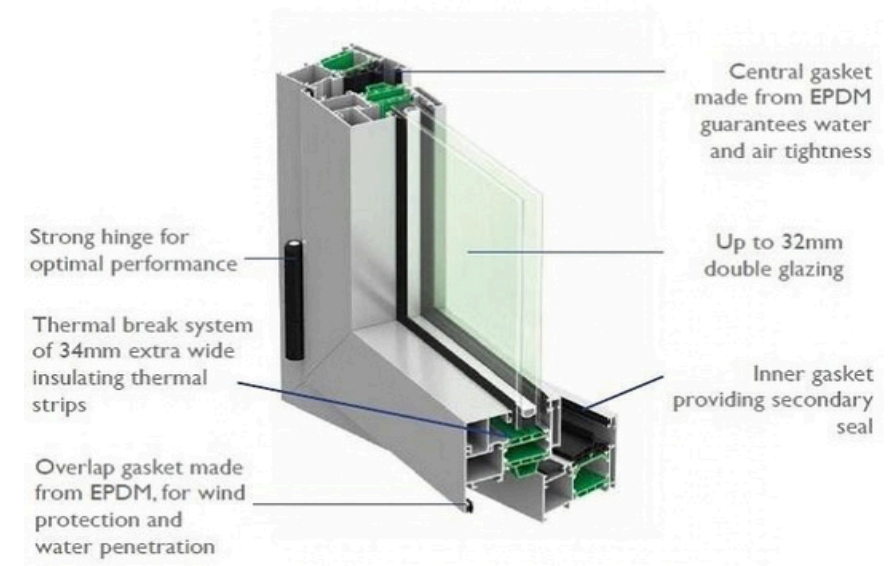


- Internal wall structure (e.g., double plasterboard/cement board on metal frame with mineral wool)
- Guardex board – water-resistant, mold-resistant fiber reinforced cement board suitable for humid or external environments
- Adhesive and mechanical fasteners – fix the insulation to the substrate
- Thermal insulation layer – usually expanded polystyrene (EPS), extruded polystyrene (XPS), or mineral wool panels
- Reinforcing mesh and base coat – provides mechanical strength and impact resistance
- Finishing coat / decorative render – breathable, water-repellent exterior plaster (e.g., acrylic, silicone, or silicate)

Double glazing with thermal break

A window or door system composed of two glass panes (double glazing) mounted on aluminum frames with thermal break technology. The thermal break is an insulating barrier (usually polyamide) that separates the inner and outer aluminium profiles, significantly reducing heat transfer.

- Better insulation: Reduces heat loss in winter and heat gain in summer.
- Energy efficiency: Lowers heating and cooling costs.
- Condensation control: Prevents interior condensation on frames or glass.
- Improved comfort: Maintains more stable indoor temperatures.
- Noise reduction: Provides better sound insulation than single glazing.
- Durability: Aluminum with thermal break resists deformation and corrosion.
- Sustainability: Reduces overall energy consumption and carbon footprint.



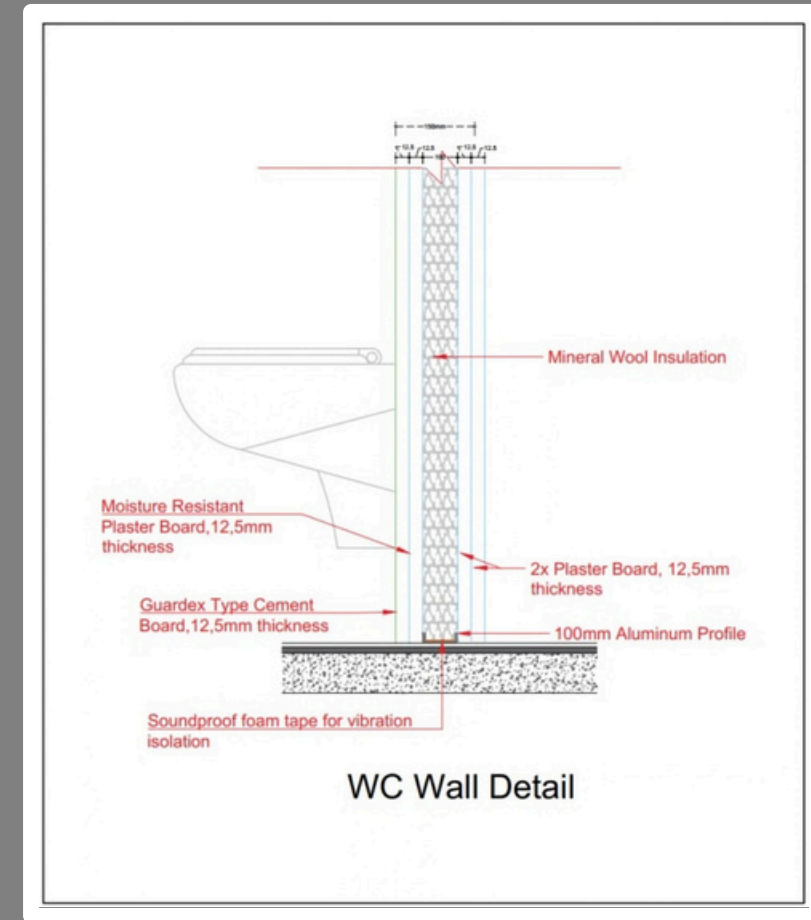
Guardex in Bathrooms and Waterproofing

Guardex is a moisture-resistant fibre reinforced cement board, specially designed for areas with high humidity. It features a water-repellent core that prevents water absorption and mold growth. Mounted on a metal CW/UW frame, with moisture-resistant joint filler and joint tape for proper sealing.

The inner bathroom wall structure is a water-resistant plaster board attached on aluminum profile and the second board is a Guardex cement board for extra protection against humidity.

Before tiling, a liquid waterproofing membrane (e.g., cement-based or polymer-modified) is applied.

Once the membrane dries, tile adhesive suitable for wet rooms (C2TES1 or C2TES2 type) is applied.



Electric water heater

Main Technical Features

- Heating Element Power
 - Usually between 1.5 kW and 4 kW.
 - Higher power means faster water heating.

Insulation

- High-density polyurethane foam minimizes heat loss.
- Ensures energy efficiency and reduced electricity consumption

Thermostat

- Adjustable thermostat with overheating protection and automatic shut-off.

Solar water heater

- Solar collectors (flat plate or vacuum tube type)
- Insulated storage tank with internal or external heat exchanger
- Support structure (roof or ground-mounted)
- Auxiliary electric heater for backup in cloudy days

Energy saving – reduces electricity or fuel consumption up to 70%.

Environmentally friendly – uses renewable solar energy.

Low maintenance and long service life (over 15 years).

Continuous hot water supply all year round.

Economic payback within few years due to energy savings.





Website



WhatsApp



Location

CONTACT US

+91 9811318899

info@goldengreecevisa.com

www.goldengreecevisa.com



HEAD OFFICE

C-505, Vipul Plaza, Sector-81,
Faridabad – 121002 (INDIA)



BRANCH OFFICE

3A-156, Ground Floor, Near DAV College,
K.L. Mehta Road, Faridabad - 121001, INDIA



OFFICE OVERSEAS

5511 Tomken Rd #210, Mississauga,
ON L4W 3Y3, Canada