**TECHNICAL SPECIFICATIONS**

**Structure**

* The building is designed to comply fully with the European regulation of the anti- seismic code.

**Brickwork**

* Exterior walls will be of 25cm bricks.
* Internal partition walls will be of 10cm hollow bricks.
* Thermal Insulation
* 5cm polystyrene will be placed on all the external walls of each apartment.
* Foam concrete and Extruded polystyrene will be placed in all internal apartment areas.
* The Building Energy Efficiency is classified as category A

**Security**

* Security cameras with one week digital recording around the building and the entrance.

**Water Proofing**

* Bituminous membrane will be covering the verandas and the underground parts of the building.
* Bituminous membrane with small stones will be covering the roof.

**Walls / Ceilings**

* External walls: 3 coats of paint for external use or grafiato of no more than 2mm.
* Internal Walls: 4 coats of plaster (3rd coat with net) and 3 coats of emulsion paint.
* Bathroom and W.C.: excellent quality ceramic tiles which can be chosen from our pre- selected collection.
* Ceilings: 2 coats of finishing plaster and 3 coats of emulsion paint.

**Decoration**

* False ceilings with concealed lights in the living rooms

**Glazing**

* Door and windows will be double-glazed in aluminium frames.
* Electrical roller shutters will be fitted in all bedrooms.

**Floor Finishes**

* Common areas & staircase: granite based on the architect's choice.
* Internal areas: excellent quality ceramic tiles of prime cost €25/m2 or with quality laminate wooden floor of prime cost €30/m2.
* Bathroom: covered with excellent quality ceramic tiles of prime cost €25/m2.
* Verandas: covered with excellent quality ceramic tiles of prime cost €25/m2 pre selected by the architect of the project.
* Parking : will be made of patented and coloured grey reinforced concrete 12cm high.

**Sanitary Fitting**

* All apartments will be equipped with high quality sanitary fittings and accessories.

**Kitchen Fittings**

* The kitchen will be fully fitted with high quality cupboards and overhead wall units.
* Quality sinks with high quality mixers will be fitted.
* White Nano Crystalissed Glass counters.

**Doors**

* Common Area and Apartment entrance doors: will be manufactured according to the European Standards of fire resistance regulations.
* Apartment internal doors: High quality doors.

**Heating / Cooling**

* Underfloor central heating (with water) in all areas of each apartment.
* Concealed Air-conditioning in the living rooms.
* Air-conditioning in the remaining areas of each apartment.

**Plumbing**

* Water meter for each apartment.
* Pipe in Pipe will be used for potable, hot and cold water.
* A pressurised solar heater with pump and water tank of 800 litres capacity will be included.
* A Hot Water circulation system will be included

**Electrical Installation**

* Complying with all requirements of the Cyprus Electricity Authority.
* Telephone line is installed in all rooms.
* TV points are provided in all rooms, connected to a central antenna.
* Sufficient number of power points in all rooms.
* A video-intercom system will be installed for the main entrance door of the building.
* Automated lighting system in the entrance, corridors and parking area.

**Provisions**

* Security system – Burglar Alarm sensors to cover all main areas of the apartment.
* Dishwasher in the kitchen.
* Satellite antenna.
* Structure cabling.
* Home cinema in the living room.
* Wall mounted plasma TV in the living room and bedrooms.
* Fly screens