

North Residences

SPECIFICATIONS

CONCRETE STRUCTURE

Reinforced concrete frame comprising of raft foundation, columns, beams and slabs, designed in accordance with European regulations for anti-seismic construction.

WALLS

All apartments will be separated by 100mm hollow blockwork, covered with plasterboard and acoustic insulation.

Internal partition walls will be made of plasterboard complete with insulation.

FLOORS

- i. The ground floor common entrance will be finished in marble.
- ii. The common areas on each floor will be finished in marble.
- iii. The apartments entrance hall, bathrooms, kitchen, living, and dining areas will be finished with large-sized ceramic tiles.
- iv. The bedrooms will be finished with natural pre-varnished wood parquet with solid wood top layer.
- v. The terraces' floor will be finished with anti-slip ceramic tiles.
- vi. The storerooms will be a concrete floor with an epoxy finish.
- vii. The parking area will be a concrete floor with an epoxy finish.

WALL FINISHES EXTERNAL

The external surface of the building will be mainly covered with composite aluminium panels.

Other surfaces will be concrete fair-faced or covered with HPL panels.

WALL FINISHES INTERNAL

- i. All surfaces will be finished with plaster and painted with three coats of emulsion paint.
- ii. The bathrooms will be lined with ceramic wall tiles up to a height of 2.65m.
- iii. Storeroom walls will be painted blockwork.

CEILINGS

- i. The apartments ceilings will be fair-faced concrete, treated with two coats of plaster and three coats of emulsion paint.
- ii. Gypsum board system to enclose all services and provisions will be provided in the kitchens and corridors, painted with three coats of emulsion paint.
- iii. Waterproof gypsum false ceiling will be provided in the bathrooms, painted with three coats of emulsion paint.
- iv. Storeroom ceilings will be of fair-faced concrete, painted with emulsion paint.

DOORS AND WINDOWS

- i. In the reception lobby, a revolving glass door will be installed which will be operated via an intercom system from each apartment.
- ii. The apartments main entrance doors will be anti-burglary and fireproof steel leaf structures, with panelling on the interior and exterior, a security lock and an automatic floor seal.
- iii. All internal doors will be imported ready-made to be installed. The door frames will be of wooden block board lacquer finish, with rubber seals. The door leaf will be flat, lacquer finish.
- iv. All external doors leading to the terraces will be sliding coloured aluminium thermal frames with double low-energy glazing.
- v. Openable external windows will be double glazed aluminium.
- vi. All storeroom doors will be of solid aluminium panels and louvered.

WARDROBES AND KITCHEN CUPBOARDS

- i. The kitchens will have ceramic worktops and backsplashes.
- ii. The bedroom wardrobes and kitchen cupboards will be imported, ready-made for installation.

KITCHEN APPLIANCES

The kitchens will be pre-fitted with a ceramic hob, electrical oven, extractor hood, washing machine/dryer, dishwasher and refrigerator.

SANITARY WARE AND MIXERS

- i. High quality imported white sanitary ware will be installed, complete with accessories.
- ii. Wall mounted toilets with concealed cistern will be installed.
- iii. Mixers will be concealed single lever.
- iv. Stainless steel sinks will be provided in the kitchens.
- v. Glazed cubicles will be provided for showers.

WATER SUPPLY

- i. Hot and cold water supply lines will be PVC.
- ii. Pressure system for cold and hot water will be installed in all apartments.

DRAINAGE

PVC pipes will be used for the drainage system.

ELECTRICAL INSTALLATIONS

- i. The entrance doors will be controlled via a video entry phone.
- ii. TV points will be provided in the living areas and all bedrooms.
- iii. Telephone lines with telephone sockets will be installed in the living area and all bedrooms.
- iv. Switches with safety fuses or dipolar switches with light indicators will be installed for all kitchen appliances, in accordance with the Electricity Authority's regulations.
- v. False ceiling spotlights will be provided.

ELECTRONIC HOME SYSTEM

- i. An automated touch panel control lighting system will be provided.
- ii. Full installation of individual security alarm system with motion detection sensors to control the apartments main entrance and terraces' doors.
- iii. Provision for electrical curtains.

COOLING AND HEATING

Each apartment will have a chiller unit which will be installed in the mechanical room of each floor, to provide cooling and heating.

Full installation of chiller system (heating and cooling) including the units, wiring, drainage system and the pipes.

Underfloor heating with water will be installed, utilizing the heat from the chiller unit.

The chiller unit will serve:

- i. Ceiling mounted Fan Coil Units (FCU) to air condition.
- ii. Underfloor heating through pipes and hot water circulation.

ENERGY PERFORMANCE

Energy Performance Certificate – The building will comply with the energy performance local regulations and will have an A' rating certificate.
Photovoltaics – The building will include the installation of common photovoltaics on the rooftop. Energy savings will benefit the building's common areas, to reduce common expenses.

INSULATIONS

- i. The roof will have screed to slopes, with 8cm thermal insulation material and waterproof membrane.
- ii. On the terraces, waterproof membrane will be laid under the ceramic tiles.
- iii. On each floor, thermal insulation will be installed under the floor screed.

LIFTS

Lifts with marble floors and stainless-steel cabins will be installed.

CAR ENTRANCE

Remotely controlled gates will be installed at the entrance of the car parking area.

FIRE SAFETY

- i. There will be two staircases on both sides of the building to allow safe evacuation in case of emergency.
- ii. All areas of the building (including the apartments) and the basements will be covered by a firefighting sprinkler system in case of fire.