

## Specifications

### Structure

- Reinforced concrete frame, in accordance with the regulations for anti-seismic design.

### Walls

- Exterior walls are 250mm thick insulated as per the requirements of the European Directive 2002/91/EC on the energy performance of buildings.
- Internal walls are 100mm thick.

### Floors

- Entrance halls, living, dining, bathroom and kitchen areas are paved with marble.
- Verandas are paved with ceramic tiles.
- Bedrooms are fitted with floating parquet with 4mm solid wood top layer.
- Parking areas and stores are of concrete finish painted with epoxy paint.

### Wall Finishes

- Main external surfaces will be lined with 50mm thick stone cladding.
- Some external surfaces and internal surfaces have three coats of plaster and three coats of emulsion paint.
- Bathroom walls are lined with marble up to the height of the ceiling.
- Thermal insulation will be provided for all external wall and roof slabs as per local regulations.

### Ceilings

- Bathroom, corridor ceilings and part of the kitchen, bedroom and living/dining area ceilings will be of plaster board treated with two coats of spatula and two coats of emulsion paint.
- All other ceilings are of fair-faced concrete treated with two coats of spatula and two coats of emulsion paint.

### Doors & Windows

- Entrance doors to the apartments will be a security metal door lined with wooden veneer.
- All internal doors are imported, ready-made for installation.
- External doors and windows are double glazed with coloured aluminium sections.
- Bedroom external doors and windows have electrically operated rolling shutters.

### Wardrobes & Kitchen Cupboards

- Bedroom wardrobes and kitchen cupboards are imported, ready-made for installation.
- Kitchens have corian worktops.

### Sanitary Ware

- Imported high-quality sanitary ware is installed complete with accessories.
- The mixers will be wall mounted, concealed, single lever, chrome plated.
- Vanity tops will be of marble with wooden under counter cupboard.
- Glazed cubicles are provided for shower trays.
- Tempered glass splash screens are provided for baths.

### Water Supply

- Common Water Tanks will be supplied and installed for each building.
- Hot water cylinder will be installed for each apartment, operated with the VRF system and electric elements.
- Pressurized system for hot and cold water is installed for each apartment.

### Electrical Installations

- Video phone controls the main entrance.
- TV points in living room and all bedrooms and verandas.
- Sockets for telephone and internet in living room, kitchen and all bedrooms.
- Spotlights in bathrooms and all false ceilings.
- Shaver's socket in master bathroom.
- A Wi-Fi system will be supplied and installed.
- Lighting control system with dimmable capability will be installed for the living/dining area and the bedrooms.

### Air Conditioning

- Complete installation of air-conditioning units.

### Heating

- Underfloor heating with water pipes, operated with VRV heat pump together with a hydrokit module will be supplied and installed.
- Heated towel rails, will be supplied and installed in the bathrooms.

### Kitchen Appliances

- Kitchen is pre-fitted with ceramic hobs, refrigerator, electric oven, extractor hood, microwave oven, washing machine, dishwasher and tumble dryer.

### Entrance Lobbies

- Floors and staircases are paved with marble.
- Lift cabin has high quality finish with stainless steel wall panels and marble floor.
- The external doors to the lobbies will be of hardwood frame and solid wood leaf, controlled with videophone and security code.

### External

- Electrically operated control gate will be installed at the main entrance of the car park.
- Large communal swimming pool.

**Castle Residences are the first luxury apartments in Cyprus, and of the very few in Southern Europe, equipped with an advanced decentralised geo-exchange and heat recovery system that exploits the sea water.**

