

# Technical Specifications

**Project Introduction:** Construction of a 4 story residential building which is located in the heart of Limassol's Municipality adjacent to Makariou, Gladstonos and the Historic Old Town . The building consists of 17No. flats with parking spaces for each unit, and roof garden with private pool for each of the 3 penthouses.

## Specification Included in initial Price

### 1. TECHNICAL SPECIFICATIONS

- 1.1. The building is designed to comply fully with the Eurocode 8 (EN1998) – European standard for earthquake resistant buildings design.
- 1.2. Reinforced concrete structure.
- 1.3. Exterior walls are of 25cm thickness, composed by bricks
- 1.4. Internal Walls are of 10cm thickness composed by bricks

### 2. FLOOR COVERINGS

- 2.1. Common areas & staircase: high quality ceramic tiles 60x60cm.
- 2.2. Apartment living room corridors, bedrooms & kitchen: high quality wooden finish laminate, in a linear arrangement.
- 2.3. Bathroom: high quality ceramic tiles 60x60cm.
- 2.4. Verandas & Roof Garden: high quality ceramic tiles 60x60cm.

### 3. THERMAL INSULATION & WATER PROOFING

- 3.1. Thermal insulation: according to the legal requirements and the mechanical survey Issued by the Consultant of the Project.
- 3.2. Water proofing: Cementitious waterproofing layer below the whole ground floor level and every exterior spaces (verandas & roof garden). High-quality polyurethane waterproofing layer where the mechanical equipment is located (on the roof).

### 4. WALL FINISHES / FACADE

- 4.1. External walls: coated with three layers of emulsion paint
- 4.2. Internal walls: two layers of emulsion paint.
- 4.3. Kitchen: backsplash composed of techno-granite
- 4.4. Bathroom and W.C walls: cladded with high quality ceramic tiles 60x60cm or 30x60cm.
- 4.5. Aluminum vertical louvres on the façade

### 5. CARPENTRY

- 5.1. Common Area Doors: manufactured according to the European Standards of fire resistance regulations.

- 5.2. Internal Doors: wooden doors finished with white melamine.
- 5.3. Apartment entrance doors: manufactured according to the European Standards of fire resistance regulations, finished with white melamine.
- 5.4. Kitchen: countertops composed by techno-granite. Kitchen cabinets and drawers finished with high quality melamine.
- 5.5. Wardrobes: finished with high quality melamine.

## **6. ALUMINIUM/METAL**

- 6.1. General sliding balcony doors and windows: Double glazed windows in aluminum frame. Aluminum manufacturer: MUSKITA. Color: YW355F
- 6.2. Glazed balustrades with aluminum profile (1.100/1.200mm height) Aluminum manufacturer: MUSKITA. Color: YW355F

## **7. EXTERNAL SPACE**

- 7.1. Landscaping: at the external areas on the ground floor and balconies
- 7.2. Doorbells: Dedicated doorbell for each apartment.
- 7.3. Storage: one storage unit per apartment

## **8. SANITARY & PLUMBING**

- 8.1. All apartments will be equipped with high quality European sanitary fittings and accessories.
- 8.2. The building provides solar heater for each apartment.
- 8.3. Installation of pressure pump system.
- 8.4. Pipe in pipe system used in plumbing installation.

## **9. ELECTRICAL INSTALLATIONS**

- 9.1. Electrical installation is based on the regulation of the electricity authority of Cyprus and the Electrical Study Issued by the Consultant of the Project.
- 9.2. Intercom system at the main entrance of the building. (Video-intercom Optional)
- 9.3. Automatic lights in the entrance lobby of the building.
- 9.4. Provision for washing machine and fridge in each apartment.
- 9.5. Provision for telephone line, internet and TV.
- 9.6. Provision for underfloor heating (upon request).
- 9.7. Provision for concealed air-conditioning units in living room/kitchen area (upon request)
- 9.8. Provision for air-conditioning units (split unit system) in all bedrooms.

## **10. NOTES:**

- 10.1. Sanitary All Public and external area's Lightings are according to the Architects / interior designers' choice.
- 10.2. Any Movable Furniture shown in the attached are for concept reasons and are not included in the responsibility of the seller unless agreed otherwise.
- 10.3. Any exterior and interior wall finishes shown in the attached are for concept reasons only, and not included in the responsibility of the seller, unless agreed otherwise

- 10.4. Any exterior and interior ceiling finishes or installations are for concept reasons only , and are not included in the responsibility of the seller, unless agreed otherwise
- 10.5. Appliances such as TV, Washing machine, Oven, Fridge, Cooker A/C etc. are not included unless agreed otherwise.
- 10.6. Lighting fixtures as shown in the attached are for concept reasons only, and are not included in the responsibility of the seller, unless agreed otherwise

**11. THE CLIENT HAS THE OPTION TO CHANGE ANY INTERNAL FITTINGS SUCH AS\*:**

- 11.1. Floor type (Ceramic size/parquet quality)
- 11.2. Floor color / finish
- 11.3. Sanitary ware – floor standing (default) / wall mounted (optional)
- 11.4. Mixers - Counter mounted (default) / built-in (optional)
- 11.5. Kitchen design – Color – Material
- 11.6. Internal doors (Color and design)
- 11.7. Wall finishes / paint color
- 11.8. Internal Lighting (as shown in the option provided by the architect)
- 11.9. Additional Electricity Sockets and TV / Internet Provisions

All the above changes are subject to additional / extra costs that will be agreed with the client prior any agreement for purchase and installation.

**12. AUTOMATIONS PACKAGES ARE AVAILABLE FOR THE CLIENT TO CHOOSE FROM A WIDE RANGE OF AUTOMATIONS AT EXTRA COST:**

- 12.1. Lighting
- 12.2. Curtains
- 12.3. Sound
- 12.4. Heating
- 12.5. Cooling
- 12.6. Ventilation
- 12.7. Alarm
- 12.8. CCTV system
- 12.9. Door Communication