

Limassol Del Mar

Buildings A & B - Apartment specifications

1. GENERAL CONSTRUCTION

Structure

- Reinforced concrete structure, in accordance with the regulations of the relevant authorities, and the latest structural concrete design codes (Eurocode EC2 and Eurocode EC8 for seismic regulations). High yield steel will be used for reinforcement bars. Concrete will be of grade C35/C45 except where non-reinforced concrete is used where it will be C20 N/mm². Raft foundation concrete contains waterproof admixture.

External walls

- External walls built with thermal clay brickwork, finished with 3 coats of plaster and 2 coats of paint or cladding.
- Window sills will be marble 3cm thick, “Ajax” type, grey-white colour

Internal walls

- Partition walls, where applicable, will be either:
 - ✓ Bricks with plaster, or
 - ✓ Galvanised metal stud 7cm thick with double plaster boards either side Acoustic insulation with 80kg/M2 of rock wool installed within steel frame gap.

Thermal insulation

Thermal insulation is in accordance to the current requirements of the relevant authorities regarding energy savings in buildings:

- Roof insulation will be 5cm Styrofoam on concrete slab.
- Wall insulation, includes:
 - ✓ Styrofoam “GR” type 5cm fixed on external sides of concrete frame
 - ✓ Thermal bricks
 - ✓ Double glazing
 - ✓ And/or other system that will satisfy the current regulations.

Waterproofing

- Treatment of ground slab and perimeter walls joints, with “Mapelastic” cement base coating from 60cm in ground slab to 4 cm above external patio or veranda screed level, where applicable.
- Sealing of washroom wet walls in washroom with:
 - ✓ Silicone sealer on connection between bathtub, shower tray and surrounding walls
 - ✓ Waterproofing cement based coating on built shower tray, (where applicable), to be extended on shower surrounding walls up to 20cm above shower tray level
- Balconies and roofs will be waterproofed with high quality waterproofing.

Drainage

- PVC piping will be used for the waste and sewage drainage system, sizing from 3” diameter to 4” diameter.
- Connecting PVC piping between manholes and the public central sewage system.
- Rain water down pipes from balconies, verandas and horizontal roof slabs.
- PVC – supply lines for hot and cold water, with pipe in pipe system.

Roofs & Ceilings

- Internal concrete ceiling or gypsum plaster board’s false ceilings (where applicable), finished with “Spatula” coating and emulsion paint.
- False ceilings with “moisture resistant” gypsum plaster boards 12.5mm thick, fixed on metallic frame, where indicated. (Mostly in bathrooms and corridors)

Balustrades

- External balcony balustrade will be aluminium and/or glass type as per architects’ design.

2. DOORS & WINDOWS

Entrance door

- Imported main entrance door with hardwood frame and solid wood leaf, security lock (p.p. €1,500).

Internal doors

- Imported internal doors with laminate finish or lacquered, and fitted with brushed chrome fittings, rubber seals for silent closing (p.p. €500).

Aluminium patio doors & windows

- Aluminium framed doors and windows.
- All sliding profiles for doors and windows to be ‘Lift & slide’.
- Sliding window design to be of 2 or more panels, according to architects design
- Double glazing fitted throughout.
- Opening external doors for secondary entrances to be with aluminium frame and double glazing panelling according to design.

3. FLOORS

Internal floors

- Tile and or engineered wood floor (p.p. €80/m²) for all internal areas.

External floors

- Ceramic tiles, for veranda, including skirting, (p.p. €50/ m²).
- Roof terrace floors with ceramic tiles (p.p. €50/m²) where applicable.

4. ROOMS ARRANGEMENT

Kitchen

- Imported branded “Arclinea” kitchen. Floor and wall cabinets’ with hardwood veneer or similar and solid core. (p.p. € 1,000/r m). Including drawer organisers, cutlery tray, accessories and under counter lighting and pull out waste bin.
- Worktops to be corian / reconstructed granite or similar (p.p. €310/m.r).
- Kitchen drawers to have soft close mechanisms.
- The wall space between floor and wall units will be covered with corian/reconstructed granite or similar (p.p €310/m²).

- Kitchen sink will be stainless steel Franke or corian or similar under counter (p.p.€500). Grohe blue or New Form mixer tap (p.p. €500).

Included 'Bosch' or 'Miele' electrical appliances (p.p. €6000).

- ✓ Oven
- ✓ Hob
- ✓ Integrated extractor fan
- ✓ Integrated fridge freezer
- ✓ Integrated washing machine

Wardrobes

- Imported branded wardrobes for all bedrooms, (p.p. € 650/m²), laminate or veneer or lacquered finish for the front door and internal frame, shelves and set of drawers, hanging rail, and interior light..
- Built-in safe.

Washrooms

- Imported Vanity units with wooden frame and laminated doors finish (p.p. €400/m²).
- Vanity worktop, with synthetic granite or marble top white colour, (p.p. €350/r m).
- 'Vileroy & Boch' or 'Duravit' sanitary ware and 'New Form' or 'Grohe' mixers (p.p. €3,000).
- Tile up to false ceiling (p.p. €80/m²).
- Floor tiles (p.p. €80/m²).
- Wall mounted mirror, sized according to vanity unit. Spot lights.
- Wall mounted stainless steel sanitary accessories, including one towel ring per vanity, one paper holder per toilet, and one wall rack per shower or bathtub.
- Shower cubicle where applicable. (Tempered glass)

5. TECHNICAL FEATURES

Electrical installations

- ✓ *Electrical installation according to the 16th edition of the EAC (Electricity Authority of Cyprus) based on the Electrical British Standards and Regulations.*
- ✓ *Electrical study by a registered electrical engineer and part of the technical documentation for the obtaining of the building permission*
- In accordance with the E.A.C. regulations
- Main electricity supply one phase 1x40A or 3 phase depending on the design loads.
- Electrical distribution board
- Number of sockets and lights as per drawings. All sockets to be double.
- Appliances connecting sockets are all with control switch with witness on/off light
- Two way switches where required
- External wall light over every balcony door
- TV and telephone points in all bedrooms, living room and kitchen.
- Door bell
- Provision of hood in the kitchen
- Shaving point in master bathroom
- Electrical wall fittings white colour, 'legrand brand' or similar.
- Supply to electrical, plumbing and mechanical equipment according to regulations, including the necessary control switches, protection switches, circuit breaker, where applicable.
- Security alarm system
- Colour video phone connected to the building main lobby entrance.
- CCTV system
- License plate recognition system

Lighting fittings

- Basic light fittings are provided, and includes basic fittings for:
 - ✓ Interior wall and ceiling lights and LED lamps mounted on PVC fittings
 - ✓ External ceiling and wall light fittings

Note: Number of light and power points may vary, according to the size/shape of each room and light design.

Communications

- Telephone points in living room, kitchen and bedrooms.
- Wi-fi points to cover all main areas
- Basic smart home system (cost € 5.000)

Satellite T.V.

- Central system

Plumbing installation

- Central water tank
- Pressurised cold and hot water from storage water tank
- All distribution pipes will be pipe-in-pipe system "pex A or C".

Mechanical ventilation

- Extractor fans for blind washroom, of 100m³/hour, where applicable.

Heating/Cooling

- AC system multi split or similar type or Central A/C system in all main rooms and bedrooms for cooling
- Under floor Central heating.
- Heated towel rail in the bathrooms.

Verandas

- To have water tap and water-proof sockets.

Standby power supply

- Diesel driven generator to power the emergency services of the building in the event of public electricity supply failure.

Lightning protection system

- The building will be equipped with a lightning protection system

Notes:

- Purchase Prices for kitchen, wardrobe and vanity cabinets includes the purchase price of materials delivered to site and their installation.
- Purchase Prices for other materials refer to material delivered to site.
- All above will be according to the architectural design and detailing and may be substituted with similar materials as per the designers choice.