**LIMAS RESIDENCE**

**General specifications**

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| **1. GENERAL CONSTRUCTION**  |

**Structure**

 Reinforced concrete structure, in accordance with the regulations of the relevant authorities, and according to the latest structural concrete design codes (Eurocode EC2 for concrete and Eurocode EC8 for earthquake regulations).

**External walls**

 External walls built with thermal clay brickwork, finished with 3 coats of plaster and 2 coats of paint ( STO ) or FAIR FACED BETON and partially cladding with Alucobond and Aluminum Louvers , will be installed according to Architectural plans.

Window sills will be marble 3cm thick.

All external boundary walls will be constructed of concrete and painted or special FAIR FACED BETON.

**Internal walls**

Partition walls, where applicable, will be either:

Bricks with plaster, or

Constructed from Galvanized metal stud and gypsum plaster boards

Acoustic insulation with 80kg/M2 of rock wool installed in steel frame gap.

**Thermal insulation**

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

Roof insulation will be 8cm Styrofoam fixed on concrete slab.

Wall insulation, includes.

. Styrofoam “GR” type 5cm fixed on external sides of concrete frame

. Thermal bricks

. Double glazing

**Waterproofing**

Damp –proof course coating of all foundation perimeter and foundations as per architectural drawings and terms.

-ealing 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.

**Drainage**

PVC piping will be used for the waste and sewage drainage system, sizing from 2” 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.

**Roofs & Ceilings**

Internal concrete ceiling or gypsum plaster boards false ceilings (where applicable), finished with “Spatula” coating and emulsion paint.

**Balustrades**

External balcony balustrade will be aluminum on glass Laminated type as per architects’ design.

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| **2. DOORS & WINDOWS**  |

**Entrance door**

Main entrance with hardwood frame and solid wood leaf, security lock and air drop.

**Internal doors**

Internal doors with laminate finish, and fitted with brushed chrome fittings, rubber seals for silent closing.

**Aluminum patio doors & windows**

Aluminum framed doors and window profiles Muskita or Similar (MU 3000 for sliding and MU 2075 for other)

Double glazing fitted throughout.

External doors for secondary entrances to be with aluminum frame and double-glazing paneling according to design.

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| **3. FLOORS**  |

**Internal floors**

Ceramic tiles for Living room, Kitchen and Corridors @ €30/m²

Ceramic tiles for Bathrooms @ €30/m2

Laminate parquet floor for Bedrooms @ €20/m2

**External floors**

Ceramic tiles, for veranda, including skirting, @ €20/ m²

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| **4. ROOMS ARRANGEMENT**  |

**Kitchen**

Italian type kitchen floor and wall cabinets with soft closing mechanism @€200/rm

Worktops and parts of walls between workbench and wall units to be synthetic granite or similar @ €130/rm

Kitchen sink will be stainless steel under counter fitted with 3-way mixer.

**Wardrobes**

Italian type wardrobes for all bedrooms, @€ 170/m², laminate finish for the front door and internal frame, shelves and drawers.

**Washrooms**

Vanity units with laminated frame and front doors finish @ €150/m²

Vanity worktop with synthetic granite or marble top @€130/ rm

High quality sanitary ware and mixers and accessories to the value of €900 per bath or shower room

Wall tiles up to window false ceiling level @€30 m²

Wall mounted mirror, sized according to vanity unit.

Shower cubicle where applicable.

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| **5. TECHNICAL FEATURES**  |

**Electrical installations**

√√***Electrical installation according to the 17th 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

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 necessary.

ΤV and telephone points in all bedrooms, living room and kitchen.

Door bell

Provision of hood in the kitchen

Electrical wall fittings white color,

Supply to electrical, plumbing and mechanical equipment according to regulations, including the necessary control switches, protection switches, circuit breaker, where applicable.

Color video phone

Provision only of central underfloor heating (water type with electrical heat pump)

Provision only for Mini VRV system (Air conditioning cooling/heating).

**Light fittings**

Basic light fittings are provided, and include basic fittings for:

. Internal wall and ceiling lights and lamps mounted on PVC fittings

. External ceiling and wall light fittings

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

**Plumbing installation**

Central water tank

Pressurized cold and hot water from storage water tank

Direct supply of drinking water from the mains to water tap kitchen.

**Common Areas facilities:**

Gym and changing rooms,

Communal Swimming pool and

Landscaped Gardens

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| **Changes to the specifications and drawings** |

The Purchaser may request changes to the specifications or drawings, the cost of which is negotiable. However, the Vendors reserve the right to refuse any changes, which are considered to be unsafe and/or outside good building practice or altering the architectural design and/or the character of the project.

In cases where delays in the delivery of materials, resulting from customer’s special orders or from the manufacturer inability to deliver occur, then ultimately these delays will push the hand over date forward.

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