

TECHNICAL SPECIFICATIONS - VITSIOU RESIDENCE

BUILDING

Structure & Foundations	<ul style="list-style-type: none"> - All structural works, from the excavation and preparation of foundation trenches, reinforced concrete footings and foundation walls are meticulously conducted to create the most solid base in accordance with structural design requirements. - Two coats of bitumen emulsion are applied to concrete surfaces in contact with the soil to enhance durability and prevent moisture infiltration. Similarly, applied over the screed on balconies. - The structure of the building is of high tensile steel, reinforced concrete with earthquake-proof design in accordance with anti-seismic requirements of the Cyprus National Annex to Eurocode 2.
Walls & Finishes of Walls	<ul style="list-style-type: none"> - All external walls are of top quality clay bricks of thickness 25 cm and 8cm XPS insulation system, part of the overall building's External Thermal Insulation Composite System (ETICS) ensuring optimal thermal results. - Both internal and external walls are painted with 3 coats of emulsion paint. Internal walls have a total thickness of 10 cm. Walls between apartments have a thickness of 25 cm.
Energy Efficiency	<ul style="list-style-type: none"> - The whole building has low CO2 emissions, and complies with the Energy Performance Regulation, acquiring the Energy Performance Certificate Rating of Class 'A' Treatment of façade, Photovoltaic panels, LED lightings etc, all contribute towards energy efficiency and long-term sustainability.
Car Parking	<ul style="list-style-type: none"> - 1 Covered Parking Space for the 2-Bedroom Flats - 2 Covered Parking Spaces for the 3-Bedroom Flats - Provision for Electric Car Charger.

Storeroom in Ground Floor	<ul style="list-style-type: none"> - Dedicated Storeroom for each apartment in designated Store Room Area for security purposes, as per architectural plans.
Entry System	<ul style="list-style-type: none"> - Complete installation of an electric audio/video entry system with intercom units in each apartment. - Installation of electronic gates for parking area. - Provision of fob keys and security codes for parking entry doors.
Elevator	<ul style="list-style-type: none"> - KONE EcoDisc Ecospace 630 kgs/8 persons. - All materials to match the building's colour scheme.
Common Areas' Aesthetics	<ul style="list-style-type: none"> - All materials and finishes in common building's areas will be carefully chosen to add value to the building's aesthetics.
Lighting	<ul style="list-style-type: none"> - Architectural mood lighting indoors and outdoors will be fitted to emphasize the main features of the building, and enhance it's design. This will include linear LED lighting. - Lighting sensors for automated lighting are installed both at the entrance and parking spaces for additional security.
Electric Installation	<ul style="list-style-type: none"> - All electrical installations adhere to the Cyprus Electricity Authority Regulations, with multiple number of lighting points indoors, as well as waterproof sockets in all verandas.
Plumbing & Water System	<ul style="list-style-type: none"> - High quality pipe-in-pipe system. - Pressurized water system for hot and cold water. - Installation of water metres for each apartment. - Each apartment has a separate pressure system and a 1000-litre water tank. - Provision for hot water return pump. - Solar system for hot water for each apartment with solar panels of 3.6 sq.m and an electric immersion heater.
Central Heating	<ul style="list-style-type: none"> - Complete installation of underfloor heating system in all apartments (with underfloor heat pump) for heat effectiveness and energy efficiency. - Provision of electric boilers for each apartment.

Air-conditioning	<ul style="list-style-type: none"> - Full installation in all apartments of highest efficiency class units. - Innovative LG system. - AC design ensures the natural flow of air for natural cooling and ventilation. - Concealed ceilings for the kitchen/living areas.
Ventilation	<ul style="list-style-type: none"> - Installation of mechanical ventilation system in bathrooms and kitchens.
Heating Panels	<ul style="list-style-type: none"> - Installation of solar heating panels for each apartment.
Photovoltaics	<ul style="list-style-type: none"> - Option for installation of 3 KW photovoltaic system (PV) for the 3-bedroom flats and 2.5 KW for the 2- bedroom flats, on the rooftop.
Roof Insulation	<ul style="list-style-type: none"> - Waterproof Insulation with 4mm bitumen felt membrane. - Thermo Insulation is further enforced with the use of grafiato paint and bended EPS (expanded polysterene sheet) in accordance with the Energy Performance Certificate (EPC).
Windows	<ul style="list-style-type: none"> - Installation of large, floor-to-ceiling, double glazed Muskita aluminium windows, thermally insulated and sound proof and robust for added security. - Thermal breaks integrated into aluminium sections to minimize energy losses. - High-grade 'planibel' glass selected for superior thermal performance and security.
Exterior Shutters	<ul style="list-style-type: none"> - Provision for electric roller shutters for all bedrooms.

APARTMENTS

Flooring:	
- Kitchen & Living Area	<ul style="list-style-type: none"> - Solid wooden floor (Parquet) at a retail price of €70/sq. m - Alternative option Ceramic tiles.
- Bedrooms	<ul style="list-style-type: none"> - Laminate flooring at a retail price of €45/sq. m.
- Bathrooms	<ul style="list-style-type: none"> - Ceramic Tiles (min. size 60x120 cm) at a retail price of €45/sq. m.
- Verandas	<ul style="list-style-type: none"> - Ceramic Tiles at a retail price of €45/sq.m.
Verandas:	<ul style="list-style-type: none"> - Spacious verandas for each flat with wooden covered ceilings.
Wood Works:	<ul style="list-style-type: none"> - All wood works are of Italian origin (kitchens, and internal doors) supplied by Housetec. - Internal doors will be made of embossed laminate, as will all bedroom fittings. - Waterproof HPL will be used for all kitchen and bathroom cupboards.
Entrance Door	<ul style="list-style-type: none"> - Entrance Door is of Italian origin, armored, robust and fireproof.
Kitchen	<ul style="list-style-type: none"> - Kitchens are of Italian origin will be designed for all built-in appliances.
Sanitary Fittings	<ul style="list-style-type: none"> - High quality sanitary fittings. - Wall mounted/hung toilets. - All at a total cost €4,500 for the 3-bedroom flats and €3,500 for 2-bedroom flats.

Notes & Provisions

- Renderings are only indicative of the final design.
- Materials, brands or suppliers specified are subject to variation to equivalent alternatives. Such variations may arise due to unavailability or changes in finishes or brands or other factors that alter specifications or project's deadlines. Any changes are to meet the same standards and finishes as per initial specifications.