

TECHNICAL SPECIFICATIONS for **Lykavitos** Residences



“WHERE LIVING AND WORKING
COME BEAUTIFULLY TOGETHER”

DESIGNED BY
“D. KAIMAKLIOTIS ARCHITECTS”



SOTIRIS AVRAAM + SONS
CONSTRUCTION | DEVELOPMENT

BUILDING STRUCTURE

- Structural / Seismic analysis and Structural design of building according to the latest European Standards, Seismic codes and regulations.
- The structural system of building consists of reinforced concrete elements.
- The foundation system of the structure is a Mat Foundation with Encased Foundation Beams.
- Selection of concrete C30/37. Continuous laboratory tests (Testing hardened concrete / Compressive strength of test specimens) according CYS EN 12390-3.

BRICKWORKS AND WALLS FINISHES

- External walls are of 25cm Hollow thermal clay bricks.
- Internal walls are of 10cm clay bricks.
- Plastered internally all in 3 layers plus 3 layers painting.
- External walls: Special system of thermal insulation to meet the latest Cyprus standards and Regulations.
- Bathroom and W.C: excellent quality ceramics tiles which can be chosen from our selected collection.
- Kitchen: Worktops and Splash backs industrial granite. Selection from our selected collection

FLOORS

- Apartment living room, kitchen, corridors, bathrooms, common areas: excellent quality ceramics tiles which can be chosen from our selected collection.
- Verandas & Roof gardens: excellent quality ceramics tiles which can be chosen from our selected collection.
- Bedrooms: laminate parquet flooring of high quality. Selection from our selected collection
- Staircases: marble floor on our choice
- Sills and thresholds: marble on our choice

ALUMINIUM

- External Doors and Windows: doubled-glazed thermal aluminium sections (frame colour-anthracite, or black).
- Storage doors: Based on architectural drawings

WOODWORK

- **Main door of the building:** Solid wood iroko or equivalent.
- **Common Area Doors:** Manufactured according to the European Standards of fire resistance regulations. Timber melamine finish (oak or equivalent on our choice)

- **Main door of the apartment:** Manufactured according to the European Standards of fire resistance regulations. Timber melamine finish (oak or equivalent on our choice)
- **Indoors:** Timber melamine finish (possibility of selecting from variety of finishes).
- **Wardrobes:** Timber melamine finish according to wardrobes 3d drawings (possibility of selecting from variety of finishes). Accessories are included (possibility of selecting from variety of accessories).
- **Kitchen:** Timber melamine finish according to kitchen 3d drawings (possibility of selecting from variety of finishes). Accessories are included (possibility of selecting from variety of accessories). The height of the wall Cabinets will be installed up to the ceiling.

SANITARY & PLUMBING

- All apartments will be equipped with high quality sanitary fittings (Inclusive sanitary accessories / possibility of selecting from variety of accessories)
- According to the mechanical drawings, aluminum pipes and pressure system is used for the plumbing installation. The building provides solar panels with 1000 litres PVC water tank for each apartment.

ELECTRICAL INSTALATION

- Electrical installation based on the regulation of the Electricity Authority of Cyprus (EAC) as shown on electrical drawings.

COOLING & HEATING

- Full installation and commissioning of AIR-CONDITION SPLIT UNITS (in all areas as shown on mechanical drawings).
- Underfloor heating.

PARKING PLACES & STORAGE ROOMS

- **Parking Place:** Each apartment has one private covered parking place as per drawings
- **Store room:** Each apartment has one private store as per drawings
- **Gates:** Electrical gate. Operated with remote control

PHOTOVOLTAICS SYSTEM

- Full installation and commissioning of photovoltaic system with approximately 2kwp on 2-bedroom apartments (**3rd and 4th Floor**).
- Full installation and commissioning of photovoltaic system for common area