
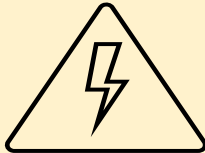





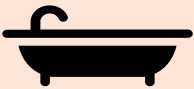


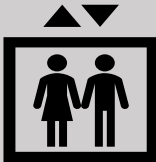

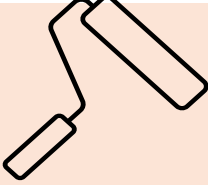



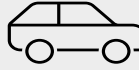



STANDARD CONSTRUCTION SPECIFICATIONS

SKELETON		Seismic Study AS PER EUROPE AND CYPRUS STANDARDS	Thickness 20 cm according to the structure study.
		Reinforced Concrete by using high-strength concrete (C30/37)	
FOUNDATION		Foundation of the building by using high-strength concrete (C30/37) and be high-strength steel weldable grade B500C (based on British standards "BS 4449:2005 Steel for the reinforcement of concrete - Weldable reinforcing steel").	Thickness 70cm according to the structure study.
MASONERY WALLs		Exterior walls	The external walls generally will consist of perforated bricks with a thickness Min of 25cm
		Interior walls	
PLASTERBARD WALLS AND CEILINGS		Interior duct walls and bathroom ceilings	Plasterboard walls (e.g. around the main electrical conduit, ducts next to wardrobes and baths). A fire-resistant plasterboard system (1 hour) should be installed around the main electrical conduit of the corridor.
COATING		Interior walls	Internally, all wall surfaces will be coated with three coats of plaster and finished with a spatula, except for the walls where cladding will be installed, behind the bedroom wardrobes, kitchen cabinets, and behind door/window reveals, where only two coats of plaster will be applied.
		Interior columns and beams	Beams, columns, and concrete walls (interior) that will be plastered should be primed with a Baupickel or equivalent primer before plastering. The application of the bonding material should be done according to the manufacturer's instructions. Then they should be plastered.
		Ceilings	All concrete ceilings interior and exterior will be plastered that should be primed with a Baupickel or equivalent primer before plastering. Surfaces that will be covered by a false ceiling (ceilings in bathrooms, upper parts of wardrobes and kitchens) should remain unpainted.
THERMAL INSULATION			Polysterine 8 cm as per energy efficiency legislation for buildings
ELECTRICAL INSTALLATION		British standards	<div><div>LEGRAND OR SIMILAR</div></div>
	Photovoltaic	All Common Areas and Pool	
	Common Areas	lighting with sensors	
	Entrance Gate	lighting with sensors and video phone	
	Entrances for the 2 buildings	video phone	
	Parking Spaces	1 socket for each flat for charging electric car	
	Pool Area	lighting with sensors, general lighting at the plants, led stripe at the BBQ and waterproof sockets	
	Living Room	4 Double sockets 13A, Television & 2 internet	
	Bedrooms	3 Double sockets 13A Television, 1 internet in each room	
	Kitchen	2 double sockets 13A, Micro socket, electric oven socket,Cooking stove socket, hood socket, socket for washing machine and for dishwasher	
	Bathrooms	Security plugs for hairdryer and shaver	

	Balcony	Waterproof plug for TV and double socket	
FLOORS WITH TILES	Floors and Walls	European ceramics	120X60 cm
	Entrance and Common Areas	Marbles Look European Ceramics	120x60cm
	Pool Area	European ANTISLIP ceramics at the area around the pool and mat inside the pool	120X60 cm
	Roof Garden	European ANTISLIP ceramics	120X60 cm
	Kitchen Wall Between the Capboards	Marbles Look European Ceramics	120x60cm
	Barbeque Top and Walls	Marbles Look European Ceramics	120x60cm
FLOORS WITH GRANITE/ MARBLE	Stairs	Granite or White Marble or Similar	
	Window Caps, Boundary Wall Caps	White marble	Thasou or Pigon from Greece
CONCRETE FLOORS	Parking	Reinforced concrete floor	<div>In the covered ground floor areas (where there is a general foundation of the building), a concrete floor of C25/30 strength should be constructed, with reinforcement of Y8/200#, according to the plans. In the remaining outdoor areas, where the plans show a reinforced concrete floor, a 150mm thick concrete slab (raft foundation) with Y8/150# reinforcement should be constructed. The above-mentioned floors should include expansion joints ("isolation joints" and "control joints") according to the plans.</div> 
DOORS 	Building Entrance	Aluminium, antiifire security glass (Fire resistance 1 hour as per Cyprus regulations) with thermal isolation	Muskita MU 2075
	Staircase doors to roof garden	Aluminium door with thermal isolation half glass and half fixed loovers for ventilation.	Muskita MU 2075
	Building gate		
	Main Entrance for flats	Melamine wood Anti Fire resistance 30 minutes as per Cyprus Regulations with certification	Color white
	Interior doors	Melamine Wood	Color At Buyer Choice
CLOSETS	With opening doors	Melamine wood	
KITCHEN 		Melamine Wood	
		Top Granite or Similar	
		Stainless Steel or Resin Sink, Grohe Mixer or similar	
ALUMINIUM	Sliding door and windows	Muskita MU 3000	EXTERNAL THERMAL INSULATION WITH 6mm NEUTRAL 60/40 TEMPERED GLASS AND INTERNAL CLEAR 3.31 LAMINATE MAT
	Opening door and windows	Muskita MU 2075	
	Pool area pergola		
	Glass rails in all verandas	Glass rails with laminate glass 8mm+8mm and an aluminium base	
PLUMBING 		Plastic pipes for hot and cold water	European Origin
		From Roof to Appartments PPR	
		pPlastic water tank	
		PVC for Drainage	
		Plastic Tanks for Each Apartment	
		Plastic Tanks for Common Areas	
		Solar Energy for Hot Water 200 Liter	
		Taps on Main Balcony and Common Areas	

SANITARY	Guest WC	Built-in toilet	European Origin
	main bathroom	Back to wall toilet	
	ensuite wc	Back to wall toilet	
	Washbasins Guests and Bathrooms	Concealed washbasine in furniture with Melamine wood and Mirror	
	Taps and Mixers Guests and Bathrooms	Grohe or Similar	
	Shower Cabins	Security Glass	
	Accessories	Toilet paper Holder, Handrail, etc	
INSULATIONS	Foundation slap and boundary walls		All concrete works that will be backfilled should be coated with 2 layers of asphalt emulsion, type "SIKA-IGOFLEX 181GR"-thickness 1mm. On all vertical surfaces of concrete works to be backfilled, a drainage membrane of type "Fondaline" should be applied
	Verandas		To apply cementitious liquid waterproofing of type "MAPEI-MAPELASTIC", reinforced with a special anti-alkaline mesh type "MASTERNET CLASSIC 160gr." Elastic tape type "MAPEI-MAPEBAND" should be placed in the corners.
	Floors in all bathrooms		In all baths to apply elastic fluid waterproofing membrane type "MAPELASTIC SMART" with "MAPEI FIBERGLASS" on the floors and surfaces of the walls surrounding the shower/bathtub at a height of 1500 mm from the finished floor, while on the remaining vertical surfaces apply at a height of 300 mm from the finished floor. In the corners, place a special elastic tape "MAPEI-MAPEBAND".
	Slaps at windows and doors		In all parapets (upper part), window sills, and thresholds of exterior doors on roof terraces, apply 2 layers of cementitious liquid waterproofing type "MAPEI-MAPELASTIC", reinforced with a special anti-alkaline mesh according to the plans and details.
	Swimming pool		Apply a liquid waterproofing system of type "SIKA- SIKALASTIC 152" with a special anti-alkaline glass mesh (150-160g/m² and thickness 0.47mm) according to the general specifications and instructions of the manufacturer. All corners should be reinforced with a sealing tape of type "SIKA – SEATAPE F".
	Roof		To be installed, thermal insulation made of expanded polystyrene with a thickness of 100 millimeters type "DOW STYROFOAM ROOFMATE SL-A", concrete of slopes C25/30 (type SCR-4/U1) with a minimum thickness of 60 millimeters, and two layers of asphalt felt according to the general specifications.
METAL STRUCTURES		Railing / Handles of a shared indoor staircase	The railing and handles of the common internal staircase will be constructed according to the plans and painted in gray color like the aluminum.
		Pergolas at roof garden	metallic structure painted white
		letterboxes & Ground floor entrance gate	In the area of the main pedestrian entrance on the ground floor, a metal door with an alucobond covering of the same color as the aluminum windows should be constructed, along with a structure for mailboxes, according to the architectural drawings. The door will have an electric lock and an intercom for the 2 buildings.
ELEVATOR		Electrical Speed type 1m/second	Doppler Brand or similar
		Capacity 8 people / 630kg	
		Cabin 110X140cm	
		Stainless Steel sliding Doors cabinet walls melamine	
		Cabinet Melamine	
		External walls	The colors must be executed in accordance with the drawings and general specifications.
		Interior walls and ceilings	Paints should be delivered to the construction site in closed boxes and used according to the manufacturer's instructions. All paints will be done with "DULUX" or "BENJAMIN MOORE" or "SHERWIN WILLIAMS" type paint. To carry a CE certificate of conformity.
		Boundary walls	The emulsion paints
		Ceilings at baths	

PAINTING		interior Metallic surfaces	must be acrylic of first quality.
		Outdoor Metallic surfaces	The oil paints on the metal surfaces must be of first quality. Stabilizer and emulsion paints to allow the substrate to breathe, to be resistant to solar radiation, frost, rain and adverse and sudden changes in weather conditions.
		Parking space signs	To be done according to the plans, with special acrylic paint (suitable for concrete floors) type "KRAFT- ROAD LINER PROFESSIONAL" or another of equivalent specifications. The color should be chosen by the supervisor. The markings for parking spaces should have a width of 100mm.
AIRCONDITION	All Rooms	Full white inverter A/C in all rooms	
POOL			The communal swimming pool of the roof garden, to be dried according to the plans and details, as well as the general specifications.
METALLIC PERGOLA FOR CARS			
EEC SERVICE ROOM			
TRASH CAN			On the exterior of the ground floor, a garbage storage area should be constructed according to the plans, details and specifications.
LANSCAPING			Planting / Landscaping The planting and landscaping of the outdoor areas will be done by a specialized workshop according to the plans, details and general specifications.
SIDEWALKWAYS/ROADS & CONSTRUCTIONS		 	To build new sidewalks / roads, according to plans and specifications. Repair any damage caused during the work phase to existing adjacent sidewalks/roads. For the repair or construction of new roads/sidewalks, the standard specifications for road and technical works of the Department of Public Works must be observed. Also, the contractor is liable for the restoration of any damage caused to existing constructions adjacent to the development plot inside and outside the work boundary.