



TECHNICAL SPECIFICATIONS.

Grand Piano Residence. Larnaca. Kamares Area

as of august 2025

STRUCTURE: Reinforced concrete according to the relevant regulations.

BRICKWORK: Clay bricks (25cm wide externally and 10cm wide internally).

FLOORS: All living room areas, kitchen and bedroom areas will be finished with tiles of €23-25/m². Bathrooms will be tiled (up to 2.2m high) with tiles of supply price €23-25/m². All verandas and storage rooms will be finished with anti-slip tiles of €16/m².

DOORS & WINDOWS: All external doors and windows will be double-glazed aluminium and they will include opening or sliding sections. All apartment entrance doors will be fire resistant. Electronic access to the building via key card. Main entrance door will be made from glass and aluminium.

WARDROBES & KITCHEN UNITS: Timber with melamine finishes. Lower kitchen cupboards of purchase price up to €170/m and upper kitchen cupboards of purchase price up to €140/m.

SANITARY FITTINGS: High quality to be chosen from the options the vendor presents for total supply cost €1000 per bathroom/shower and €500 per kitchen (accessories included).

WATER SUPPLY: Hot and cold-water supply and installation and solar panels with PVC water tank.

ELECTRICAL INSTALLATION: According to IEE Regulations for Electrical Installations and other regulations required by the Cyprus Electricity Authority.

AIR-CONDITIONING & HEATING: Full installation of provision for air conditioning units.

PARKING & STORAGE ROOMS: One private parking and storage room per property. Provisions for electric cars chargers.

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