



TECHNICAL TERMS AND SPECIFICATIONS APARTMENTS



Structure Work

- Foundation Structure - Reinforced concrete frame consisting of footings, columns, beams, roof, slabs and external walls in compliance with Cyprus and EU Anti-Seismic Code.
- Rainwater Pipes - Concealed.

External Walls

- Insulation/Rendering - All the external walls are 250 mm thickness bricks covered with a thermal facade system of 8cm polystyrene, including the frame of the house.
- The internal walls are 100mm thickness of bricks with all services placed inside
- When internal walls are fair-face concrete, as shown on the architectural plans they are inlaid with 5cm of polystyrene.

Internal Finishes

- Walls Generally: Internal - 3 coats of plaster plus 2 coats of spatula and 3 coats of emulsion white color. External - 8 cm polystyrene, net, glue, Grafiato for finishing
- Floors Generally - All standard internal floor tiles
- Bathroom Floor and Walls - The bathroom floors are ceramic tiles
- Bedroom Floors - The bedrooms are laminate parquet

Doors & Windows

- Sliding Patio Doors & Windows - Aluminium sliding doors and windows in series Rabel 50, and Rabel 720. All Frames Thermal Brake.
- Internal Doors & Frames - Painted with white finish.
- External Entrance Doors - Doors with Security lock.

Railing

- To Stairs - Metal railing, as shown on plans and according to safety regulations of fire department.
- To Balconies and Patios - Tempered laminated safety glass or metal railing as shown on plans.

Carpentry

- Design -The kitchen units are made of veneer wood or mdf, painted gloss or matte, produced locally in Cyprus. The worktop is made of artificial granite, 6 colors available. Sink: Double stainless steel. Mixer stainless steel
- Wardrobes - Built-in wardrobes with sliding doors, finished in lacquered matte or gloss color is the customer's choice. All wardrobes are made by a local carpentry company.
- Doors - Internal doors: swing opening with concealed hinges and magnetic finishing in lacquered matte or gloss, Standard Height H: 2200 MM.

Bathrooms

- Vanity units - Lacquered wall mounted cabinets with reconstituted granite worktop.
- Mirror - Wall mounted mirror.
- WC - Wall mounted WC with concealed system.
- Showers - Walk in showers with fixed safety glass screen.
- Washbasins
- Accessories - High quality design chrome bathroom accessories.
- Mixers - Grohe

Electrical Provision

- Concealed circuits and all other installations in compliance with Electricity Authority of Cyprus (EAC) regulations. These comprise circuits for lighting, power points for kitchen appliances, TV aerial sockets, internet points in bedrooms, living room and kitchen area. Waterproof socket at veranda.
- All the external lights with installation are included.
- Provisions for WIFI, security and car charge.

Plumbing

- Cold Water Supply - Plastic piping (pipe in pipe) for hot and cold water. Central pressurized water system. Continuous flow of water from the local Water Board into individual 0,8-tone storage tank. Pressure system is also installed.
- Hot Water Supply - Dual system of electrical immersion heater / solar panel heater (on roof). Storage cylinder for one tone. Pressure pump is included.

Heating & Cooling

- Concealed Split Units for cooling. The Concealed units have high aesthetic impact on each room and the grills diffuse the cool air throughout the space.
- High efficiency Air Conditions by LG or equivalent, with inverter compressors, that operate with the VRV system.
- All apartments are designed with underfloor heating systems supported by the LG VRF system.

Security

- Gated Project with Intercom camera system in main entrance door and Electric gates for car access.

Garden

- Landscaped Gardens - Finished with an Automatic Irrigation System.

Other

- External Verandas - Ceramic Tiles - choice of the Client.
- Feature, Retaining & Boundary Walls - Face concrete walls, where indicated on plans.
- Driveway, Steps & Paths - Brushed Concrete.
- Swimming Pool - Communal Swimming Pool with modern tiles and changing rooms.

Catalogue of Purchase Price of Materials

- Internal Areas Floor: **28euro /m2 + vat**
- Bedroom Laminate Parquet: **25euro /m2+vat**
- Bathrooms: floor and walls: **28euro /m2 +vat**
- Balconies :Floor Tiles: **25euro /m2 +vat**
- Kitchen Cabinets: **350euro /m +vat**
- Wardrobes sliding or swing doors: **300euro /m2 +vat**
- Internal Doors : **510euro each +vat**
- External doors : **950euro + vat**
- Vanity units : **280 euro /m + vat**
- Bathroom Mirrors : **50euro each +vat**
- Bathtub: **150euro each + vat**
- WC : Wall Mounted with concealed system: **425 euro each + vat**
- Wash basins: **100 euro each +vat**
- mixers for wash basin : **270 euro each +vat**
- Mixers For Showers : **270 euro each +vat**
- CHANNEL DRAIN : **120euro each +vat**
- WALK IN DOOR WITH S/S BRACKE: **170euro each +vat**
- Kitchen mixer : **175 euro each /3 way+ vat**
- kitchen sink : **200euro each + vat**
- Bathroom accessories : **50 euro per bathroom +vat**
- Kitchen Wardrobe artificial granite : **200euro per linear meter + vat**