

**Project Name: ASTER RESIDENCES
- Plot with two Apartment Buildings
located in Limassol, Agios Ioannis
area**

**Project Sheet: 59/010301, Part: 2,
Plot: 580 & 584**

Municipality: Limassol, Limassol

As shown on the attached Master Plan

April 2025

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TECHNICAL SPECIFICATION

The Outline Specification shall be read in conjunction with the architectural layouts. The specification provides a summary of the various finishes and construction methodologies.

Note:

- a) P.C Sum denotes Pre-Contract Sum allowed for the work described herein.
- b) Supervising Officer is the Client's representative.

PROPERTY DESCRIPTION

Two superb luxury Blocks of Apartments in Ayios Ioannis area - Limassol, a project which is situated just seven minutes' drive from the cosmopolitan Centre of Limassol town offering convenient access to first-rate boutiques, restaurants and lively nightlife, and four minutes' drive from the New Port of the City

These Blocks have high quality technical specifications for a long life, economic usage and maintenance costs, designed to withstand the range of weather and climatic conditions found in Cyprus.

PROPERTY FEATURES AND DETAILS

The two apartment buildings consist of Five (5) levels - Ground floor, First floor, Second floor, Third floor and Roof, all as described below:

Plot 1 – Apartment Building Block 1

- Ground Floor
 - Main Entrance for the building.
 - Eleven (5) covered parking areas and one (1) uncovered
 - One (1) of the covered parking areas is for disable people car.
- First Floor
 - One (1) three- bedroom apartments (one is en-suite), kitchen, dining area, living room area, guests and one (1) two-bedroom apartments (one is en-suite), kitchen, dining area, living room area, guests W.C. and covered verandas.
- Second Floor
 - One (1) three- bedroom apartments (one is en-suite), kitchen, dining area, living room area, guests and one (1) two-bedroom apartments (one is en-suite), kitchen, dining area, living room area, guests W.C. and covered verandas.
- Third Floor
 - One (1) three- bedroom apartments (one is en-suite), kitchen, dining area, living room area, guests and one (1) two-bedroom apartments (one is en-suite), kitchen, dining area, living room area, guests W.C. and covered verandas.

- Roof Terrace
- Area with solar panels and water tanks
- Roof Garden with barbecue area, storage room and W.C

Plot 2 – Apartment Building Block 2

- Ground Floor
 - Main Entrance for the building.
 - Seven (7) covered parking areas and two (2) uncovered
 - Two (1) of the covered parking areas are for disable people car.
- First Floor
 - Two (2) two-bedroom apartments (one is en-suite), kitchen, dining area, living room area, guests W.C. and covered verandas,
 - One (1) one-bedroom apartments, kitchen, dining area, living room area, shower & W.C. and covered verandas.
- Second Floor
 - Two (2) two-bedroom apartments (one is en-suite), kitchen, dining area, living room area, guests W.C. and covered verandas,
 - One (1) one-bedroom apartments, kitchen, dining area, living room area, shower & W.C. and covered verandas W.C. and covered verandas.
- Third Floor
 - Two (2) two-bedroom apartments (one is en-suite), kitchen, dining area, living room area, guests W.C. and covered verandas,
 - One (1) one-bedroom apartments, kitchen, dining area, living room area, shower & W.C. and covered verandas
- Roof Terrace
 - Area with solar panels and water tanks
 - Roof Garden with barbecue area, storage room and shower & W.C
 - Swimming pool

BUILDING COMPONENTS

1. Main Structure

The main structure of the two buildings consists of five (5) levels of reinforced concrete frame, complying with the regulations of the anti-seismic code. All exterior surfaces will be covered externally with 8 cm thick extruded polystyrene (EPS) thermal insulation boards, which will be part of an external thermal insulation system. The outer walls of the structure will be infilled with 25 cm cavity bricks, aligned with the columns and beams. Internal walls will be constructed with hollow bricks 10 cm, 20 cm or 25 cm thick according to architectural plans. The roof-slab is of insulated concrete construction according to heat insulating provisions stipulated by the building regulations.

2. Wall Finishes

External wall surfaces will be covered with a thermal insulation system. The system consists of special, high-quality fiber - reinforced mortar used for both as an adhesive for fixing the thermal insulation boards and for creating the base coat for plastering and polystyrene thermal boards. Finally, walls will have three (3) coat of cement plaster to provide smooth flat surfaces finished with three coats of emulsion paint. Part of the external walls will have a finish surface of grafiato, stone cladding and paint. Internal walls will be covered with two layers of cement plaster finished with two layers of spatula and three layers of emulsion paint. In bathrooms and W.C., ceramic tiles of excellent quality will be placed.

3. Ceilings

Plaster board ceilings to bathrooms – W.C, and concrete ceilings elsewhere, which will be treated with two coats of spatula and two coats of emulsion paint, unless otherwise specified.

4. Joinery

4.1 Wardrobes

The P.C Sum allowed for the supply of wardrobes of high quality and design, including accessories. The wardrobes will include drawer units and self-closing hinges. Wardrobes will be of white melamine frame and finish.

4.2 Internal Doors

All internal doors are high quality manufactured with white melamine finish. Options for materials and finishes will be agreed with the Client.

4.3 Vanity Cupboards in Bathrooms and W.C.'s

Cupboards of high-quality finish with high quality granite laid on the top of the furniture unit.

5. Main Kitchen

The kitchen units for the apartments will be custom made and consist of base and wall units. Drawers and doors will be fully extendable with smooth closing. The plinth will be aluminum finish, and the door handles will be integrated with modern design. The countertop will be made from high quality granite or techno-granite with double square finish and characteristic price of €150/m.

6. Floor Tiles

6.1 Ground floor level

Includes internal and external corridor

- 80 x 80, or 120 x 60, minimum thickness 10mm, characteristic price of €20/m²

6.2 First to Third Floor

Includes apartments, verandas and corridors.

- 80 x 80, or 120 x 60, minimum thickness 10mm, characteristic price of €20/m²

6.3 Roof

Includes storage rooms and internal corridor.

- 80 x 80, or 120 x 60, minimum thickness 10mm, characteristic price of €20/m²

6.4 Staircase from Ground floor to Roof

- 80 x 80, or 120 x 60, minimum thickness 10mm, characteristic price of €20/m²

7. Wall Tiles

Includes the wall tiles for the showers and W.C. at First, Second and Third Floor Level. All walls to the above-mentioned accommodation shall be tiled to full height up to the ceiling level.

- 75 x 75, or 120 x 60, minimum thickness 10mm, characteristic price of €20/m²

8. Sanitary Ware

All sanitary wares will be of excellent quality in white color, maximum price of €2500 for each apartment.

9. Aluminum Doors and Glass Panels

All the sliding doors and windows will be modern designed and THERMAL for enhanced weather performance.

The color of aluminum is anodized grey. All glass panels will reflect the specifications provided in the Glass

Performance Calculator, for energy consumption. The models will be MUSKITA series, MU3000, MU2075, etc. or another equivalent.

10. Balustrades

The metal balustrade to verandas will be from anodized grey color set and clear glass laminated on a concrete up-stand with a fixing detail as per Architects details. Balustrades will meet elegant modern design concepts.

11. Entrance Door

Two Aluminum safety doors will provide access in the lobby of each of the apartment buildings and one main entrance for the house, as proposed in the attached plans.

12. Refuse Area

The refuse area/compartment will be constructed to allow for one big garbage bin for each plot, surrounded by perimeter wall. Water supply will also be installed for cleaning purposes.

13. Lift Car

The passenger elevator serving each of the buildings from Ground Floor to Roof is an eight (8) person's capacity with an overall loading of 630 kg.

14. Parking Area

As described above for each building.

15. Electrical Installation

Supply and installation of all Distribution Boards including MCCB's, MCB's, RCD's conductors and any other related accessories. Supply and installation of all the final circuits including conduits, wiring and electrical accessories. Installation of all the lighting fittings and security system. Supply and installation necessary provisions

for other extra low voltage systems (such as Fire Alarm, Structure Cabling, etc.). Testing with EAC Authority and Commissioning. Low energy spot and wall lights are used throughout the property and for the external ground lights.

15.1 Lighting Systems

All interior and exterior lights shall be of the latest technology of LED lights as per the building permits issued. This includes wall lighting and ceiling lighting. For lighting fixtures only standard lights are considered.

15.2 Smart House Systems

Main entrance key for each apartment individually.

16. Mechanical Installation including Water and Drainage

All areas will be served with mechanical work consisting of Air Conditioning split units' provisions, Hot, Cold and Fresh Water, Drainage System and Photovoltaic Panels as described below:

16.1 Hot, Cold and Fresh Water Supply

Supply and installation of the hot, cold and fresh water supply system including cold water booster set, hot water return pump, water tank, hot water cylinder, solar panels all necessary pipework, supporting brackets, fittings, and electrical works related to the aforesaid system.

16.2 Drainage System

Supply and installation of the drainage system including a sewage pumping station, a drainage pumping station, all necessary drainage and rainwater pipe - work, supporting brackets, fittings, traps etc. as well as the installation of all sanitary fittings including their hydraulic connections.

16.3 Photovoltaic Panels Provisions

Each building will have Photovoltaic Panels provisions with maximum area as per the attached drawings.

17. Soft Landscape

The two Blocks will include landscaped gardens with plantation.

18. Notes and Provisions

- The materials specified above for selected finishes may vary to equivalent or otherwise approved by the Supervising Officer provided the P.C Sums are maintained. This might be a result of non-availability of those finishes and brands, or changes to finishes and branding to meet the Clients' finishes standards.
- The nominated supplier for those finishes may be varied provided the materials selected are of the same standards and finishes of those specified, to the Supervising Officer consent.
- If at any time the Contractor would delay in performing the Work by Owner, the Project Schedule will be extended by the same amount of time as caused by the additional Work.
- Colors of any of the above materials/finishes interior and exterior will be decided according to the designed project color scheme and concept.