

## GENERAL SPECIFICATIONS

### 1. CONCRETE STRUCTURE

Reinforced concrete frame comprising of raft foundation, columns, beams and slabs, designed in accordance with the regulations for anti-earthquake construction.

### 2. WALLS

Exterior walls are of 25cm hollow bricks, with thermal insulation externally.  
Internal partition walls are of 10cm hollow bricks.

### 3. FINISHES

#### 3.1 Floors

- a. The ground floor common entrance will be paved with marble.
- b. The common areas on each floor and the staircase will be paved with marble.
- c. The entrance hall, living, dining, kitchen and corridor areas will have ceramic tiles.
- d. The bedrooms will have natural pre-varnished wood parquet with solid wood top layer.
- e. The terraces' floor will be paved with ceramic tiles.
- f. The bathrooms will have ceramic floor tiles.
- g. The storerooms will have ceramic floor tiles.
- h. The parking area will be of concrete finish.

#### 3.2 Walls

##### External

- a. Generally, all surfaces will have a thermal insulation system with decorative render finish.
- b. All slab edges will be of fair-faced concrete finish.
- c. External cladding and/or decorative elements will be installed in certain areas of the buildings.
- d. Decorative vertical shading panels will be provided at the terraces of Building A.

##### Internal

- a. Generally, all surfaces will have three coats of plaster painted with three coats of emulsion paint.
- b. Walls in the bathrooms will have two coats of plaster and will be lined with ceramic wall tiles up to the ceiling.

#### 3.3 Ceilings

- a. The ceilings in the apartments are of fair-faced concrete treated with two coats of spatula and three coats of emulsion paint.
- b. Plasterboard false ceilings will be provided in the kitchens, bathrooms and corridors painted with three coats of emulsion paint.
- c. Storeroom ceilings are of fair-faced concrete painted with two coats of emulsion paint.

### 4. INSULATIONS

- a. The roof will have screed to slopes and will be insulated with thermal insulation material and reinforced waterproof membrane.
- b. On the terraces, a reinforced waterproof membrane will be laid under the ceramic tiles.
- c. On each floor thermal insulation will be installed under floor screed.

## 5. DOORS & WINDOWS

- a. The main entrance doors of each building will be of aluminum with glass. An electric lock will be installed and can be operated from each apartment.
- b. The main entrance door of all apartments will be anti-burglary steel leaf structure with paneling on the interior and exterior. The door will be fire resistant, equipped with security locks.
- c. All internal doors will be ready-made to be installed. The door frames will be of wooden block board having rubber seals. The door leaf will be flat.
- d. External doors and windows will be made of colored aluminum with double glazing sliding and/or hinged tilted sections all as per Energy saving regulations to meet Class A buildings.
- e. All storerooms will have aluminum louvered doors.

## 6. WARDROBES & KITCHEN CUPBOARDS

- a. The kitchen will have porcelain stoneware slab worktop and backsplash.
- b. The kitchen cupboards will be imported from Italy. The structure will be chipboard with melamine finish. Cupboards will include under-sink aluminum base, with basket, totally extractable drawers with cutlery display and dishes display.
- c. The bedroom wardrobes will be imported from Italy with laminated finish and hinged doors.

## 7. KITCHEN APPLIANCES

The kitchens will be equipped with a ceramic hob, electric oven, extractor hood, washing machine, dishwasher and refrigerator.

## 8. SANITARY WARE AND MIXERS

- a. Imported high quality white sanitary ware will be installed including a head shower.
- b. Wall mounted WCs with concealed cistern will be installed.
- c. The mixers will be single lever.
- d. Stainless steel sink will be provided in the kitchen.
- e. Glazed cubicle will be provided for showers.

## 9. WATER SUPPLY

- a. Hot and cold water supply lines will be PVC pipes.
- b. Electric water heater will be installed.
- c. Pressure system for hot and cold water will be installed for all apartments.

## 10. SEWAGE

PVC pipes will be used for the sewage system which will be connected to the development's and the town's central sewage system.

## 11. ELECTRICAL INSTALLATIONS

- a. The entrance door will be controlled with video entry phone.
- b. TV points in the living areas and all bedrooms will be connected to a central antenna.
- c. Two telephone lines will be installed, with telephone and computer sockets in the living room and all bedrooms.
- d. Switches with safety fuses or dipolar switches with light indicators will be installed for all kitchen appliances in accordance with the Electricity Authority's regulations.
- e. Spotlights will be installed in all areas with plasterboard false ceilings.
- f. Provision for one socket for electric car will be installed in each parking place.

#### 12. ELECTRONIC HOME SYSTEM

- a. An automated touch panel control lighting system will be provided.
- b. Full installation of individual security alarm system with motion detection sensors, to control main entrance and balcony doors for each apartment.
- c. Full provisions for surround sound at living room area.
- d. Full provision for control and automation (Smart Home) for all the above system provides the opportunity to connect all the systems to a central processor. All systems can be operated through a touch panel and or remotely through internet, if it is requested by the customer.
- e. If requested by the client, other systems can be provided and connected to the control and automation system such as electric curtains, A/C units and heating.

#### 13. AIR CONDITIONING

Full installation of V.R.V. system (heating and cooling) including the units, wiring, drainage system and installation of copper pipes. Fan Coil units in the living room area will be concealed in the false ceiling. In the bedrooms they will be surface mounted.

#### 14. CENTRAL HEATING

Underfloor heating with water will be installed using heat pump unit.

#### 15. ENERGY PERFORMANCE CERTIFICATE

The buildings comply with the local Energy Performance regulation and have an A' rating certificate of energy performance and low CO2 emission.

#### 16. PHOTOVOLTAIC PANELS

Photovoltaic panels will be installed on the roof of each building. The Panels will be connected to electric meter of each apartment, in order to have net metering of electric consumption.

#### 17. LIFTS

Two lifts will be installed in Building A and one lift in Building B, with marble floor and stainless-steel cabin.

#### 18. COMMON AREAS

- a. Two electrically operated gates will be installed to control access to the development.
- b. Provision for CCTV will be allowed externally to cover the perimeter of the buildings on the ground floor and the common areas.
- c. A swimming pool and changing facilities will be provided at the ground level for common use. The depth of the pool will be 1.20m.
- d. All common areas will be planted and irrigation system will be installed.

#### 19. ROOF TERRACES

Top floor apartments in both buildings will have a roof terrace which is accessed through the common stairwell. The terraces will be equipped with a service counter and a sink.