

«PLATINUM»

TECHNICAL SPECIFICATIONS



DISCOVER PLATINUM

Formed by the contemporary living essentials and distinguished by its visually appealing façade, yet functional design – Platinum is setting the foundation for a successful property development project in Platy of Aglatzia, Nicosia.

A dynamic approach with a solid concept, razor-sharp lines, daring architecture, comfortable interiors, and high-quality materials, whilst pushing boundaries and mastering the use of space and light.

Platinum consists of 9 unique apartments; six 2-bedroom apartments and three 1-bedroom apartments, providing the option of home ownership or investment, in one of the most top-rated and popular areas of Nicosia.

Static Insulation / External Shell and Thermal Insulation Capacity

Foundations and Frame

Reinforced concrete based on European standards and anti-seismic regulations, as per the structural study

Energy efficiency Class A

Walls (block and dry wall system)

Exterior

25cm thick thermal block

8cm thermal insulation

Interior

Gypsum board both sides, drywall system

70mm mineral wool in the middle

Building dimensions as per the architectural study

Plastering

Exterior surfaces

Adhesive material, Polystyrene, Grid, Coating, Primer, Finishing plaster (sanded)

Internally X3 coats of plaster and X3 coats of emulsion paint

Interior surfaces

X3 coats of spatula and X3 coats of emulsion paint

Slab ceilings

Fare-faced spatula and X3 coats of emulsion paint

Suspended ceilings

X3 coats of spatula and X3 coats of emulsion paint

Suspended ceiling as per the architectural study

Hydraulic Installation
<p>«Pipe in Pipe»</p> <p>High quality, independent and complete hydraulic installation with a “pipe-in-pipe” distribution system</p> <p>Water Heater /Pressure System</p> <p>Independent water storage tank Solar panel, double frame for 3bed apt & single frame for 2bed and 1bed apt Pressure system and pump return</p>
Solar Photovoltaic Panels (PV panels)
<p>Installation of photovoltaic system for the building’s common areas</p> <p>Photovoltaic system for selected apartments</p>
Central heating
<p>Two bedrooms</p> <p>Full Installation of underfloor heating system</p>
Architectural Windows and Doors
<p>Aluminum systems</p> <p>Thermal aluminum frame with double-glazing Multipoint locking system Recessed latches</p>
Elevator
<p>Luxurious and latest technology «Machine Room less” elevator. Gearless with 8-person cabin</p>

Common Areas
<p>Interior Design</p> <p>Panel cladding in lift lobbies Wall covering in hallways High quality lighting fixtures and automated sensors Finishing materials as per the interior design study</p> <p>Architectural Design</p> <p>Unique façade design & luxury features Modern layout, functional & comfortable spaces Architectural lighting as per the lighting design study High quality lighting fixtures and automated sensors Finishing materials as per the architectural study</p>
Floor Finishes
<p>Living room/ Dining room/ Kitchen</p> <p>Ceramic tiles purchase value €40/m² (Discount Price € 30/m²)</p> <p>Bedrooms</p> <p>Ceramic tiles purchase value €40/m² (Discount Price € 30/m²)</p> <p>Veranda</p> <p>Ceramic Tiles purchase value €40/m² (Discount Price € 30/m²)</p> <p>*Parquet floor purchase value €60/m² including installation (Discount Price € 40/m²)</p>
Wall Finishes
<p>Bathroom/ WC</p> <p>Ceramic tiles purchase value €40/m² (Discounted Price €30/m²)</p> <p>Kitchen</p> <p>Backsplash ceramic slab €250/m (Discounted Price €200/m)</p>

Sanitary Fittings

One bedroom

Sanitary fittings purchase value €2000 (discounted price €1400) including all the necessary accessories & kitchen sink

Two bedroom

Sanitary fittings purchase value €3400 (discounted price €2400) including all the necessary accessories & kitchen sink

Doors/ Handles and Mechanisms

Internal doors

Melamine casing and jamb and melamine finish in color variety
Handle, Key and/or thumb lock and stopper purchase value €25/set

Entrance door

Security door and finish as per the interior design study
Fire rated

Kitchen

Base unit/ Wall unit/ Tall unit

Melamine carcass and melamine finish in color variety
Aluminum base liner for sink unit and aluminum skirting
Gola "L" shape for base units and gola "U" shape for tall units
Push/ pull latch for wall units and Soft close hinges
X3 Drawers with soft close runners and shelves

Layout as per the architectural study and/or interior design study

One bedroom

Kitchen units purchase value €2900 (discounted price €2000)

Two-bedroom

Kitchen units purchase value €4700 (discounted price €3300)

Ceramic slab kitchen counter top €250/m (discounted price €200/m)

Bathroom furniture

Vanity unit

Hanged unit

Melamine carcass and melamine finish in color variety

X2 drawers with soft close runners

Layout as per the architectural study and/or interior design study

One bedroom

Vanity unit purchase value €350 (discounted price €250)

Two-bedroom

Vanity unit purchase value €700 (discounted price €500)

Ceramic slab vanity counter top €250/m (discounted price €200/m)

Wardrobes

Wardrobe units

Melamine carcass

Melamine base

Push/ pull latch

Soft close hinges

X3 Drawers with soft close runners

X2 Hanger rails

Shelves

Melamine finish in color variety

Layout as per the architectural study and/or interior design study

Air-conditioning
<p>One bedroom & Two-bedroom</p> <p>Full installation of wall type unit in bedrooms Full installation of concealed unit in living room (suspended ceiling included)</p> <p>Points, quantity and layout as per the mechanical study</p>
Electrical Appliances
<p>Electrical provisions</p> <p>Hob, Hood, Oven, Dishwasher, Fridge/ Freezer, Tv, Washer, Dryer</p>
Systems, Wiring & Lighting
<p>Common areas</p> <p>Entrance access card and/or passcode Display intercommunication panel</p> <p>Apartments</p> <p>Phone (fiber if applicable) and central satellite antenna for local channels, provided in all areas Display intercommunication panel Lighting fixtures on suspended ceilings</p> <p>Points, quantity and layout as per the electrical study</p>
Parking Spaces and Storage Rooms
<p>One bedroom & Two bedroom</p> <p>X1 Parking space, X1 Storage room</p> <p>Layout as per the architectural study</p>

General

The dimensions presented on the plans are at maximum approach and none of the involved parties should have any other claim from the other for any approximate difference. Any plans, promotional or prospective which are not counter-signed when signing contracts, are not part of the agreement and do not bind the seller. With this agreement, the buyer is responsible to provide all the necessary information for the smooth progress of the construction work in accordance with the timetable agreed. It should be noted that in the event of inability or subversive for progress delay in decision-making on behalf of the Buyer or a representative, the seller holds the right, upon certain notification, to proceed with the adoption of measures that will ensure the productive efficiency and timely delivery of the property. There is no provision for any compensation or any other remedy for the buyer for any consequences that may arise from such works. The seller is possible during the rebuild of the project: To alter or modify the plans, if in the sole discretion of the supervising architect, these modifications are reasonably necessary for technical or aesthetic reasons, provided that these do not affect the Building substantially and provided that they comply with the laws and regulations concerning the construction of buildings.

Note 1: The above values of technical specifications include the value-added tax of 19% as it is today. In the event of a change in the rate of Vat, the prices of materials are adjusted automatically based on the new rate.

Note 2: Amount of deduction is the amount which will be charged to the buyer, in case of selection of materials from other suppliers that seller does not cooperate.