



LUMA

Emerald Park

SPECIFICATION

Structure

- Foundation Structure - Reinforced concrete frame consisting of footings, columns, beams, roof, slabs, and external walls, in compliance with the Cyprus and EU Anti-Seismic Code.
- In all construction stages, the civil engineer who is responsible for the design supervises the works and issues a certificate of completion as per the license issued for the property

External Walls

- Insulation - All external walls are made of 250 mm thickness bricks covered with a thermal facade system of 8cm polystyrene, including the frame of the house.
- The internal walls are 100mm thick of bricks with all pipes and 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

General walls:

- 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.
- General floors - All standard internal floor tiles.
- Bathroom Floor and Walls - ceramic tiles.

Thermal Insulation & Waterproofing

- Thermal insulation: Extruded polystyrene 8cm thick in all external walls.
- Roof waterproofing: Extruded polystyrene 5cm thick in combination with special glue and then a concrete layer of 10cm to cover, protect and create the slopes for the water. We are using two layers of debugium membrane on the roof before the installation of the floors.
- Balcony waterproofing: Waterproofing with Thoroseal FX110 and net or with 2 layers of derbium membrane.

External Works

Sewage septic tank and absorption pit or connection to a Central biological treatment plant for the project or the main Municipal drainage system according to the indications of the local authorities.

Doors & Windows

- Sliding Patio Doors & Windows - Aluminium sliding doors and windows, series Rabel 50, Rabel 720 or equivalent. All Thermal Break Frames.
- Electrical shutters in all bedroom windows.
- Internal Doors & Frames - Painted with a white finish.
- External Building Entrance Doors - Doors with a Security lock.

Interior Lighting

Only lights installed in false ceilings are included. All other internal lighting is the responsibility of the owner. We can buy and install all required lighting as part of an agreed furniture package.

Carpentry

- Design - The kitchen units are made of veneer wood or MDF, painted gloss or matte.
- The worktop is made of artificial granite.
- Sink and Mixer: stainless steel.
- Wardrobes - Built-in wardrobes.
- Doors - Internal doors: swing opening

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 supply into an individual 0,8-tone storage tank. A 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.

Electrical - Mechanical Services

- All electrical works will be carried out according to the floor plans and will be approved by the architect, the electrical engineer and the Electricity Authority of Cyprus.
- Split air-condition systems will be supplied in all bedrooms and in the living/dining/kitchen area
- Provision for internet cable system.
- Sensor lighting in the parking area.
- Controlled intercom/camera system for all apartments at building entrance door.
- Waterproof sockets to outdoor verandas as per electrical drawings.

Elevators

Elevator from a well-known company, suitable for at least 6 persons.

Security

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

Other

- 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.

Important Notice

- Buyer-requested changes to the original plans, may require the seller to extend the property's delivery date as necessary. Any agreed-upon upgrades or alterations will be assessed for cost and require advance payment.
- A plaque bearing the company's name and logo will be affixed to the property for a ten-year period.
- Sanitary ware, tiles, flooring, and similar items must exclusively come from our partner suppliers