



Specification

Neon Homes

Foundation & Skeleton

Reinforced concrete frame consisting of a single sandal, columns, beams, and slabs according to the seismic code of Cyprus and EU.

The concrete used is a ready mixture from the supplier's factory according to the construction drawings. The iron used is an EU product category B500C, approved by the government and designed according to Eurocode standards. In all the construction stages the civil engineer that is responsible for the design is also supervising the works and issues a certificate of completion as per the licence issued for the property.

Exterior & Interior Walls

According to the EU standard to follow the regulation for thermal insulation we use 8cm polystyrene externally or internally.

Exterior brick walls, thickness 200 mm or 250 mm as shown on drawings. The frame is covered externally with a thermal facade system with 8cm polystyrene directly on the columns and beams and anywhere else required. If external walls are concrete, then internally is installed the same thermal facade and will be covered with gypsum.

The interior walls of the house are made with 10cm bricks or from gypsum board with and all the services placed inside.

Wall Finishes

To all the brick walls we are laying 3 coats of plaster to prepare them for the final finish. In all internal walls brick or gypsum, we are laying 2 coats of spatula plus 3 coats of emulsion (Benjamin Moore or similar) white colour.

Floors

All indoor floors are ceramic European production tiles, Spanish or Italian made.

Purchase price after suppliers' discount €30/m² + VAT, dimensions choice of client.

In the **Living & Dining** areas, the **Kitchen**, the **Halls**, tiles are placed.

All the floor areas of the **Bedrooms** are finished with laminate, purchase price of €17/m² + VAT, colour of the customer's choice. On the **Verandas** anti-slip ceramic tiles are used with a purchase price of €28/m² + VAT. Samples and prices to the last page of this document. Two colour options have been selected by the architect to choose from, Bold and Light.

Exterior Floors

Parking Area: Polished concrete with white or grey marble stripes and electric aluminium doors.

Corridor Entrance to the public access from Italian ceramic tiles, customer's choice, purchase price of ceramic tiles € 25 / m² + VAT.

Kitchen

Modern Design Kitchen with clean lines, open spaces and highly functional made from MDF wood and lacquered finish. Price per square meter €230/m². Porcelain stoneware 12mm counter tops, at the price of €250/m, kitchen design, drawers, heights etc, two colour options have been selected by the architect to choose from, Bold and Light.

- **Undermount SHOCK sink** as per budget in last page of this document.

- **Kitchen Cabinets** manufactured in Cyprus by a local carpentry factory. All mechanisms are soft close.

Wardrobes

- Built-in wardrobes, full height, made of MDF with lacquered finish.
- Sliding doors or hinged doors.
- Wardrobes are manufactured in Cyprus by a local carpentry factory for better maintenance and design. All mechanisms are soft close and easy reach mechanisms for high wardrobes. Two colour options have been selected by the architect to choose from, Bold and Light.

Doors

- **Entrance Door** is made with aluminium or glass, depending on drawings and architects' instruction. Top of the range security lock available.
- **Internal Doors** are made of MDF coated with lacquered finish. Minimum height 2,3m. Two colour options have been selected by the architect to choose from, Bold and Light.

Thermal Insulation & Waterproofing

- **Thermal insulation:** Extruded polystyrene 8cm thick in masonry in all outside areas. In case we have concrete walls outside with a façade then we can use the same system internally.
- **Roof waterproofing:** Extruded polystyrene 8cm thick in combination with special glue and then concrete layer of 10cm to cover, protect and create the slopes for the water. We are using two layers of derbigum membrane on the roof before the installation of the floors.
- **Balcony waterproofing:** Waterproofing with 2 layers of derbigum membrane 4mm each.

Sanitary Facilities

Accessories: Mixer Grohe.

Sanitary ware: European manufactured. Catalogue and prices to the last page of this document.

Bathroom Floors & Walls

Ceramic tiles of European brand from the same supplier as floors. The products are produced in thin ceramic sheets individual tiles. The purchase value is €50 plus VAT with colour and dimensions chosen by per the architect's suggested layout and color options.

Shower-Baths

The showers are also made of ceramic material, both on the floor and on the wall.

Security Glass divider with a door is used to separate the shower area which is made by a local company.

All services, water connections and water collectors are concealed on the walls or floors.

Before the installation of tiles Waterproofing with Thoroseal FX110 and net is placed.

If the customer prefers a bathtub, then this is an option.

Washbasin furniture is made of MDF and white techno granite countertop.

Sanitary Ware

- All sanitary ware is European brand with all the necessary accessories in a nickel finish.
- GROHE model glued to the wall.
- Wash Basin with furniture made from the carpenter with our interior designer instructions. Dimensions available according to the drawings.
- Glass security door in the shower from a factory in Cyprus. Tempered glass 10mm thick.

Electrical Devices

- **Electrical and Electricity:** All the electrical instalments complies with Guide to the Wiring Regulations 17th Edition IEE Wiring Regulations (BS 7671: 2008). We are responsible for providing Electricity on site (voltage dependent on location and size of property). Power

cables will be ducted underground from the external connection point to the property and connected at the main panel inside the house.

- **Kitchen:** Double sockets, single sockets, 20A double pole switch with neon are installed for the extractor fan point, cooker point, microwave point, dishwasher point, oven point and a refrigerator point.
- **Living & Dining Area:** Double sockets, single sockets, TV points, RJ45 Data sockets, A/C heater switch and electrical shutters heater switch and controller will be supplied as per the electrical plans. At the main TV station, a small access panel will be installed to access the main terminal for the security systems, structure cabling and television wiring.
- **Master Bedroom:** Double sockets, single sockets, TV points, RJ45 Data sockets, A/C heater switch and electrical shutters heater switch and controller will be supplied as per the electrical plans.
- **Other Bedrooms:** Double sockets, single sockets, TV points, RJ45 Data sockets, A/C heater switch and electrical shutters heater switch and controller will be supplied as per the electrical plans.
- **Outside Areas:** Waterproof equipment (power sockets, RJ45 Data Sockets & TV sockets) will be supplied as per the electrical plans.
- **Structure Cabling & Wi-Fi:** RJ45 Data sockets & Wi-Fi points will be supplied and installed to maximise the coverage of the network.

Electric car charger.

Provision for a universal electric car charger is installed in the garage area.

Interior Lighting

Only the luminaires that are installed in the false ceilings are included. The rest are responsibility of purchaser, or we will include them if the furniture package is agreed.

Plumbing

Plastic piping (pipe to pipe) for hot and cold water. Central water system with pressure.

1. Cold water: Continuous flow of water from the local water supply to an individual 0,8t storage tank. Provision for water softener, placed in the mechanical room.

2. Hot water supply: Dual system electric water heater/solar water heater (installed on the roof). Storage cylinder for 0.200 tons for hot water and 0.8 tons for cold water. The water tanks and any other machines are installed in the roof area and covered around with aluminium louvers.

Heating

Underfloor Heating is installed by the mechanical subcontractor and is supported by a wall machine called HydroKyt Box which is placed on the mechanical area and operates with electricity. The polystyrene used for the underfloor heating is of Italian origin. Spanish pipes class pex-A are used for the underfloor and all are included in the house price. The mechanical room for the machinery of heating and the VRV for cooling is on the ground level area or on the roof according to architect's design.

The temperature is controlled by panels and is divided in two zones, one for each floor.

The mechanical room is on the ground floor and not on the roof.

Air Conditioning - suspended ceilings

- Each area will provide a hidden air conditioner installed on a false ceiling which operates with a VRV (Variable Refrigerant Flow) system. The system has a central outside unit from which all internal room units are connected. All rooms operate separately and from a panel.
- All Air Conditioners are LG type and are included in the sale price of the house. The air conditioners are R-410a Wi-Fi ready class A. For the extraction of the air we install crickets type Canyon C2020.

The mechanical room is on the ground floor and not on the roof.

Aluminium

Sliding aluminium doors and windows in Rabel Slim 50 series and opening aluminium frames in Rabel Thermal 720 series with double glazing.

The **glass** is 6mm I-Plus Light (energy glass) plus 20mm space plus 5mm clear glass.

Total 31mm is the space for glasses. The Ug of the glass is 1.3 (the best product on the market).

Security System

Satel Security Products.

- **For Each Property**, a security panel is installed in a metal box with a spare battery and a GSM Dialer for communication.
- **For Each Room**, a wireless or wired security motion sensor is installed. In the property we have two touch keyboards and an external siren machine. In the kitchen, a smoke detector is installed.
- Minimum 4 security cameras are installed, can be connected to phone, i-pad or tv.

Photovoltaic System

The property comes with a size of 4,8kW PV system on the roof.

Swimming Pool

Dimensions of the pool as per drawings. Pool is finished with tiles of €20/m² plus VAT and a marble edge. Swimming pool works with skimmers.

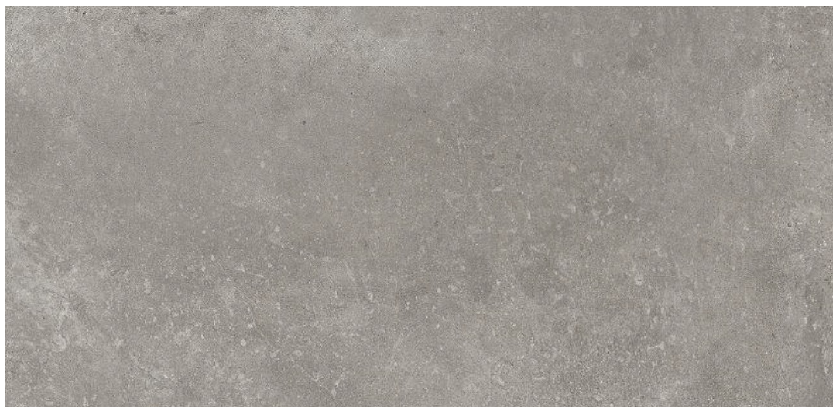
Catalogue of Purchase Price of Materials (plus VAT)

1	Ground Floor, Kitchen, Hallways	Tiles European production €30/m ²
2	Bedroom Floor	Laminate €17/m ²
3	Internal Staircase	White Marble Ajax Stairs €40/m
4	Floor & Walls of Bathrooms	€50/m ²
5	Terrace Floor	€28/m ² anti-slip tiles
6	Parking Floor	Grated Polished Concrete with strips of 10cm Marble.
7	Kitchen Counter	€230/m
8	Ceramic Pool cladding	€20/m ² Pool Walls
9	Exterior Floors of the house	Ceramic Tiles €25/m ²

CERAMIC and CARPENTRY SELECTIONS ARE AVAILABLE IN TWO OPTIONS: BOLD or LIGHT

BOLD OPTION: CERAMICS

INDOOR - OUTDOOR & BATHROOM TILING:



NEXUS PEARL CERAMIC
60X120CM MATT

BOLD OPTION: KITCHEN

KITCHEN DESIGN:



POOL TILING & POOL EDGE TILING

Cabinets Colour:



GREEN RIVER
30X30 MATT

KITCHEN WORKTOP & BACKSPASH



NEXUS PERL POOL EDGE
STEP 30X60

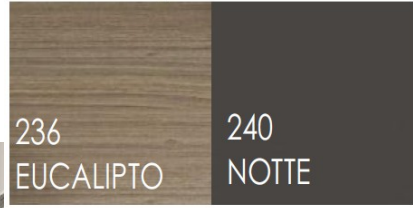
BEDROOM LAMINATE FLOORING:



LAMINATE FRIENDS TER HURNE
OAK AURELIA No 1188020006
1288X198 8mm AC4. 4V

BOLD OPTION: CARPENTRY

Wardrobes doors & Internal doors: Light Grey Semi Matt color



KITCHEN WORKTOP:
ITALIAN LAMINAM WORKTOP SLAB 12mm
NATURALI / NERO GRECO

KITCHEN BACKSPLASH:
ITALIAN LAMINAM WORKTOP SLAB 12mm
FOKOS/ SALE

KITCHEN SINK & MIXER
Wardrobes internal typical detail
SHOCK undermount granite kitchen sink with 3-way GROHE
mixer allowance €660 + VAT



Hanging tube & Hanging Mechanism



UNDERMOUNT GRANITE
KITCHEN SINK. MANHATTAN
30080U - (75X45.6)CM
SCHOCK, MADE IN GERMANY-

Drawers & Shelves



KITCHEN
MIXER
3-WAY.

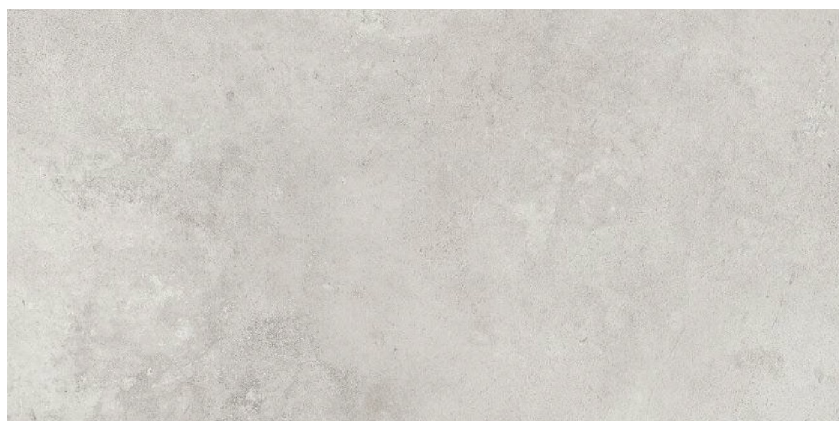
Laundry: In Light Grey semi Matt Color

Typical detail



LIGHT OPTION: CERAMICS

INDOOR - OUTDOOR & BATHROOM TILING:



NEXUS WHITE CERAMIC
60X120CM MATT



LIGHT OPTION: KITCHEN

KITCHEN DESIGN:



POOL TILING & POOL EDGE TILING:

BLUE BALI
30X30 MATT

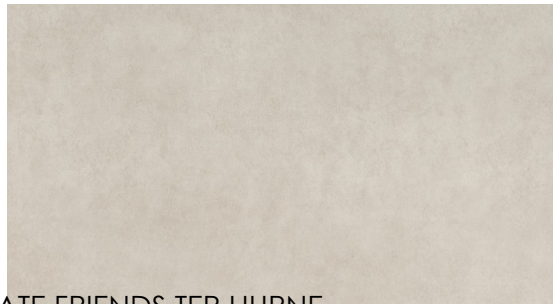
Cabinets Colour:

NEXUS WHITE POOL EDGE
STEP 30X60

BEDROOM LAMINATE FLOORING:



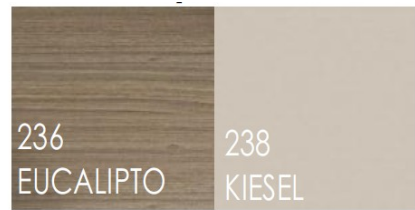
LAMINATE FRIENDS TER HURNE
OAK AURELIA No 1188020006
1288X198 8mm AC4. 4V



KITCHEN MIXER
3-WAY. GROHE
30-580-000

LIGHT OPTION: CARPENTRY

Wardrobes doors & Internal doors: White Semi Matt color



KITCHEN WORKTOP & BACKSPLASH

KITCHEN WORKTOP:
ITALIAN LAMINAM WORKTOP SLAB 12mm
FOKOS/ ROCCIA

KITCHEN BACKSPLASH:
ITALIAN LAMINAM WORKTOP SLAB 12mm
FOKOS/ SALE

KITCHEN SINK & MIXER
Wardrobes internal typical detail
SHOCK undermount granite kitchen sink with 3-way GROHE
mixer allowance €660 + VAT



Hanging tube &
Hanging Mechanism



UNDERMOUNT GRANITE
KITCHEN SINK. MANHATTAN
30080U - (75X45.6)CM
SCHOCK, MADE IN GERMANY-

Drawers & Shelves



Laundry: In White Semi Matt Color

Typical detail



Sanitary Ware and Accessories for Both Options

WC

Allowance for WC €530 + VAT

Wall hang **WC I.life O Hydrotwist technology IDEAL STANDARD** or similar with soft close cover and **Prosys Cistern**



BASINS + MIXER

Allowance for wash basin €500 + VAT

Wash Basins **I.life O IDEAL STANDARD** or similar with wall mounted basin mixer set of **Joy Atelier IDEAL STANDARD**



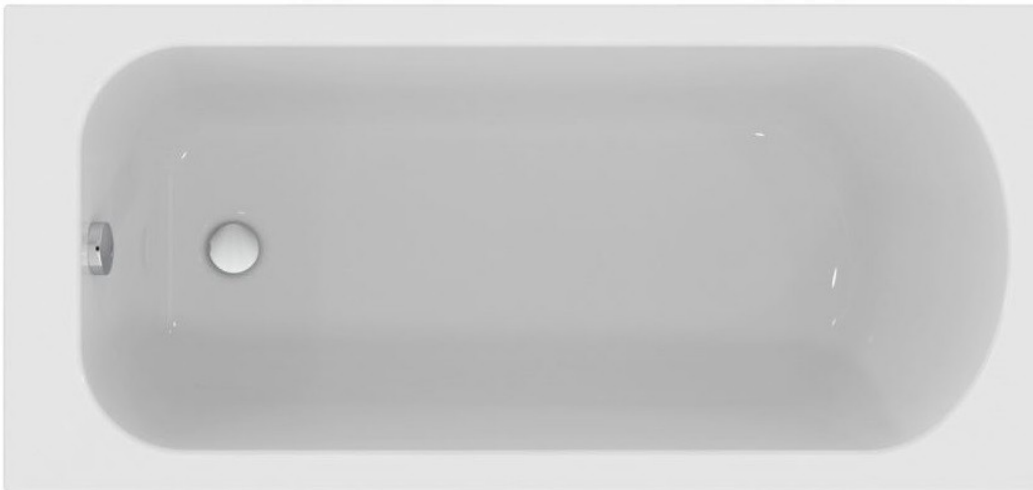
SHOWER COMBINATION

Allowance for shower €560 + VAT

Shower with linear floor drain is constructed as walk-in with dimensions as per drawings and includes concealed **Joy Atelier IDEAL STANDARD** mixer, shower arm, overhead shower jet and shower holder with hose. The client can choose to install a bathtub instead of a shower the below description.

Allowance for bathtub: €560 + VAT

Rectangular bathtub 175x75cm including concealed **Joy Atelier IDEAL STANDARD** mixer, set and shower



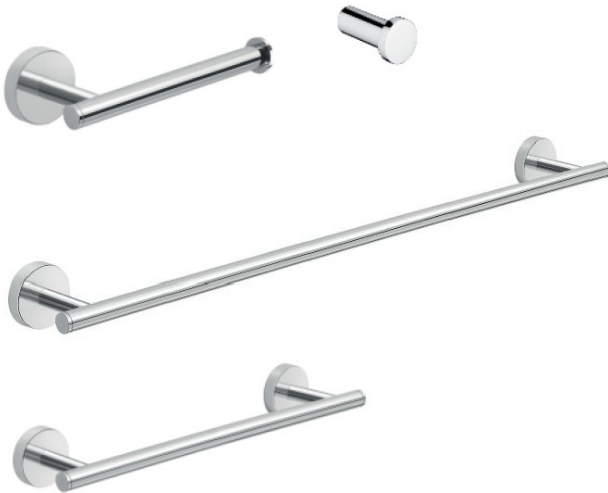
MIRRORS

Custom made mirrors made by our carpenter with led strip behind.



ACCESSORIES

Gedy Eros bathroom accessories with allowance of €85/bathroom



KITCHEN SINK + MIXER

allowance €660 + VAT

FRANKE MARIS undermount granite kitchen sink with 3-way **MARIS SLIM FRANKE**



VANITY UNITS FOR BOTH OPTIONS

Vanity Unit: Typical detail

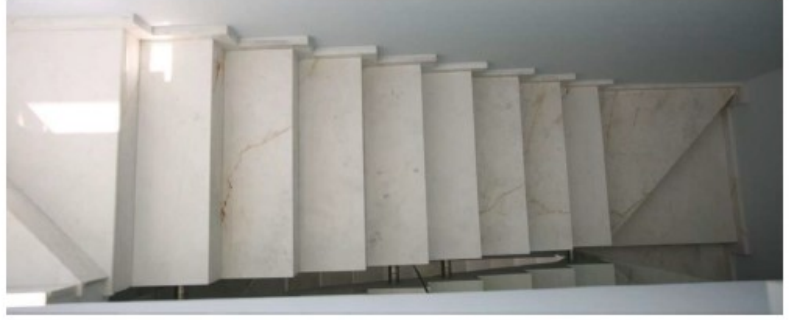
Countertop: White Techno Granite

Vanity: White Oak

Mirrors: Rectangular with LED stripe



STAIRCASE FOR BOTH OPTIONS



MARBLE AJAX