



G.KARATZIAS & SONS LTD
CONSTRUCTION & DEVELOPMENT

Δωδώνης 17, Διαμ.001 , 2235 Λατσία - Λευκωσία
Τηλ. 22574444 ,99408206 Φαξ. 22524865
email: info@gkaratzias.com

TECHNICAL SPECIFICATIONS

FOR RESIDENCES

SKELETON

Made of reinforced concrete with concrete brand C30 and high strength steel reinforcement S500 on the sandboard, beams, slabs etc. Full seismic study and supervision as described in the plans and based on regulations.

THERMAL ISULATION

A thermal facade will be installed based on a Energy Performance certificate that will be issued. The house will be energy efficient with a 3kw photovoltaic system.

INSULATION

Boring type nylon under the sandal. On the ceiling plates will be laid polystyrene 8cm thick. and there will be concrete and waterproofing with 4mm “polyester” reinforced with bag and a mosaic on the upper side.

WALLS

The external walls will be made from bricks of excellent quality of overall thickness 0,25 cm glazed and insulated in accordance with the new building regulations of insulation and energy saving.

The interior walls will be made from bricks of excellent quality of overall thickness 0, 10 cm. In the compounds of the wall with concrete structures special plastic grid is placed. At below the ground wall asphalt membrane is placed for waterproofing purposes.

COATING

On the inside the walls are plastered with three coats of plaster. Whereas the ceilings, which are made from uncoated concrete are coated with two coats. Then they are painted with three coats of emulsion of colour chosen by the buyer.

Externally the house is plastered with three coats of plaster and is painted with paint of colour chosen by the buyer.



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FLOORS

All floors will be the buyer's choice (Provided that the construction will be at a stage where the stage where selection is allowed).

Ceramic tiles are installed in all areas, the lounge, in the living room, the dining room, the corridors etc and is of a catalogue price value €30/m² with the skirting.

In the W.C. ceramics of a pricelist market value of €20 /m² are also placed.

The walls in those areas are covered with porcelain, to the height of lintels and between benches and cabinets in the kitchen, of a pricelist market value €20 /m².

Exterior terraces and entrance corridor are mounted with ceramic chosen by the buyer of market value €20/m².

In the parking area there will be concrete "grind".

Kitchen worktop cladding €130 current meter.

Staircase cladding worth €1100.

PLUMBING

1. Make the corresponding plumbing installation in all sanitary ware and the sanitary ware and the solar water heater, with special high-pressure plastic. Hot and cold water will be installed in the kitchen, bathrooms, showers and sinks. A plumbing system for the operation of a washing machine and dishwasher shall also be installed if provided for the plans.
2. Solar water heater with boiler with 200lit with two frames and tank of 1500lit.
3. Sanitary ware of the buyer's choice including sinks, toilets, washbasins, bathroom sinks, showers and kitchen troughs for a total value of €3000.

ELECTRICAL

The installation will be based on the architectural plans and in accordance with the regulations of AHK. There will be defined supply points with the appropriate charge.

KITCHEN	4 DOUBLE SOCKET, 4H/SDP (OVER, HOB, DISHWASHER)
SITTING ROOM	4 DOUBLE SOCKET
PARKING SPACE	1 DOUBLE SOCKET
BEDROOM	3 DOUBLE SOCKET



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WOOD

All interior doors will be coated with beech or oak depending on the choice of the buyer.

1.The cabinets and the kitchen will be made of any melamine of any origin depending on the choice of buyer.

The inside will be covered with melamine in white colour. The lid will be made of 2cm granite.

2. Kitchen countertop under €195per meter.

3.Kitchen countertop over €190 per meter.

4.Wardrobe €190 per meter.

5.Interior door will be worth €300 for purchase and installation.

PROFILES

All exterior openings will be fitted with aluminium sliding doors of the MU3000 thermal and MU2075 thermal series for opening with a natural color, as well as double glass for sound insulation and thermal insulation. The entrance door will also be made of aluminium and the price is €1000.

METAL CONSTRUCTION

1.The ground floor staircase will be fitted with the metal balustrade worth €120/m if provided for the plans.If the buyer what glass in the staircase is include.

2.Entrance railing of purchase and installation value €250 and parking entrance railing of purchase and installation value €300 if provided for in the plans.

3.Balustrades on the verandas worth €60/m if provided for in the plans.

PROVISION FOR A/C AND CENTRAL HEATING

All necessary piping and wiring for air conditioning and central heating, as shown on the plans, will be placed, and it will cover all the areas based on the study undertaken (split unit radiators and boiler are charged to the buyer).

TELEPHONE INSTALLATIONS

There will be telephone points in all rooms, the office and the kitchen. There will also be TV provision and internet.

POOL

There will be a swimming pool with dimensions of 3,10m X 6,60m.



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GERNERAL NOTE

All of the above are the specifications, materials and unit values provided for the construction of the house.

Any demolition work already performed, will be cost in advance and only if agreed in writing beforehand, then the work will be carried on.

Price include VAT.

Buyers do not have the right to make changes to the exterior appearance of the building and are not entitled to any addition, which would create an excess of the square meter coverage, contrary to the current urban planning provisions.