



KYPSELI
RESIDENCE



TECHNICAL SPECIFICATION

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TECHNICAL SPECIFICATION

1.0 Framework

Residential Block with reinforced concrete structure according to Eurocodes and Cyprus norms (anti-seismic design). Concrete will be C30/37 and the high strength steel will be B500C.

The thermal insulation of the building will be classified as category A.

2.0 Damp proof and waterproofing

2.1 Foundation

1. *Polythene sheet between the soil and concrete foundation*
2. *All the vertical surfaces that are in contact with the soil will receive two coats of two-component, flexible cementitious mortar MAPEI FOUNDATION or equivalent (foundation, perimetrical wall, lift walls etc) according to manufacturer's specifications.*

2.2 Roof – common areas

1. *Polymer – modified waterproofing membrane Extrabit P200 or equivalent according to manufacturer's specifications*
2. *Triangular sand – cement fillet will be constructed at the joint between parapet walls and concrete slab.*

2.3 Roof – Roof Garden

1. *Two coats of minimum thickness 2mm each of one component cementitious mortar SIKALASTIC 1K or equivalent according to manufacturer's specifications.*

2.4 Covered verandas and non-accessible slabs

1. *Two coats of minimum thickness 2mm each of one component cementitious mortar SIKALASTIC 1K or equivalent according to manufacturer's specifications.*

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2.5 Showers

1. Two coats of total thickness 3mm of one component water-based elastomeric bitumen waterproofing product UNOLASTIC or equivalent according to manufacturer's specifications. The coats will be applied on floor and walls also.
2. Reinforcement between the two coats with mesh RINFOTEX EXTRA or equivalent according to manufacturer's specifications.
3. Reinforcement mesh RINFOTEX PLUS or equivalent at the joint of floor with wall. Placement according to manufacturer's specifications

3.0 Masonry

3.1 Walls External

1. The external (25cm) walls will be constructed with thermal hollow bricks (according to CYS19:1989) or equivalent, laid with cement paste.
2. Plastic mesh will be placed at the joints of masonry with reinforced concrete members.
3. 8 cm of polystyrene insulation will be place outside.
4. Damp proof course will be placed at ground floor walls.

3.2 Internal

Internal walls (10cm) will be constructed with hollow bricks laid with cement paste.

4.0 Flooring

4.1 Kitchen/Living/Dining Area

1. All the ceramic flooring will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.
2. Ceramic tiles with matching skirting will be placed, value of €25/m² and dimensions 120x60cm.

4.2 Verandas

1. All the ceramic flooring will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.
2. Ceramic tiles with matching skirting will be placed, value of €25/m² and dimensions 120x60 or 60x60cm.

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4.3 Roof Garden

1. All the ceramic flooring will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.
2. Ceramic tiles with matching skirting will be placed, value of €25/m² and dimensions 60x60cm.

4.4 Bathrooms

1. All the ceramic flooring will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.
2. Ceramic tiles on floor will be placed, value of €25/m² and dimensions 60x60cm or 120x60cm.

4.5 Bedrooms

1. Laminate Parquet will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.
2. Laminate Parquet matching skirting will be placed, €25/m².

5.0 Bathroom Wall Tiling

1. All the ceramic for floor and wall tiling will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.
2. Ceramic tiles will be placed, value of €25/m² and dimensions 60x60cm or 120x60cm.
3. The walls of W.C. and showers will be tiled up until the ceiling.

6.0 Sanitary, fixtures & fittings

6.1 One-bedroom Flat

1. All sanitary fixtures and fittings will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.
2. Sanitary fixtures and fittings of €1300 (including sinks, mirrors and all the necessary accessories).

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6.2 Two-bedroom Flat

1. All sanitary fixtures and fittings will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.
2. Sanitary fixtures and fittings of €2100 (including sinks, mirrors and all the necessary accessories).

7.0 Suspended Ceilings – Plasterboard

7.1 Bathrooms

There will be suspended ceilings out of plasterboard in all bathrooms.

8.0 Parking spaces & Storage areas

1. For every apartment, there is a covered parking space and one storage area as indicated by the architectural designs attached.

9.0 Elevator

Luxurious and latest technology elevator from a well-established brand like KONE, OTIS, KLEEMAN or equivalent and according to EU standards.

10.0 Aluminium works – Doors and Windows

1. All the exterior openings will have thermal break aluminium frames, in the colour chosen by the vendor and will be either sliding or opening, in accordance with the architectural drawings. The aluminium will be thermal insulated to ensure energy category class A.
2. Aluminium frames from a well-established brand like MUSKITA or equivalent.

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11.0 Installation of electrical appliances

1. *The electrical installation will be in accordance with the relevant plans and the current EAC regulations.*
2. *All accessories, conduits and cables will be according to the electrical design and BS standards.*

11.1 General features

1. *Provision for electric charging station for every parking position.*
2. *Installation of door phone system in the entrance of the block.*

11.2 General for each flat

1. *Door Phone System*
2. *Telephone Outlet*
3. *Provision for AC*
4. *Provision for T.V.*
5. *Internet and wi-fi access points*
6. *Electric doorbell.*

11.3 Bedrooms

1. *Provision for T.V.*
2. *Provision for AC*
3. *Electrical sockets*
4. *Telephone outlet*

11.4 Kitchen

1. *Provision for kitchen hood extractor in all flats.*
2. *Provision for electric oven.*
3. *Provision for washing machine.*
4. *Provision for dishwasher.*
5. *Provision for fridge.*
6. *Provision for electric burner.*
7. *Electrical sockets*

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12.0 Mechanical Works

12.1 Air-conditioning

12.1.1 Bedrooms

All necessary electrical and mechanical piping and wiring provisions for air-conditioning installations will be done in accordance with the electrical and mechanical drawings.

12.1.2 Kitchen/Dining/Living Area

All necessary electrical and mechanical piping and wiring provisions for air-conditioning installations will be done in accordance with the electrical and mechanical drawings.

12.2 Hydraulic installation

- 1. The plumbing installation to all sanitary units and to the solar water heating panel will be of pipe in pipe aluminium of high pressure, according to international standards.*
- 2. The plumbing installation includes cold and hot water supply to the kitchen sink, bathtubs, shower columns and washbasins. In addition, the plumbing installation includes cold water supply for washing machine and dishwasher wherever indicated on the mechanical drawings.*
- 3. Each apartment will be provided with electric boiler and storage, solar heating panels and water storage tank according to the mechanical design.*
- 4. Provision for installation of pressure water system for all flats*

13.0 Energy

The whole building is designed in accordance with the European Engineering Regulation and the building is categorized as energy class A.

13.1 Common areas

- 1. Installation of photovoltaic panels. The production of some panels will compensate for the cost of electricity of commons expenses.*
- 2. Provision for photovoltaic panels for some apartments. Ask for availability.*

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14.0 Kitchen

1. Kitchen will laminate in various colours with handles from renowned brands.
2. The kitchen worktop will be of granite or similar at €130/m.

15.0 CARPENTRY

15.1 Wardrobes

Bedroom wardrobes will be laminated and will be made in accordance with the dimensions as shown in the architectural drawings.

15.2 Internal doors

All the internal doors will be laminated prefabricated doors chosen by the architecture.

15.3 Mailbox

There will be mailbox according to architectural drawings.

16.0 Lightings

16.1 Common areas

Installation of the lighting in all common areas according to the architectural drawings.

16.2 Verandas

Installation of the lighting in all verandas according to the architectural drawings.

16.3 Flats

Installation of the lighting in all areas that there is suspended ceiling and in the places that are spot lightings according to the architectural drawings.

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17.0 General Notes

- 1. 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.*
- 2. 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.*
- 3. 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, if these do not affect the building substantially and if 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: The amounts of provision for the woodworking will be applied by the BLUBRIX HOLDINGS LTD company as agreed with the vendor who will execute the project.

Note 3: Amount of deduction is the amount which will be charged to the buyer, in case of selection of materials from suppliers who do not cooperate.



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