NEA CONTRACTORS LTD
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TECHNICAL SPECIFICATIONS

SIENA RESIDENCES GERMASOGEIA

LOCATION

Siena Residences is erected in a prime location in Germasogeia. There is easy access to the highway through a 3-minute drive and a variety of amenities, including educational institutions, supermarkets, restaurants and **the beach**, all within a 10-minute radius. Due to the elevation of the site, Siena Residences provides both beach and mountain views.

BUILDING DETAILS

Siena Residences is a three-story building consisting of 17, two-bedroom apartments, five of which include a roof garden with a pool. On the ground floor there are designated parking and storage spaces for all the apartments.

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1. FOUNDATIONS & STRUCTURE

The building is designed with reinforced concrete according to the Cyprus and European construction and anti-seismic standards.

2. EXTERNAL FACADE

The entirety the external shell of the building (walls, exposed floors and roof) will be based on the energy efficiency study of the building. The thermal insulation system is based on extruded polystyrene with 8cm thickness. Thermal insulation with extruded polystyrene 8cm thick, will also be used on the roof. The thermal insulation rating of the building will be category A.

3. WALLS & CEILINGS

All the walls are constructed with high-quality bricks and are erected according to the drawings. The bricks used for the external walls are 25cm thick and the bricks used for the internal walls are 10cm thick.

External Surfaces: The external wall finishes will be done with grafiato as per the Architect instructions.

Internal Surfaces: The internal wall finishes will be done with spatula and painted three coats of high-quality emulsion paint, according to the Architect instructions.

Ceilings/False Ceilings: The ceilings will be fair face concrete and will be done with three coats of spatula. There will be three coats of high-quality emulsion paint in all ceilings and false ceilings, according to Architect instruction

4. MECHANICAL INSTALLATION

A complete independent mechanical installation with a distribution system "pipe in pipe". Each apartment will have its own solar water heater thermocouple of high quality and efficiency.

5. ALUMINIUMS

High energy efficiency thermal aluminum shells, with double glass, for better sound and thermal insulation. There will be provisions for window meshes.

6. ELEVATOR

The building contains two modern elevators which follow all the regulations of the Department of Planning and Housing.

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7. COMMON SPACES

All the common spaces, both indoor and outdoor, will be furnished with high quality materials. Entry to the building is granted by an access card and/or a keypad. Lighting is automated with sensors.

8. FLOOR CLADDING

- Interior of apartments: High quality ceramic tile 60X120
- Balconies: High quality anti-slip ceramic tile 60X120

9. WALL CLADDING

- Kitchens and bathrooms: High quality ceramic tile 60X120

10. SANITARY ACCESSORIES

All sanitary accessories, including faucets, mirrors, etc., will be selected according to what is indicated in the drawings of each apartment.

11. WOODWORK

- Apartment entrance doors: Fire rated doors (30 minutes) with melamine, according to the regulations of the Fire Department.
- Internal doors: Pressurised with gaps, finished with melamine. Door frame with melamine.
- Kitchen: Kitchen counters, both internally and doors, with melamine. Countertop with HPL.
- Cupboards: Internally and externally from melamine.

12. PARKING AND STORAGE SPACES

Each apartment has its own designated parking space and storage space, as indicated in the Architectural drawings.

13. AIRCONDITIONING SYSTEM

Airconditioning units with hot and cold air capabilities, according to the mechanical plans.

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14. ELECTRICAL INSTALLATION

The entirety of the electrical installation will be done in accordance with the Architectural Drawings and all the EAC regulations. No electrical appliances will be supplied, only the provisions.

Common spaces will be supplied by the photovoltaic system on the roof, with the respective discount on the commons electrical bills.

The system's capacity is 43kW and is distributed as:

- 4kW for the 2 commons,
- 15kW distributed equally among the 5 apartments on the 3rd Floor (3kW/apartment), and
- 23kW distributed equally among the remaining apartments (2kW/apartment)

15. AUTOMATION

All the apartments are equipped with an automation system, which will enable the occupants to control remotely basic functions, such as lighting, water heater, opening the front and apartment doors. The system can be further customized based on the needs of the occupants.

GENERAL NOTES

Buyers are not allowed to make changes on the outside of the building and are not allowed to make additions that would increase the covered area in square meters, violating the Department of Town Planning and Housing regulations.