



## **TECHNICAL INFORMATION T & A CYVIEW DEVELOPERS LTD**

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## About Us

CYVIEW DEVELOPERS was established in 2001 and since then it provides Cyprus real estate market with best quality developments. The company's number one commitment is to provide the highest standard of construction, quality and unmatched after-sales service, making every project a long-lasting investment.

Today, we have successfully added to our portfolio several residential units and business spaces. All of our projects are characterised by quality construction, functionality and high aesthetics and satisfy the latest standards and specifications.

Reliability, consistency and trustworthiness constitute our motive power and the basis to build a strong trust relationship between the company, our customers and our associates.

Throughout our many years of experience we respond exceptionally well to the needs of the market and our customers, creating great places to live and grow. In Cyview, we do dreams come home.

## Our Team

The company employs a group of highly skilled and dedicated staff including engineers, designers and other professionals as well as numerous sub-contractors, suppliers and associates aligned with the company's quality standards and values.

Our people contribute significantly to the company's continuous development and success.

## Why Us

We believe that buying a property is not solely a financial procedure but also an emotional experience. Making the decision to invest is not an easy one; It involves careful study; We can help you locate your ideal property and be available to assist you during the entire process in every step of the way.

1. PARTICULAR SPECIFICATIONS		Description
Energy Performance	A'	
Photovoltaics	Supply and Installation of photovoltaic system	
Air-Conditioning	Supply and Installation of A/C units (Split-units)	
Video Intercom System	Supply and Installation of Video Intercom System	

2. GENERAL SPECIFICATIONS		Description
Structural Works (Frame)	Reinforced Concrete	
External Walls	33cm Thermal Bricks	
Internal Walls	10cm Conventional Bricks	
Beams and Columns	8cm thick extruded polystyrene to be installed on external concrete surface	

3. FLOORING AND WALL LININGS	Material	Purchase Cost
Living Room / Kitchen / Corridors	Ceramic Tiles	€25/M2
Bedrooms	Laminate Parquet <sup>1</sup>	€25/M2 <sup>2</sup>
WC areas (Floor and Walls <sup>3</sup> )	Ceramic Tiles	€20/M2
Kitchen Backsplash	Ceramic Tiles	€25/M2
Verandas	Ceramic Tiles	€20/M2

<sup>1</sup> The installation of ceramic tiles instead of laminate parquet in the bedrooms, will be charged extra

<sup>2</sup> Including the installation cost

<sup>3</sup> Installation of ceramic tiles up until the ceiling level

<sup>4</sup> A 3cm thick marble coping (Developer's choice), will be installed at the bottom of the windows (window sill)

4. SANITARY WARE	1 Bedroom	2 Bedrooms	3 Bedrooms
According to Architectural Drawings	€ 1.000 <sup>1</sup>	€ 1.500 <sup>2</sup>	€ 1.500 <sup>2</sup>

<sup>1</sup> 1 shower tray, 1 WC, 1 washbasin, 1 kitchen sink, 1 μίξερ ντουζιέρας, 1 shower mixer, 1 washbasin mixer and 1 sink mixer

<sup>2</sup> 1 Bathtub, 1 shower tray, 2 WCs, 2 washbasins, 1 kitchen sink, 1 bathtub mixer, 1 shower mixer, 2 washbasin mixer and 1 sink mixer

## 5. ALUMINIUM SYSTEMS

### Description

Sliding windows / balcony doors	MU3000 THERMAL
Tilt and turn windows	MU2075 THERMAL
Glazing	Double glazing (6-5mm)
Mosquito Nets	Provision for Mosquito Net
Balustrade to Verandas	Glass Balustade

## 6. WOOD WORKS

Kitchen (floor and wall units)	€250 / M
Internal Doors	€360 / No
Wardrobes	€180 / M2
Vanity Unit	€180 / M
Countertops	€150 / M
Ironmongery	Note 6

<sup>1</sup> All woodwork will be made of embossed melamine

<sup>2</sup> The construction of the drawers, cabinets, etc. includes "soft-close" mechanisms

<sup>3</sup> The kitchen includes 3No drawers and wall unit above the fridge

<sup>4</sup> Technogranite countertop

<sup>5</sup> A fire rated entrance door (Developer's choice) will be installed at the entrance of the apartment

<sup>6</sup> The total value of Ironmongery is €150 for 1 Bedroom, €200 for 2 bedroom and €250 for 3 bedroom apartments

## 7. INSULATION / WATERPROOFING

### Description

Roofs	8cm thick polystyrene and 4mm thick Bitumen Membrane
Verandas	2 coats Cementitious Waterproofing with mesh reinforcement
Bathtubs and Shower Trays	
Ground floor (around the perimeter of external walls)	2 coats Cementitious Waterproofing
1 <sup>st</sup> floor floor	5cm thick polystyrene

<b>8. PLASTERING AND PAINTINGS</b>	<b>Description</b>
External Walls	3 coats plaster and 3 coats Paint
Internal Walls	3 coats plaster and 3 coats Paint
Ceilings	Spatula and 3 coats Paint
Ceilings to WC areas	Spatula and 3 coats Moisture Resistant Paint
Colour <sup>1</sup>	White

<sup>1</sup> Any change in the painting colour will be charged extra.

<b>9. ELECTRICAL INSTALLATIONS</b>	<b>Description</b>
Living Room	5 double sockets, 1 TV and 1 Internet point
Bedroom	4 double sockets, 1 TV and 1 Internet point
Kitchen	3 double sockets and electrical points for oven, electric stove, smoke extractor, fridge and dish washer. Provision for LED strip below the kitchen wall units
Washing Machine / Dryer	Provision for washing machine and dryer
Veranda	1 single socket, TV and Internet points

<sup>1</sup> The electrical installation will be made as per EAC's regulations. All the materials will comply with British BSI standards.

<b>10. MECHANICAL INSTALLATION</b>	<b>Description</b>
Plumbing Installation	According to mechanical drawings with "pipe in pipe" installation
Solar Water Heater	Complete installation of solar water heater system (panels and water tank)
Pressurized Water System	Complete Installation of Pressurized Water System
Water Taps	1 water taps to veranda
Foul Drainage system	All necessary provisions / works for direct connection to public sewer
Water Supply	The bathrooms and kitchen are supplied with hot and cold water and the kitchen is supplied with potable water

11. COMMON AREAS	Description
Common Areas floor	Marble 2cm thick
Staircase Floor	Marble 2cm thick
Line to lift openings	Marble 2cm thick
External flooring to Ground Floor	Stamped Concrete
Mailboxes	To the Building Entrance

## 12. GENERAL NOTES

1. The selection of materials will be made **exclusively** from our suppliers.
2. The prices do **NOT** include VAT
3. All works will be executed according to the Architectural, Structural, Mechanical and Electrical Drawings.
4. The word “provision” used in these terms, shall mean *“all the necessary piping which is required in order to properly install a system, either during the Construction or in the future by the future by the Owners”*. Therefore, the wiring or any other installation equipment are not included.
5. The Developer is entitled to vary or change the Technical Terms as well as the material at his absolute discretion.

In such situation, the materials that are going to be used will have the same value as those signed with the above Technical Terms.

**THE VENDOR**

**THE PURCHASER**

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