

Specifications For Villas 2025-2026

STRUCTURE

The building is being constructed in accordance with European seismic regulations, and the structure consists of a unified foundation slab, columns, beams, and slabs made of reinforced concrete and high-strength steel reinforcement B500C.

WALLS

- **External Walls:**

The external walls are constructed either from perforated bricks with a thickness of 25 cm or from exposed reinforced concrete. In cases where the walls are made of perforated bricks, a certified external thermal insulation system is applied, consisting of expanded polystyrene (EPS) with a thickness of 8 cm. This system is designed to ensure an energy efficiency rating of Class A, according to energy upgrading standards. The final surface is finished with an acrylic plaster of the "graffiato" type. In cases where the external walls are made of exposed reinforced concrete, the thermal insulation is installed internally.

- **Internal Walls:**

The internal walls are constructed either from perforated bricks with a thickness of 10 cm or from drywall (plasterboard). In the case of brick walls, a two-layer plastering is applied. In both cases (brick or plasterboard), the final surfaces are prepared with three layers of plastering, followed by three layers of paint in white colour.

THERMAL AND WATERPROOFING INSULATION

- **Building Shell:**

A certified thermal insulation system with 8 cm thick polystyrene is applied to ensure an energy efficiency rating of Class A.

- **Building Roof:**

Extruded polystyrene (8 cm), pouring concrete, and 4 mm asphalt membrane are installed.

- **Bathrooms/Shower Areas:**

Waterproofing is applied in two layers using MAPEI products.

- **Terraces/Balconies:**

Waterproofing is applied in two layers using MAPEI products.

- **Swimming Pool:**

Waterproofing is applied internally to floors and walls in two layers using MAPEI products.

- **Horizontal Foundation Surfaces:**

Waterproofing is applied in two layers using MAPEI products.

ALUMINIUM

- **Thermal insulation aluminium from MUSKITA with double glazing of 6+5 mm I-Plus. MU114/MU144 profiles are used for sliding windows and doors, and MU2500/MU2750 profiles for casement and tilt-and-turn windows. Provisions for mosquito nets are included in all frames.**

FLOORS AND FINISHES

- **Interior Spaces:** Ceramic tiles up to 40 €/m² + VAT (catalogue price), buyer's choice.
- **Bedrooms:** Laminate flooring up to 25 €/m² + VAT (catalogue price), buyer's choice.
- **Bathrooms/Shower Areas:** Ceramic tiles up to 40 €/m² + VAT (catalogue price) on floors and walls up to the ceiling, buyer's choice.
- **Terraces/Balconies:** Anti-slip ceramic tiles up to 35 €/m² (catalogue price), buyer's choice.
- **Swimming Pool:** Ceramic tiles up to 30 €/m² + VAT (catalogue price) on walls and floor, architect's choice.
- **Parking Spaces and Hallways:** Scraped concrete.

**An options catalogue is attached.*

SANITARY WARE

- All sanitary ware and accessories will be of European origin and of excellent quality, selected from renowned manufacturers such as Grohe, Hansgrohe, Ideal Standard, Gala, or other similar brands. All mechanisms for toilets and mixers in the sanitary spaces are concealed.

**An options catalogue is attached.*

MARBLES AND GRANITES

- **Stairs:** The interior stairs are clad with first-quality Kavala marble, with a purchase value of up to 50 €/linear meter plus VAT.
- **Kitchen:** The kitchen countertops, backsplash (60 cm high kitchen wall covering), and the island are clad with synthetic granite, with a purchase value of up to 210 €/linear meter plus VAT, chosen by the buyer.
- **Washbasins:** The washbasins are finished with marble or synthetic granite, with a value of up to 170 €/linear meter plus VAT, chosen by the buyer.
- **Window Sills:** The window sills are made of marble, which is selected by the architect.

PROTECTIVE RAILINGS

- Protective railings are installed on stairs and/or balconies, with a height in accordance with the applicable urban planning and building regulations. The railings are made either from metal elements or glass panels, depending on the design of the project. The choice of design, materials, and colours is made by the architect.
- **HEATING**
Provision is made for underfloor heating 2 Zones, which includes the necessary piping and infrastructure in the building's floor. The installation of a heat pump is not included in the basic construction and is an additional charge, subject to agreement with the buyer.

AIR CONDITIONING

- A split unit air conditioning system is installed in all the main areas of the building in accordance with the requirements and specifications of the approved mechanical study. The equipment is from Hisense, inverter technology, with an energy class A rating. All units have Wi-Fi connectivity capabilities.

PLUMBING

- The installation is carried out using a pipe-in-pipe system and certified German PVC pipes. Cold and hot water is provided to all areas. A central pressure system and a solar water heating system with a solar water heater, panels, and pressure system are installed. Provision is made for a water filter and softener. The installation of the water filter and softener is an additional charge.
- **ELECTRICAL**
All works and materials will be following the 17th Edition of the Electrical Installation Regulations and the specifications of the Cyprus Electricity Authority (EAC), ensuring full adherence to safety and functionality standards. The residence will be supplied with three-phase electricity, according to the requirements of the electrical study and approval from EAC. All switches and sockets will be from Legrand, in white colour.
- **Kitchen:**
Double and single sockets, heater switch points for oven, microwave, electric hob, extractor fan, refrigerator, and dishwasher.
- **Living/Dining Room:**
Double and single sockets, television, telephone, antenna, and internet points, A/C heater switch.
- **Bedrooms:**
Double and single sockets, television and internet points, A/C heater switch
- **Bathrooms/ShowerAreas:**
Single socket for shaver, point for towel rail

CARPENTRY

Kitchen:

The kitchen cabinet frames are made of melamine in white colour. The doors, cabinets, and drawers are made of MDF, oven-painted, with a glossy or semi-matt finish, in a colour chosen by the buyer. All opening and closing mechanisms will be soft-close type. The total height of the kitchen will reach up to the false ceiling.

Wardrobes:

The wardrobe frames are made of melamine in white colour. The doors are made of MDF, oven-painted, with a glossy or semi-matt finish, in a colour chosen by the buyer. All opening and closing mechanisms will be soft-close type. The interior of the wardrobes includes drawers, hanging rails, and wooden dividers. The wardrobes will be built-in and installed up to the ceiling height.

Interior Doors:

Made of MDF wood, oven-painted in a glossy or semi-matt finish, in a colour chosen by the customer. The door handles are silver or black, also chosen by the customer.

Bathroom Furniture:

Wash Basin furniture made from the carpenter. Dimensions available according to the Drawings and final Measurements on site. Structure is made of melamine in white colour and the Doors are made of MDF 18mm Painted with glossy or semi matt, Colours chosen by the buyer.

ENTRY DOOR

- Made of marine plywood. The design is chosen by the architect and cannot be changed

General Points:

- One Single waterproof socket for verandas and balconies.
- Solar water heater and pressure system switches.
- One Points for washing machine and one Point For clothes dryer.
- One Provision for electric opening of parking gate.
- One Motion detection sensor in the parking area.
- Lightning protection grounding.
- One Faucet on the Floor Balcony

Internally, only ceiling light fixtures will be installed; additional lighting will be provided only if the buyer selects a furniture package with an additional charge. Externally, lighting will be selected by the architect.

INTERIOR LIGHTING

- Only the lamps installed in the false ceiling are included. The rest are the responsibility of the owner, or they will be purchased and installed if the furniture package is also agreed upon.

SYSTEM FOR ELECTRIC CURTAINS, BLINDS AND ELECTRIC EXTERNAL SHUTTERS

Wired provision is made for an electric curtain, blinds And Electric External Shutters system in all window frames.

ALARM MONITORING SYSTEM (CAMERAS)

- Wired provision is made for an alarm system with motion sensors in all areas, as well as provision for the installation of at least **four** surveillance cameras. The full installation of the alarm system and cameras is an additional charge. Additionally, provision is made for the installation of an intercom system, which will include an internal screen and an external entrance camera for future installation. The installation of this system is also an additional charge.

ELECTRIC CAR CHARGER

Provision Only For One electric car charger in the parking area.

PHOTOVOLTAIC SYSTEM

Only Provision For photovoltaic system

YARD/GARDEN

- In the outdoor area, suitable quality soil is placed for future planting.
- Two external faucets are installed in the yard.
- Landscaping with an automatic irrigation system is an **additional charge**.
- A waste Storage Area is constructed at the Front .

Είδη Υγιεινής & Accessories

➤ Wc Allowance for Wc : € 485/Bath + vat



➤ BASINS+MIXER :Allowance for wash Basin: €425/ Bath +Vat



➤ **Shower Combination : Allowance for shower : € 555/Bath +Vat**



➤ **Accessories : Allowance for shower : € 80 /Bath.+ Vat**



➤ **Mirror + Shower Screen :Allowance For Bathrooms : € 750+ Vat**



- Kitchen Sink + Mixer: € 500 + Vat



- BBQ Sink + 2 Way Mixer: € 235 + Vat



*Όλες οι αναγραφόμενες τιμές αφορούν την αρχική τιμή προμηθευτή και δεν περιλαμβάνουν τυχόν εκπτώσεις που ενδέχεται να προκύψουν μεταγενέστερα.

*The e prices stated herein represent the initial prices provided by the supplier and do not consider any subsequent discounts that may arise.