

TECHNICAL TERMS AND SPECIFICATIONS

A. FRAME

1. The frame is made of reinforced concrete with a raft foundation.
2. The building will be fully anti-seismic according to Cypriot standards and European regulations.
3. For concreting, high-strength twisted steel with a minimum yield strength of 500N/μm² (B500C) and C30/37 concrete for column-walls and C25/30 for the rest of the frame parts will be used.
4. Molds made of milled boards and marine plywood will be used to achieve fair-face surfaces.

B. MASONRY WALLS

1. All masonry shall be of clay bricks conforming to Cypriot standards CYS:19:1989 and laid with cement mortar with additional admixture.
2. A special net will be placed at the joints between walls (brick) and reinforced concrete (beams-columns).
3. The external masonry walls will be 250mm and the internal 100mm.

C. FLOOR

1. Ceramics worth of €25/m² will be installed indoors.
2. Ceramics worth of €25/m² will be placed outdoors.
3. The skirtings will be of the same ceramic as the floors.
4. Laminate parquet worth of €20/m² will be used in the bedrooms.

D. SANITARY ITMES

1. All sanitary items and their accessories will have a total value of €2500.
2. Toilets, sinks and showers will all be white.
3. All the mixers will be GROHE brand.
4. Towel hangers, toilet paper hangers, mirror and shelf for each sink will be included.

E. COVERINGS AND COATINGS

1. Ceramics on plastered walls, placed in joints and grouting €25/m².
2. HPL purchase of €80/m².
3. Thermal insulation of 80mm white expanded polystyrene boards placed with mortar and plugs with a unique render finish.

F. ALUMINIUM

1. Thermal insulation black anodized aluminium frames.
2. The warehouse doors on the ground floor will be aluminium with louvres.
3. All glazing shall be double, thermally insulating, transparent of first quality.
4. Modern 16mm glass balustrade fence with aluminium guide.

G. CARPENTRY

1. Interior doors finish in Laminate (white or coloured) – door handles purchase €350.
2. High security entrance door, fire certificate 30 minutes.
3. Benches and cabinets: white melamine frame, white melamine bottoms, coloured Laminate doors and drawers, granite top – kitchen countertop €100/m², cabinets handles €300.
4. Internal cabinets in white melamine, doors in coloured Laminate.

H. MECHANICAL

1. Each apartment will have a separate water meter. Separate water meter for common areas.
2. Complete plumbing installation with 2.8mm thick pipe-in-pipe for cold and hot water.
3. Pressure water system.
4. Solar system with hot water cylinder 160 liter and electric element 3Kw.
5. There will be cylindrical tanks of 1m³ for each apartment.

I. AIR CONDITION – HEATING

1. Provision (electric supply and drains) of split air conditioning units will be installed in all areas except the sanitary areas.

J. SEWER

1. Hidden sewer drains. The connection to the city's sewage system will be implemented.

K. PAINTING

1. All paints will be of high quality to the approval of the architect.
2. Preparation, 2 layers of plaster and 3 layers emulsion.

L. ELECTRICAL

1. Complete electrical and telephone installation in accordance with plans, conditions and regulations.
2. Complete installation of central TV reception system and satellite antenna.
3. Colour video intercom system.

M. ELEVATOR

1. A good electric that will meet all European safety and operating rules.

N. PARKING ENTRANCE

1. Electric sliding gates with remote control function.
2. Each owner will have one remote control for each parking space assigned to the apartment (eg one parking space = 1 remote control, two parking spaces = 2 remote controls, etc.).

O. INSULATION

1. 3 coats of two-component cementitious mortar with net from Mapelastick, Placement in:
 - i. All veranda – balconies
 - ii. Bathroom walls and under the shower.
2. Derbigum, polyester, 4mm with marble mosaics. Installation on horizontal ceilings.