

AūRA

Golda Residences

by Berkos Developer & Properties

Technical Specifications

Floor Coverings

- Common areas, Corridors & Staircases: flooring based on the Architect's choice.
- Apartment Bedrooms: covered with high-quality laminate parquet. (*From our preselected catalog of colors by our in-house Interior Designer*).
- Apartment Bathrooms: covered with excellent quality ceramic tiles (*From our preselected catalog of colors by our in-house Interior Designer*).
- Apartment Kitchen: covered with excellent quality ceramic tiles (*From our preselected catalog of colors by our in-house Interior Designer*).
- Verandas & Roof Garden: covered with excellent quality ceramic tiles (*From our preselected catalog of colors by our in-house Interior Designer*).

Thermal Insulation & Waterproofing

- A+ Thermal insulation, according to the legal requirements and the mechanical Study Issued by the Engineers of the Project.
- Waterproofing: A membrane layer covering the roof and the verandas.

Wall Finishes

- External walls: Special System for thermal insulation.
- Internal walls: layers of plaster, spatula, and emulsion paint.
- Kitchen (cupboards Zone): **12mm porcelain kitchen countertop and backsplash** chosen from our *preselected* collection by our in-house Interior Designer.
- Bathroom and W.C: ceramic tiles of high quality from our preselected collection by our in-house Interior Designer.

Woodwork

- Main door of the building: Based on architectural drawings.
- Common Area Doors: manufactured according to the E.U Standards of fire resistance regulations.
- Internal Doors: Melamine Finish. From a preselected range of colors.
- Apartment entrance doors: Manufactured according to the E.U Standards of fire resistance regulations. Design according to Architectural Plans.
- Kitchen: From our preselected collection by our in-house Interior Designer according to Architectural Plans.
- Wardrobes: From our preselected collection by our in-house Interior Designer according to Architectural Plans.

Aluminum / Metal

- Storage Doors: Based on Architectural Design.
- Doors and Windows: Double-glazed glass in aluminum frame. Aluminum system / series will be determined by the Architect to comply with the energy study of the building.

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External Space

- Gates: Electrical gate opening.
- Landscaping will take place in the external areas of the building.

Sanitary & Plumbing

- All apartments will be equipped with high-quality sanitary fittings and accessories.
- A pipe-in-pipe system is used for the plumbing installation.
- The building provides a solar heater for each apartment.
- Installation of pressure pump system.

Electrical Installations

- Electrical installation is based on the regulation of the electricity authority of Cyprus and the Electrical Study Issued by the Consultant of the Project.
- Structure cabling provision.
- Provision of dishwasher and washing machine in each apartment.
- Provision for telephone lines, internet, and TV.
- Provision for air-conditioning SPLIT UNITS (according to floor plans per unit).

Parking Places & Storage Rooms

- Parking Place: Each apartment has a private parking place.
- Storage Room: Selected apartments have a private storage room.

Notes

- Appliances such as TV, Dishwasher, washing machine, Oven, Fridge, Cooker, hoot, etc. aren't included in the selling price.
- All Public and external areas' Lightings according to the Architect's choice.
- Any Movable Furniture shown in the attached illustration 3D renders are for conceptual presentation reasons and are not included in the responsibility of the Developer.
- Changes to the above-described specifications can be made and any additional cost will be calculated and proceeded after the client's approval.