

Technical Specifications

1. Structural Framework

Anti-seismic design using reinforced concrete, in accordance with the latest legislation of the Republic of Cyprus, harmonized with all Eurocodes.

2. Masonry

External walls: perforated bricks 20 cm

Internal walls: perforated bricks 10 cm

General: Damp-proof course below ground floor walls, mesh, and metal angles at all joints with beams/columns.

3. Plastering

Three coats of plaster on walls and spatula finish on ceilings

Two coats of plaster behind counters, cabinets, and porcelain fixtures.

4. External Thermal Insulation – Thermal Envelope

External thermal façade – insulation with extruded polystyrene, 80 mm thick, with energy efficiency enhancement components that minimize heat loss in winter and reduce heat gain in summer. Fully compliant with the latest energy performance legislation. The thermal envelope will be applied to the entire building, including the roof.

5. Drainage

PVC pipes with diameters of 50, 75, and 100 mm according to design and regulations of competent authorities (Municipality / Sewerage Board). Provision for future connection to the public sewerage system.

6. Electrical Installation – According to EAC Regulations

General:

Sufficient number of light fixtures as per the study

Timer-controlled lighting in common areas

Intercom system

Fixtures per British Standards

Bedrooms:

3 double sockets (13A), TV point, telephone point

Living/Dining Room:

3 double sockets (13A), TV and telephone points

Kitchen:

3 double sockets (13A), provisions for electric oven, electric hobs, and extractor fan

Automation:

Lighting automation and automation for blinds or curtains.

7. Common Area Flooring

Common Areas: Ceramic tiles valued at €20.00/sq.m.

Kitchen Island – Industrial flooring

Staircases: Marble valued at €36.00/sq.m.

8. Apartment Flooring

Living/Dining Area: Ceramic tiles valued at €17.00/sq.m.

Kitchen: Ceramic tiles valued at €17.00/sq.m.

Bedrooms: Ceramic tiles valued at €17.00/sq.m.

Bathrooms/WCs: Ceramic tiles valued at €17.00/sq.m.

Verandas: Ceramic tiles valued at €17.00/sq.m.

All ceramics will be sourced only from suppliers specified by the company.

9. Carpentry

Entrance doors: Fire-resistant

Internal doors: Prefabricated

Wardrobes: Melamine finish, color chosen by buyer

Kitchen cabinets: Melamine finish, color chosen by buyer

Kitchen countertops: Made from high-quality engineered wood

All carpentry materials will be sourced only from the company's approved suppliers.

10. Aluminium

All windows and patio doors will be natural color or white aluminum by Muskita Aluminium Ltd or equivalent, all with double glazing (DOUBLE GLAZING).

11. Wall Claddings

Bathrooms/WCs: Porcelain tiles valued at €17.00/sq.m., full height up to the door level

Kitchen: Porcelain tiles valued at €17.00/sq.m. between counters and cabinets

Wall claddings in bathrooms and WCs will be full height.

12. Insulations

i) Thermal insulation on the roof:

Roof insulated with 80 mm thick extruded polystyrene and energy-efficient enhancement frames, compliant with the latest energy performance legislation. The thermal envelope is applied to the entire building, including the roof.

ii) Waterproofing:

4 mm thick bituminous waterproofing membrane with mineral finish on the roof

3 coats of Flintkote on footings and steel reinforcements

Heavy-duty polythene sheeting under all ground floor slabs.

13. Plumbing Installation

Potable water from the city is stored in a shared plastic tank, then pumped via a communal submersible pressure system to roof tanks.

Two factory-made shared pressure systems on the roof for all apartments.

Each apartment has an independent solar water heating system.

Main pipes from roof to apartment distribution points made of polypropylene.

From distribution points to sanitary fittings: pipe-in-pipe plastic system.

Separate water meter for each apartment, per Water Board regulations.

14. Kitchen & Bathroom Fittings

Sanitary Ware Value: €1,000

Kitchen Mixer & Sink Value: €1,000

15. Door Accessories

Apartment entrance doors: Handles valued at €30.00 each

Internal doors: Handles valued at €13.00 each

Wardrobe doors: Knobs valued at €2.00 each

Kitchen cabinet/drawer doors: Knobs valued at €2.00 each

16. Air Conditioning & Heating

Air conditioning units

Kitchen extractor fan

Provisions for electric heating units

17. Elevator

Electric type, speed 0.63 m/s

Capacity: 8 persons / 630 kg

Cabin dimensions: 110 x 140 cm (in accordance with planning regulations for disabled access)

Stainless steel doors, melamine-finished cabin walls.

18. Painting

Exterior: 3 coats of Sandex-type emulsion on walls; spatula and 3 coats on ceilings

Interior: 3 coats of emulsion on walls; spatula and 3 coats on ceilings

External surfaces with thermal façade: painted using the “graffiato” method.

19. General

One parking space per apartment

Beech melamine mailboxes in the lobby

Landscaping for planting trees in open ground-floor areas

Space for movable garbage bin at ground floor.

NOTES:

The above material prices include VAT.