

OASIS RESORT – OROKLINI LARNACA

GENERAL SPECIFICATIONS

1. GENERAL CONSTRUCTION

Structure

Reinforced concrete structure, in accordance with the regulations of the relevant authorities, and according to the latest structural concrete design codes (Eurocode EC2 for concrete and Eurocode EC8 for earthquake regulations).

External walls

External walls built with 250mm clay brickwork finished with 80mm styrofoam and GRAFIATO
Window sills will be marble 2cm thick.
All external boundary wall will be constructed of concrete and painted.

Internal walls

- Apartments common walls to be 200MM thick brickwork.
- Partition walls 100mm constructed from Galvanized metal stud and gypsum plaster boards
- Acoustic insulation with 80kg/m³ of rock wool installed in steel frame gap.

Thermal insulation

Thermal insulation in accordance to the current requirements of the relevant authorities regarding energy savings in buildings:

- Roof insulation will be 80mm Styrofoam fixed on concrete slab.
- Wall insulation, includes.
- Styrofoam “GR” type 80mm fixed on external sides of concrete frame
- 250mm bricks
- Double glazing

Waterproofing

-Damp proof course coating of all foundation perimeter and foundations, Roof insulation will be derbigum 4mm granular finish and verandas insulation will be waterproofing cement-based coating.
-Sealing of washroom wet walls in washroom with:
Silicone sealer on connection between bathtub or shower tray and surrounding walls
Waterproofing cement-based coating below bathtub or built shower tray (where applicable), to be extended on surrounding walls up to 20cm above bathtub or shower tray level.

Drainage

- PVC piping will be used for the waste and sewage drainage system, sizing from 2” diameter to 4” diameter.
- Connecting PVC piping between manholes and the public central sewage system.
- Rain water down pipes from balconies, verandas and horizontal roof slabs.
- PVC – supply lines for hot and cold water.

Roofs & Ceilings

-Internal concrete ceiling or gypsum plaster board’s false ceilings (where applicable), finished with “Spatula” coating and emulsion paint.

Balustrades

- External balcony balustrade will be painted metal as per architects’ design.

2. DOORS & WINDOWS

Entrance door

- Main entrance with hardwood frame and solid wood leaf.

Internal doors

- Internal doors with laminate finish and fitted with brushed chrome fittings and rubber seals for silent closing.

Aluminum patio doors & windows

- Aluminum framed doors and window profiles Muskita or Similar (MU 3000 for sliding and MU 2075 for other)
- Double glazing fitted throughout.
- External doors for secondary entrances to be with aluminum frame and double-glazing paneling according to design.

3. FLOORS

Internal floors

- Laminate parquet floor for Living room, Kitchen, Corridors and Bedrooms
- Ceramic tiles for Bathrooms
- Herringbone laminate floor for reception area and gym (club house)

External floors

- Ceramic tiles for verandas, including skirting
- The staircase will be covered with Ajax marble

4. ROOMS ARRANGEMENT

Kitchen

- Kitchen floor and wall cabinets with soft closing mechanism
- Worktops with laminate finish.
- Kitchen sink will be stainless steel under counter fitted with 3-way mixer.

Wardrobes

- Wardrobes for all bedrooms ,laminate finish for the front door and internal frame, shelves and drawers.

Washrooms

- Vanity units with laminated frame and front doors finish
- High quality sanitary ware and mixers and accessories
- Wall tiles up to window lintel level

5. TECHNICAL FEATURES

Electrical installations

√*Electrical installation according to the 17th edition of the EAC (Electricity Authority of Cyprus) based on the Electrical British Standards and Regulations.*

√*Electrical study by a registered electrical engineer and part of the technical documentation for the obtaining of the building permission*

- In accordance with the E.A.C. regulations
- Electrical distribution board
- Number of sockets and lights as per drawings. All sockets to be double.

- Appliances connecting sockets are all with control switch with witness on/off light
- Two-way switches where necessary.
- TV and telephone points in all bedrooms, living room
- Door bell
- Electrical wall fittings white color
- Supply to electrical, plumbing and mechanical equipment according to regulations, including the Worktops necessary control switches, protection switches, circuit breaker where applicable.
- Door phone
- Provision for Air conditioning units cooling/heating wall type.

Lighting fittings

- Basic light fittings are provided, and include basic fittings for:
- Internal wall and ceiling lights and lamps mounted on PVC fittings
- External ceiling and wall light fittings

Note: Number of light and power points may vary, according to the size/shape of each room and light design.

Plumbing installation

- Water tank 800 lt with solar panels for hot water
- Pressurized cold and hot water from storage water tank
- Direct supply of drinking water from the mains to water tap kitchen.

Exclusive Use & Common Areas amenities:

- There is Reception area and gym (club house)
- Communal swimming pool 10.00X15.00 meters
- There is a parking space exclusively allocated to each apartment.
- Special Landscaped design for Gardens
- The entire project will be gated
- For block A will be Laundry Room.

Changes to the specifications and drawings

The Vendor reserves every right to unilaterally carry out changes to the design and/or specifications for reasons of compliance to regulations and good building practice.

-The Purchaser may request changes to the specifications or drawings, the cost of which is negotiable. However, the Vendor reserves the right to refuse any changes, which are considered to be unsafe and/or outside good building practice or altering the architectural design and/or the character of the project.

-In cases where delays in the delivery of materials, resulting from customer's variations and/or special orders and/or due to the manufacturer inability to deliver on time, then ultimately these delays will push the delivery date forward.

MARCH 2025