

RIA COURT 78-TECHNICAL SPECIFICATIONS

STRUCTURE: Of reinforced concrete according to the relevant Cyprus Standards and the earthquake code. Structure according to structural plans of **Ria Court 78** Architects and Engineers.

BRICKWORK: Hollow clay bricks, 330mm, 280mm, 200mm and 100mm wide according to execution plans and Cyprus Standards.

PLASTERING: Internally rendered in 2 coats and plastered in 3 coats and painted in white paint and externally rendered in 3 coats, plus 3 coats painting. In case the purchaser chooses recessed ceilings made of plasterboard or other material which needs painting then the extra cost for any extra lighting points and also painting will be paid by the Purchaser. Externally fair faced surfaces according to plans.

FLOORS: All living, kitchen and bedroom areas will be finished with tiles of supply price €15 plus VAT per m². Bathrooms will be tiled (floor and walls up to 2,2 meters high) with tiles of supply price €15 plus VAT per m². In case the Purchaser wishes to have the wall tiles up to the ceiling level then there will be an additional minimum installation cost of €20 plus VAT per m² plus the extra purchaser of the tiles. All verandas will be laid with anti-slip tiles of maximum size 75 x 75cm of supply price €15 plus VAT per m². All floor and wall tiles inside to be the same size and type and colour of a maximum size of 75 x 75cm. All floors are finished with skirting of similar type to be cut manually with cutting machine on site. If different size of tile is chosen by purchaser, then there is an extra minimum installation charge of €6 per square meter.

Aluminium DOORS & WINDOWS: a) All external doors and windows and balcony doors will be of silver colour double-glazed aluminium sections and they will include opening or sliding sections (as per plans). Thermal Aluminium MU 3000 for the aluminium Doors and Sliding Windows. MU 2075 for opening windows in bathrooms or according to the plans of similar type and quality. MU 700 for the storage room doors and the electricity rooms on the ground floor. Glass on windows and doors 4+4mm grey or clear –Planibel L.E TOP 1.0. The Balcony Glass Balustrades in all balconies to be fitted with frameless Glass balustrade with aluminium railing as per plans. Cost allowance €110 (One Hundred and Ten Euros) plus VAT per linear meter. The balcony glass MU 585 with laminate grey glass. Aluminium external Facade Shade louvres to be fitted according to plan.

CARPENTRY – DOORS & WARDROBES & KITCHEN UNITS & GUEST

TOILET WASH BASIN FURNITURE: Timber with melamine finishes to all areas according to the architects choice as shown on plans including a kitchen granite worktop surface of €120 plus VAT per linear meter. Kitchen wall between cabinets to be fitted with granite of €120 plus VAT per linear meter.

Kitchen units' price is €190/m plus VAT for lower cabinets and €190/m plus VAT for upper cabinets. For wardrobes the cost allowance is €165 plus VAT

per square meter. All internal doors will be timber melamine finish. Cost allowance €285 plus VAT per internal opening door and €295 plus VAT per internal sliding door. Apartment entrance doors will be fire resistant. Cost allowance €500 plus VAT per entrance door.

OUTSIDE MARBLE AND WOOD CLADDING: Any Marble cladding outside the building, as shown on plans, is of cost allowance of €30 (Thirty Euros) plus VAT per square meter. HPL wood according to plan.

SANITARY FITTINGS: All of 1st quality according to EU Standards. The sanitary wares for all bathroom fittings, Kitchen sink and mixers in building will have a cost allowance of

- a. For two bedroom apartments on first to third floor €3 000 (Three Thousand Euros) plus VAT per apartment.
- b. For penthouses with No. 401 and 402 the amount of €3500 (Three Thousand and Five Hundred plus VAT) per penthouse including roof garden and outside bench sink and mixer.

The above sanitary ware, mixers are wall mounted without an internal wall mechanism. Toilets to be fitted on floor sewage outlet.

ELEVATOR: Elevator with 6 stops from ground to Fifth floor to be supplied of cost allowance of €22000 (Twenty Two Thousand Euros) plus VAT.

PLUMBING INSTALLATION AND WATER SUPPLY: Hot and cold water supply and installation according to EU Standards, solar panels with 1000 lt. PVC water tank and pressure system. Cost allowance €1100 plus VAT for 2 bedrooms, Tank and pressure pump and €1300 plus VAT for 3 bedrooms. Plumbing installation as shown on plumbing plans of electrical and mechanical Consulting Engineer. Pipes will be pipe in pipe (Interplast).

ELECTRICAL INSTALLATION: All according to 17th Edition of IEE Regulations for Electrical installations and other regulations as required by the Cyprus Electricity Authority. The Power supply points and switches and electrical installation as shown on Electrical Plans.

AIR-CONDITIONING & HEATING: Full installation of piping (provisions) for wall mounted split air conditioning units and extra 1 plug in every room as a provision for electric heating radiators. Air condition compressors will be placed on the position as shown on plans and the purchaser has no right to move any compressor from the dedicated positions.

INSULATION: (a) Damp Insulation: All balconies and roofs will be insulated against damp with a damp proof membrane 5kgs/m² of €7 per square meter. (b) Thermal Insulation: As per plans thermal insulation according to latest Cyprus regulations and Energy certificate for Ria Court 78.

PARKING: private parking as per contract plans.

External works: All external works including landscaping, fencing, parking spaces according to drawings and details plans. External works or other works may have minor variations according to planning authority request or for any other reason that the architects and/or engineers and/or vendor may choose due to technical or aesthetic reasons.

NOTES

1. Purchaser not entitled of carrying out any external alternations to the Building. Any Internal alterations can only be done if agreed on time and with the approval of the supervising Architect and subject to project progress. Any changes will be pre agreed regarding the cost and time schedule and additional time required in writing and pre-paid by the purchaser to the Vendor before execution. Vendor reserves the right to decline any changes requested by purchaser to the agreed plans of the contract.
2. Purchaser not entitled of carrying out any external alternations or place any external structures of any kind to the balconies or external areas of the apartments. Not allowed to change the colour of the external surfaces. Not move the air condition compressors from the position shown on plans. The Vendor has the right to decline any changes and proceed with the construction as per plans.
3. In case the purchaser chooses the bathroom toilet to be wall mounted then there will be an extra installation charge of €500 per point and mixers of wash basin or shower to be wall mounted then there will be an installation extra charge of €250 per point. If toilets are to be wall hanging this should be agreed before the commencement of the framework of the building.
4. For any bathroom or shower glass screen to be fitted there is an extra installation charge of €90 per screen for installation only.
5. All shower trays to be installed on top of the tiles level. Under no circumstances shower trays will be replaced with tiles.

