

PRINCESS STAR RESIDENCE

CONSTRUCTION DETAILS AND SPECIFICATIONS

FRAMED STRUCTURE

Reinforced concrete structure consisting of Pad Foundation (Mass Reinforced Concrete), columns, beams and slabs according to EU Anti- Seismic Code.

COMMON AREAS

Main Entrance and Corridors Floor - ceramic tiles
Stairs Floor - ceramic tiles
Entrance Door- Glass swing Door with Electrical lock
Parking Area and throughways- Scratched Grafiato of 1.0mm thickness
Elevator - High speed luxury elevator in stainless finish

WALLS STRUCTURE

External - Thermal blocks Ytong 25cm thick and rockwool
Internal - Ytong blocks 10cm and 25cm thick.

WALL FINISHES

External - Two coats of plaster and finished in Scratched Grafiato of 1.0mm thickness .
Internal - Two coats of plaster, three coats of spatoula one coat stabilizer with three coats emulsion paint.
Ceilings - False ceilings with three coats spatula, finished with stabilizer and three coats emulsion paint.
Bathroom Walls - Covered in full height with marble

FAÇADE

Two coats of plaster and finished in Scratched Grafiato of 1.0mm thickness and louvers.

FLOOR FINISHES

Living Room, Dining Room, Kitchen - Covered with ceramic tiles.
Bathroom and W.C - covered with marble
Bedrooms: -Laminated Natural wood parquet flooring
Verandas - Covered with antislip ceramic tiles

WORK TOPS - Granite

DOORS AND WINDOWS

Main Entrance Door - Veneer Wood or Aluminum with safety lock

Sliding Doors and Windows - Aluminium, S67514 (71 mm) Thermal for sliding and aluminium doors

Pivot Doors and Windows - Aluminium S67514 (71 mm) low E light double glazing (thermal insulated) glass.

Internal Doors - High Quality painted MDF.

THERMAL INSULATION

All external surfaces will be insulated with 6cm of hi fire protection rockwool

WATER PROOFING

Roof - Application of polyurethane waterproofing type ALTO PU COATING and reinforcement with polyester fabric

Verandas, Balconies and retaining walls: Two layers of elastomeric cement-based water proof coating with mesh.

CARPENTRY AND JOINERY

Internal doors- High Quality painted MDF.

Bedroom cupboards- High Quality painted MDF.

Kitchen cupboards: Lacquered surface with granite worktop

SANITARY FITTINGS

Branded top quality sanitary fittings ALICE.

chrome plated accessories Grohe or Equivalent.

WATER SUPPLY

Each apartment will be provided with its own fresh main water supply through a separate meter and Pipe in Pipe piping with manifold isolating each point. A cold-water storage tank of 500L capacity will be installed on the roof. A solar heater with 150lt storage cylinder and pressure system will be provided for each apartment.

HEATING AND COOLING

Central VRV system for each apartment will be installed providing heating and cooling. Indoor Units will be concealed type in living room and Kitchen area and wall mounted in bedrooms, each room will have its own controller.

Underfloor Heating for each apartment will be installed.

ELECTRICAL INSTALLATIONS

Each apartment will have its own electric meter. The electrical installations are in accordance with the existing regulations of the Electricity Authority of Cyprus. Main Distribution Panels will be Hager and fittings will be Le Grand or Equivalent.

Adequate lighting and power points are installed in each room. Telephone point is also provided as well as a TV antenna point. Provision is made for different equipments.

ENERGY EFFICIENCY

The energy efficiency of the building will be Class A / Zero Energy Building and each apartment will have its own photovoltaic system.

ENTRY SYSTEM

Video Intercom with entry panel and monitor.

ANTENNAS

Provision will be installed for central antenna system in all rooms, living and kitchen areas.

PARKING

Covered parking for each apartment. Two E - charger points