

ERIGEO RESIDENCES**LUXURY APARTMENTS****SPECIFICATIONS**

REF.	SECTION	DESCRIPTION	
1.	Foundations & Structure	Reinforced concrete frame comprising of footing, columns, beams, slabs and external walls in full compliance with the EU Regulations and the Cyprus Anti-Seismic Code	
2	Walling	External walling – Concrete Walls and Hollow Clay Bricks Internal walling – Combination of Hollow clay bricks and dry walls.	
	Roofing	Reinforced concrete slab with rigid thermal insulation boards externally in accordance with the "Energy Contracting" Regulations	
3	Wall Finishes	b) External walling – as per drawings.	
	Roofing Finish	a) Internal walling – spatula & paint. Weatherproof coating, membrane and paint.	
	Wall Insulation	Thermal insulation in accordance to the "Energy Contracting" Regulations	
4	Doors and windows	Entrance door	Safety door in accordance with local regulations; finished in selected melamine on both sides with satin stainless-steel accessories.
		Internal doors	Wide choice of Italian style doors or similar.
		Sliding Patio Doors & Windows	Heavy duty thermal aluminium sliding doors and windows fitted with high quality handles. Double glazing constituted with low-e energy N glass in accordance to the 'Energy Performance Contracting' requirements
5	Kitchen	Italian style Laminate Custom made Kitchen as per Architect's design; countertop and backsplash included. Provisions for hob, oven, re-circulating hood, washing machine, dishwasher, refrigerator. Electrical Appliances are not included	
6	Wardrobes	Italian style laminate wardrobes and fitted cupboards.	
7	Floor & Wall Tiles	Bathroom, Shower Room & WC flooring	Ceramic matt tiles.
		Kitchen, Living, Dining Area	Ceramic matt tiles.
		Verandas	Ceramic matt tiles.
		Bedrooms	Engineering wood parquet flooring or similar.
		Common Staircases	Marble.
8	Paints	Walls & Ceilings	Emulsion paint; white colour.

9	False ceiling	False ceiling in corridor, kitchen and bathrooms as indicated on plans
10	Sanitary Fittings– Bathroom	Branded sanitary ware. Chrome-plated fittings. Washbasin mirror included.
	Sanitary Fittings – WC	Branded sanitary ware. Chrome-plated fittings. Washbasin mirror included.
11	Electrical Installation	Full electrical installation in compliance with the Electricity Authority of Cyprus (EAC) regulations; to comprise of circuits for lights fixtures and power points for kitchen electrical appliances, TV, telephone as well as points in bedrooms, dining/living room and kitchen.
12	Lighting	Lighting via low voltage recessed luminaires in selected locations; provisions for pendant lighting in living and dining areas; provision for table and floor lamps to be provided in living areas and bedrooms.
13	Plumbing	a. Installation of hot/cold water system with plastic piping of A' quality. b. Solar collector with 1-ton tank reserve. c. Plastic drainage piping.
14	Cold Water Supply	From local authority's mains in configuration with a shortage tank of 800 ltr capacity.
15	Hot Water Supply	Via a dual system of electrical/solar heater boiler.
16	Heating-Cooling	a. Concealed VRV (Variable Refrigerant Volume) system with integrated louvers. b. Provision for Underfloor heating (outdoor unit are not included)
17	Ventilation	Mechanical ventilation system for bathrooms/WC without window; connected to the light switch and feature operation timer.
18	Lift (where applicable)	Passenger lift compliant with EU lift directive & standards; finished in high-quality interior panels, large mirror, stainless steel accessories, marble flooring and recessed LED lighting.
19	External Works	Concrete paving, smooth finish.
		Reinforced concrete boundary wall of 1.20m height, electrical gates with remote control.
20	Parking & Storage	Car space and storage in basement as indicated on site plan.

Note: The specification is the anticipated specification but may be subject to change as necessary and without notice. Details of the design & materials used as well as any brand stated may vary in the finished product.

ALL WORKS ARE EXECUTED UNDER THE SUPERVISION OF THE ARCHITECTURAL FIRM IN CHARGE OF THE PROJECT, IN ORDER TO SECURE QUALITY CONTRUCTION AND THE BEST AESTHETIC RESULT

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