

## **Specification – Tenera Homes Villas 1A & 1B**

### **Special Features.**

Private swimming pool  
Barbecue Area.  
Underfloor heating with floor-by-floor control zones.  
VRV cooling system for customizable climate in every room  
10.1 kW photovoltaic solar system  
Provisions for electric curtains and external shutters  
High ceilings (3.1m) and tall doors (2.4m)  
Slimline aluminum frames  
Full thermal insulation  
Energy Efficiency Category A  
Water pressure system with hot water circulator  
Kitchen water filter and whole-house softening system  
Underground mechanical room (no rooftop tanks)  
Walk-in showers with safety glass & Wall-mounted toilets  
Premium fixtures with concealed mechanisms  
Integrated security system with alarm and CCTV (remote monitoring via phone)  
Electric gate and EV charging provision

### **Foundation & Skeleton**

**Reinforced concrete frame consisting of a single sandal, columns, beams, and slabs according to the seismic code of Cyprus and EU.**

### **Exterior & Interior Walls**

**According to the EU standard to follow the regulation for thermal insulation we use 8cm polystyrene externally or internally.**

Exterior brick walls, thickness 200 mm. The frame is covered externally with a thermal facade system with 8cm polystyrene directly on the columns and beams and anywhere else required. If external walls are concrete, then internally is installed the same thermal facade and will be covered with gypsum.

The interior walls of the house are made with 10cm bricks or from gypsum board with and all the services placed inside.

### **Wall Finishes**

To all the brick walls we are laying 3 coats of plaster to prepare them for the final finish. In all internal walls brick or gypsum, we are laying 2 coats of spatula plus 3 coats of emulsion (Benjamin Moore or similar) white colour.

### **Floors**

**All indoor floors are ceramic European tiles with the choice of the two interior options prepared by the interior architect.**

In the **Living, Dining & Kitchen** areas, tiles are placed with purchase price after discount €30/m<sup>2</sup> + VAT.

All the floor areas of the **Bedrooms** are finished with high quality laminate flooring white oak colour purchase price €17/m<sup>2</sup>.

On the **Verandas** anti-slip ceramic tiles are used with a purchase price of €30/m<sup>2</sup> + VAT.

**Staircase** white oak wooden step and white synthetic granite riser purchase price €100/m.

### **Exterior Floors**

**Parking Area:** Hammered concrete tiles.

**Entrance path** to the public area – Anti slip tiles, purchase price of € 30 / m<sup>2</sup> + VAT.

### **Kitchen: combination of white OAK wood painted mdf as per architects design.**

- **Modern Design Kitchen** with clean lines, open spaces and highly functional made from combination of MDF wood and lacquered semi-gloss finish. All mechanisms are soft close. Ceramic slabs counter tops at the purchase price of €300/m.
- **Standard Sink** architects' choice as per budget in last page of this document.

- **Kitchen Cabinets** manufactured in Cyprus by a local carpentry factory. All mechanisms are soft close. Available two choices as per interior architects' proposal.

#### Wardrobes.

- Built-in wardrobes, full height with sliding doors. External matt lacquered finish doors, sides and handles in colour. Internal melamine in grey colour. Client can choose from the proposed two options suggested from the interior architect. Equipped with wardrobe lighting.
- Wardrobes are manufactured in Cyprus by a local carpentry factory for better maintenance. All mechanisms are soft close.

#### Doors- standard as per below description.

- **Entrance Door** is made with Aluminium with Alucobond Façade, door equipped with high quality handle and safety lock.
- **Internal Doors** are made of MDF coated with white matt lacquer colour. Minimum height 2,4m. Handle with Magnetic & Privacy lock colour bronze same as door edge.

#### Balustrades to stairs and balconies.

Tempered laminated safety glass (10+10mm) and rounded edges where needed, as indicated on plans. In staircases leading to lower floors the rail is from metal.

#### Thermal Insulation & Waterproofing

- **Thermal insulation:** Extruded polystyrene 8cm thick in masonry in all outside areas. In case we have concrete walls outside with a façade then we can use the same system internally.
- **Roof waterproofing:** Extruded polystyrene 8cm thick in combination with special glue and then concrete layer of 10cm to cover, protect and create the slopes for the water. We are using two layers of derbigum membrane on the roof before the installation of the floors.
- **Balcony waterproofing:** Waterproofing with Thoroseal FX110 and net or with 2 layers of derbigum membrane.

#### Sanitary Facilities

**Vanity Units:** Matt lacquered wall mounted cabinets covered with countertop made from the same ceramic as walls and surface mounted washbasin.

**Accessories:** Concealed mixer Grohe or similar.

**Sanitary ware:** European manufactured, brand Grohe or similar.

#### Bathroom Floors & Walls

Ceramic tiles of European brand from the same supplier as floors. The products are produced in large, thin ceramic sheets, from which individual tiles can be cut. The purchase value is €65 plus VAT with colour and dimensions chosen by the customer.

#### Shower-Baths

The showers are made with ceramic slabs, both on the floor and on the wall.

Security Glass divider 10mm thick with a door is used to separate the shower area.

All services, water connections and water collectors are concealed on the walls or floors.

High quality design bathroom accessories: hand towel rings, wall mounted toilet roll holder.

#### Electrical Devices

- **Electrical and Electricity:** All the electrical instalments comply with Guide to the Wiring Regulations 17th Edition IEE Wiring Regulations (BS 7671: 2008). We are responsible for providing Electricity on site (voltage dependent on location and size of property). Power cables will be ducted underground from the external connection point to the property and connected at the main panel inside the house.
- **Kitchen:** Double sockets, single sockets, 20A double pole switch with neon are installed for the extractor fan point, cooker point, microwave point, dishwasher point, oven point and a refrigerator point.
- **Living & Dining Area:** Double sockets, single sockets, TV points, RJ45 Data sockets, A/C heater switch and electrical shutters heater switch and controller will be supplied as per the electrical plans. At the main TV station, a small access panel will be installed to access the main terminal for the security systems, structure cabling and television wiring.
- **Master Bedroom:** Double sockets, single sockets, TV points, RJ45 Data sockets, A/C heater switch and electrical shutters heater switch and controller will be supplied as per the electrical plans.
- **Other Bedrooms:** Double sockets, single sockets, TV points, RJ45 Data sockets, A/C heater switch and electrical shutters heater switch and controller will be supplied as per the electrical plans.

- **Outside Areas:** Waterproof equipment (power sockets, Data & TV sockets) will be supplied as per the electrical plans.
- **Structure Cabling & Wi-Fi:** RJ45 Data sockets & Wi-Fi points will be supplied and installed to maximise the coverage of the network.

#### Electric car charger.

Provision for universal electric car charger.

#### Interior Lighting

Only the luminaires that are installed in the false ceilings are included.

#### External Lighting.

External wall and surface mounted lights for verandas. Spikes for garden.

#### Plumbing

**Plastic piping (pipe in pipe) for hot and cold water. Central water system with pressure.**

**1. Cold water:** Continuous flow of water from the local water supply to an individual 0,8t storage tank. Water softener is also used in the system, placed in the mechanical room.

**2. Hot water supply:** Dual system electric water heater/solar water heater. Storage cylinder for 0.2 tons for hot water and 0.8 tons for cold water. The water tanks are installed in the mechanical area. Water circulator and instant hot water supply are also included.

**3. Water Filter:** PENTAIR EVERPURE H-104 is installed in the kitchen cabinets for water filtering.

#### MECHANICAL APPLIANCES.

##### **Cooling System:**

- Residences are equipped with VRV centralized air conditioning systems of the LG MultiV series.
- All rooms are cooled by *ceiling concealed* indoor units with linear PVC air diffusers and can be controlled individually.

##### **Heating System:**

- Central heating system utilizes a Monobloc *air-to-water heat pump* of the LG ThermaV series.
- Heat pump can also be used for *domestic hot water supply*.
- All rooms are equipped with an *underfloor heating* system with one thermostat in each floor.

##### **Water Supply:**

- For the protection of all sanitary ware and water-operated appliances, a **water softener** is installed to remove unwanted minerals.
- *Potable water filters* are installed under the kitchen sink, to improve the quality of drinking water.
- The *hot water cylinder* is installed in the mechanical services room. Water is heated by *selective surface solar-thermal panels*, which are installed on the roof and operated by a *differential thermostat and circulation pump*. The cylinder is connected to the central heating system so that the heat pump can be used for heating the water. An *electrical heating element* to be used as an alternative source of water heating is also included.
- The hot/ cold supply system is equipped by a *pressure pump*.

#### Mechanical Services Room:

The following equipment are installed in the mechanical services room:

- Cold water tank.
- Hot water cylinder.
- Pressure pump.
- Hot water return pump.
- Solar-thermal circulation pump and differential thermostat.
- Water Softener.
- Central heating control panel.
- Central heating appliances.
- Swimming pool filter.
- Swimming pool circulation pump.
- Swimming pool lighting and pumping control panel.
- Photovoltaic system inverter and electrical panel.

#### Swimming Pool

- Dimensions of the pool as per drawings. Tiles of the pool choice (24/m2) of two material proposals from interior team.
- Pool filtration is achieved through a *bobbin wound filter* and a *circulation pump*.

Aluminium- same as show house-thermal slim line series.\_

- **Sliding aluminium doors and windows** in Rabel Slim 50 series and opening aluminium frames in Rabel Thermal 720 series with double glazing. Colour specified by the architect.
- The **glass** is 6mm I-Plus Light (energy glass) plus 20mm space plus 5mm clear glass.
- Total 31mm is the space for glasses. The Ug of the glass is 1.3 (the best product in the market).

Security System

**Satel Security Products.**

- **For Each Property**, a security panel is installed in a metal box with a spare battery and a GSM Dialer for communication.
- **External** wired security motion sensors are installed. In the kitchen, a smoke detector is installed.
- 5 security cameras are installed, can be connected to phone, i-pad and tv.

Photovoltaic System

- The property comes with a photovoltaic system of 6,72KW installed. The produced energy is given to the electricity authority and the amount given is deducted from the residence overall electricity consumption. The photovoltaic system is placed on the roof slab with slope 1%.

BBQ.

Freestanding louver covered BBQ as indicated on plans. Worktop ceramic slab €300/m2 and colour grey. Stainless steel sink, cold & warm water plus tap mixer.

External Shower.

High-quality free-standing shower with cold water as indicated on plans.

Taps for irrigation from main cold-water supply.

Purchase Price of Materials (plus VAT).

**All the materials are after a special discount from the supplier that we receive as Olias Homes Ltd.**

1	<b>Ground Floor, Kitchen, Hallways</b>	Tiles from European factory €30/m <sup>2</sup> plus skirting.
2	<b>Bedroom Floor</b>	Laminate floor purchase price €17/m <sup>2</sup> plus installation.
3	<b>Internal Staircase</b>	White oak wooden step and white synthetic granite riser purchase price €100/m.
4	<b>Floor &amp; Walls of Bathrooms</b>	€65/m <sup>2</sup> ceramic European slab
5	<b>Terrace Floor</b>	€30/m <sup>2</sup> anti-slip tiles
6	<b>Parking Floor</b>	Hammered concrete tiles.
7	<b>Kitchen Counter Granite or Corian</b>	€300/m
8	<b>Ceramic Pool cladding</b>	€30/m <sup>2</sup> Pool Walls
9	<b>Exterior Floors of the house</b>	Ceramic Tiles €30/m <sup>2</sup> in all balconies - all steps outside the property are with hammered concrete tiles

**Client's choices: the client has the right to choose all tiles, engineering wood, kitchen counter worktop, internal paint on walls. The rest of the materials are standard due to the limited supply that causes delays to all construction works.**

**Sanitary Ware and Accessories**

**WC** - Allowance for WC €530 + VAT

Wall hang WC GROHE or similar with soft close cover and GROHE MECHANISM and a trigger spray with gold water.



**BASINS + MIXER** - Allowance for wash basin €500 + VAT

Basin VILLEROY & BOCH or similar with wall mounted basin mixer set of GROHE



**MIRRORS**





80 X 100 €171.00

€166.00

ROUND 60S

**SHOWER COMBINATION** - Allowance for shower €560 + VAT

Shower with linear floor drain is constructed as walk-in with dimensions as per drawings and includes concealed GROHE mixer, shower arm, overhead shower jet and shower holder with hose.



The client can choose to install a bathtub instead of a shower with the below description.

Allowance for bathtub: €560 + VAT

Rectangular bathtub 175x75cm including concealed GROHE mixer, set and shower hose.

**ACCESSORIES** GROHE brand with allowance of €85/bathroom



**KITCHEN SINK + MIXER-** SHOCK undermount granite kitchen with 3-way mixer allowance €660 + VAT



**BBQ SINK + MIXER –** undermount sink 425x525 cm / stainless steel with GROHE mixer allowance €170

