

Universal Ariad

Specifications and Technical Details

1.0.0. Foundation and Framework

Reinforced concrete, beams and slabs, designed per Eurocode earthquake design standards.

2.0.0 Walls

2.1.0. External Walls:

Thermal insulation system in accordance to class "A" guidelines, consist of:

1. 20-25cm thick brick work
2. 5-8cm polystyrene
3. Decorative acrylic paint or Graffiato paint or sandex paint in external verandas according to architects request.

2.2.0. Internal Walls:

10cm thick.

Cement – Sand 2 or 3 coats plastering.

Decorative Emulsion paint (where applicable)

3.0.0. Floor and walls tiles

Lightweight concrete above the reinforced concrete slabs for sound and thermal insulation.

3.1.0. Internal area flooring

Imported Ceramic tiles at Euro 25.00/ sq. m or high quality laminate parquet flooring (wide range of designs available) from the Company's range.

3.2.0. Verandas

Imported Ceramic floor tiles at Euro 25.00/ sq. m (wide range of designs available) from the Company's range.

3.3.0. Bath, shower and toilet rooms

Imported Ceramic floor tiles at Euro 20.00/ sq. m (wide range of designs available) from the Company's range.

Imported Glazed wall tiles (up to ceiling height) at Euro 20.00/ sq. m (wide range of designs available) from the Company's range.

3.4.0. Kitchen wall tiles

Imported Glazed tiles at Euro 25.00/ sq. m (wide range of designs available) from the Company's range.

4.0.0. Kitchen cabinets

Custom made kitchen cupboards made of high quality MELAPAN finish. Technogranite countertop 40mm with provision for cooker, re-circulation hood, washing machine and refrigerator (Appliances not included) at Euro 100/m from the Company's range.

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Universal Ariad

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5.0.0. Bedroom cupboards

Custom made floor to ceiling wardrobes, externally made of high quality MELAPAN finish from the Company's range.

6.0.0. Doors

6.1.0. Entrance door

Fireproof, sound insulated, made of high quality MELAPAN finish.

6.2.0. Internal doors

Flush MELAPAN finish

7.0.0. Aluminium patio doors and windows

Upgraded thermal aluminium series.

Double-glazed thermal insulation glass.

Aluminium sliding / opening doors and windows MU 3000 THERMAL & MU 2075 series, improving thermal and sound insulation.

8.0.0. Sanitary fittings

Branded high quality European sanitary fittings, taps, mixer taps, sinks, accessories, glass screens, mirrors, installation accessories etc. like Grohe, Hansgrohe and more, of total cost at Euro 1200.00

9.0.0. Protective rails on upstairs verandas and roof garden (if any)

Frameless Glass railings, according to Architectural request.

10.0.0. Paint

10.1.0. Walls and ceiling

Emulsion paint

10.2.0. Interior timberwork

Semi-matt

10.3.0. Exterior timberwork (if any)

Durable wood stain

11.0.0. Electrical installations

High quality electrical installation, according to European standards and electricity authority approval.

Concealed circuits and all other installations, in compliance with the Electricity of Cyprus (EAC) regulations, with comprise of circuits for light fixtures and power points for kitchen appliances, TV, telephone, provisions for a/c units, provision for satellite TV (pipe & box of satellite TV) solar heater and other power points.

UNIVERSAL ARIAD PACKAGE

Universal Ariad

Specifications and Technical Details

12.0.0. Mechanical

12.1.0. Hot and cold water supply in all designed areas.

12.2.0. A/C provision in all rooms for heating and cooling.

12.3.0. Bathroom hot water supply.
Electrical heater and solar panels.

13.0.0. Parking

Parking area with fine concrete finish.

14.0.0. Boundary walls

Plastered and rendered according to the architectural request.

15.0.0. Intercom, Provision for Alarms, Provision for AC

Notes:

- a) In case the client wishes to use materials out of the Company's range, a fee of 15% of the price currently stated above in the specifications will be charged.
- b) In case the client wishes to appoint any external provider / supplier for specific works, this can be done only with the accordance of the company and an additional fee of 5% will be added to cover overheads and required assistance.