

## **GENERAL SPECIFICATIONS**

### **COMMON AREAS**

#### **Structure:**

- Anti-seismic reinforced concrete in conformity with the European Code and seismic regulations.

#### **Envelope:**

- Thermo-insulated hollow clay brick walls of 25 cm width for external walls and 10 cm width for internal walls.
- For insulation, 8 cm polystyrene panels to be installed on the external surfaces (walls, beams and columns).
- Facades: High pressure laminate (HPL) or natural stone cladding on front façade and 3 layers of plastering and 3 coats of superplast paint.
- External doors & windows: Aluminum powder-coated thermo insulated and double glazed according to Cyprus energy efficiency regulations. High quality marble of 3cm under all windows.
- Balconies balustrades: 16 mm laminated glass.
- Extruded polystyrene of 8 cm thick on roof for thermal insulation covered with screed concrete and 4 mm thick bitumen membrane for waterproofing.
- Cement base bitumen waterproofing under tiles.

#### **Finishing:**

- Main entrance floor and walls are marble, wood and decorative paint, with gypsum decoration and lighting.
- Staircase marble or granite, walls are Acrylic painting.
- Landscaped areas.

#### **Elevators:**

- “Kone” elevators or equivalent, in accordance with European standards.

#### **Parking and Storage:**

- 1 covered parking spot for each apartment at the ground floor.
- 1 storage room for each apartment at the ground floor.
- Visitors parking.

#### **Electricity:**

- LED lighting fixtures for external balconies and common areas.
- Light motion detectors in common areas.
- Videophone colored LCD screen.
- Provision for electric vehicle charging station for each parking.

## **PRIVATE AREAS**

### **Finishing Work**

- Reception areas floors in: Imported high quality ceramic tiles (60 x 60).
- Bedroom areas floors in: Imported high quality ceramic tiles (60 x 60).
- Bathrooms floors and walls in: Imported high quality ceramic tiles.
- Terrace floor on roof: Imported high quality antiskid ceramic tiles.
- Reception areas and bedrooms Walls in: 3 layers of superplast interior paint.
- Spiral stairs going to terrace floor on balcony, with provision for Sink, barbeque and Pergola.
- Provision for fireplace in living areas.
- Gypsum boards ceilings with spotlights in bathrooms.
- 3m clear height ceiling with full height balconies aluminum doors.

### **Wood Work**

- Main Door: Laminated wood and 30 minute fire-resistant according to the Fire Department Regulations of Cyprus.
- Internal Doors: Laminated wood.
- Kitchen: Laminated wood cabinets with soft close accessories with granite countertop (dimensions as per attached design).
- Wardrobes and bathroom closets: Laminated wood.

### **Air Conditioning**

- Wall type units A/C in reception areas and bedrooms fully installed.

### **Plumbing**

- PPR piping from roof to manifold and pipe-in-pipe from manifold to sanitary fixtures.
- PVC water tank 800 liters capacity with pressurized system.
- Solar system with 150 liters tank including electrical heating option.
- Sanitary Fixtures: European standard fixtures back to wall toilet seats with concealed tank.
- Glass shower doors installed in all bathrooms.

### **Electrical Installations**

- Electrical installations as per design suitable for the approved furnished plans.
- Merlin Gérin Electrical Panels and circuit breakers or equivalent.
- Le Grand switches & outlets or equivalent (Lighting Fixtures not included).
- Balconies spot lights are included.
- Full electrical installation and lighting provisions on terrace floor.
- Photo voltaic system optional.

### **Energy:**

- Class A energy efficient according to Cyprus energy efficiency regulations.