

PHOENIX RESIDENCES-LIVADIA

TECHNICAL SPECIFICATION

DESCRIPTION

1. FRAMEWORK

- 1.1.**The structure of framework is reinforced concrete of strength C30/37 and high tensile strength steel bars of grade B500C.
- 1.2.**The structural design is according with the Eurocodes and the Cyprus National Annex.

2. MASONRY

- 2.1.**The external (25cm – thermal according to the Cyprus Energy Efficiency regulations) and internal (10cm) walls will be constructed with hollow clay bricks of the finest quality, laid with cement paste in widths according to the architectural drawings.
- 2.2.**Plastic mesh will be placed at the joints of masonry with reinforced concrete members (columns and beams).
- 2.3.**Damp proof course will be placed on the ground floor walls.

3. COATINGS

3.1. Internal:

3.1.1. The brickwalls will receive three coats of sand/cement plastering.

3.1.2. Ceilings will be done with two coats of spatula and paint.

3.1.3. The walls and ceilings will be painted with three coats of emulsion paint of the finest quality of which the color will be chosen by the vendor. (Neopal Echo - Vivechrome)

3.2. External:

3.2.1. All external (external side) walls will be covered with extruded polystyrene based on the Energy efficiency Annex.

3.2.2. The final coating will be “grafiato coating “of white color.

4. DAMP PROOF AND WATERPROOF COURSES

4.1. Foundation:

A plastic membrane will be placed under of foundation.

Perimetric sides of foundation surfaces will be coated with cementitious waterproof course.

4.2. Ground Floor Verandas:

The external joint between ground floor slabs and walls will receive two coats cementitious waterproof course.

4.3. Roofs

The roof will receive two coats of cementitious waterproof course, extruded polystyrene, screed and two coats of plastic waterproof insulation. Sand- cement triangular fillet will be constructed at the joint between parapet walls and on top of screed.

4.4. Bathrooms:

The bathrooms will receive two coats of cementitious waterproof course.

5. FLOORING

5.1. All the ceramic flooring will be selected by the purchaser from an available predefined selection of the vendor. The selection should be made at an early enough stage of the construction or else the vendor has the right to make the choice for the purchaser.

5.2. Ceramic tiles will be placed on all floors and will be at a selling price of €17/m².

5.3. On the floors of W/Cs, showers and bathroom the ceramic tiles will be to a selling price of €17/m².

5.4. In the cases where purchasers choose to use tiles that exceed the aforementioned monetary allowances specified by the vendor, they will be charged the additional costs (in cases where there exists such an extra cost).

5.5. The prices of the ceramic tiles are predefined and refer to pricelist rates of non-special offers.

6. WALL TILES

6.1.The walls of W.CS, showers and bathrooms will be covered up to the ceiling, with tiles of a selling price of €17/m² from an available selection predefined by the vendor.

6.2.The backsplash of kitchen will be tiles a selling price of €17/m from an available selection predefined by the vendor.

6.3.The prices of the wall tiles are predefined and refer to pricelist rates of non-special offers.

7. SANITARY UNITS

7.1.Sanitary units and fittings will be placed according to the plans and will be white color.

7.2.High-quality mixer taps type Grohe.

7.3.The kitchen sink will be stainless-steel or granite.

7.4.The total price of the sanitary units for a one-bedroom apartment shall not exceed the amount of €1300.00.

7.5.The total price of the sanitary units for a two-bedroom apartment shall not exceed the amount of €2000.00.

8. DRAINAGE PIPES

8.1.The pipes and accessories for the drainage system will be of the finest quality and will be laid in accordance with the relevant drawings.

8.2.The pipes will be plastic and will meet the terms of the BS 4514.

8.3. External drainage installation will be connected with the main sewerage system. In the case which it doesn't exist at the specific domain, then the drainage installations will be constructed with provision for future connection.

9. ELECTRICAL INSTALLATION

9.1. The electrical installation will be in accordance to the relevant plans and the current EAC regulations. All electrical conduits will be cast within slabs, floors and walls.

9.2. All accessories, conduits and cables will be of the finest quality.

9.3. The following will be included in the electrical installation:

9.3.1 Provision for kitchen hood extractor (where applicable)

9.3.2 Provisions for electric oven and washing machine.

9.3.3 Provision for installation of a T.V. outlet in all rooms

9.3.4 Provision for installation of cable T.V. and internet if this is included in the electrical plans.

9.4. In cases where the purchasers choose to install light fittings other than the ones predefined by the vendor, they will be charged with the cost of the purchase and installation of those fittings. The installation of those fittings will be done after the final approval of the

E.A.C. (Electricity Authority of Cyprus).

9.5. All sockets and lighting switches will be LEGRAND.

9.6. Provision for an electric car charging station on the ground floor.

9.7. Provision for photovoltaic panels.

9.8. All the above will be based on electrical drawings.

10. PROVISION FOR AIR-CONDITION

10.1. All necessary electrical and mechanical piping and wiring provisions for air-conditioning installations will be done in accordance with the electrical and mechanical drawings.

11. PLUMBING INSTALLATION

11.1. The plumbing installation to all sanitary units and to the solar water heating panel will be made of high-pressure polypropylene pipe, according to international standards.

11.2. The plumbing installation includes cold and hot water supply to the kitchen sink, bathtubs, shower columns and washbasins. In addition, the plumbing installation includes cold water supply for washing machine and dishwasher wherever indicated on the drawings.

12. CARPENTRY

12.1. Bedroom wardrobes will be made in accordance with the dimensions as shown in the architectural drawings.

12.2. All kitchen benches and cupboards will be made of laminate frame of European quality.

12.3. The kitchen's internal cupboards will be white color.

12.4.The kitchen worktop will be of granite at a selling price €130/m.

12.5.All kitchen cupboards will be up to 230cm from the tiles and the bedroom wardrobes up to the ceiling.

12.6.All the internal doors will be made laminate frame.

13. ALUMINUM WORKS

13.1.All the exterior openings will have aluminum frames of black colour in accordance with the architectural drawings, with double glazing 4mm -20,5mm-4mm. The sliding series will be MU 3000 (Thermal), and for Opening MU2075 (Thermal).

13.2.In case the purchasers require aluminum shutters and/or fly screens, they will be charged with the additional costs for the purchase and fitting of them.

14. EXTERNAL WORKS AND ELEVATIONS

14.1.Balconies if shown in the architectural plans with 50cm (height) clear glass parapet supported by aluminum and 60cm brickwork base.

14.2.The elevations of the block will be decorated as shown on architectural drawings and will be either HPL, or tiles.

14.3.The external yard will be covered by concrete.

15. HEATING SOLAR PANELS

15.1. Each apartment will be provided with electric boiler (volume 150 liters) and one solar heating panel. A 1000lt water tank and a pressure system will be placed for the house.

16. BOUNDARY WALLS

16.1. Boundary walls will be constructed with reinforcement concrete according to the architectural drawings.

17. ROOF GARDEN (IF ANY)

17.1. The roof garden area will be tiled with ceramics tiles. The ceramics tiles should be selected by the purchaser from an available predefined selection of the vendor. The selection should be made at an early enough stage of the construction or else the vendor has the right to make the choice for the purchaser.

17.2. The ceramic tiles will be at a selling price of €17/m².

17.3. The boundary walls on the roof garden will be constructed with reinforcement concrete according to the architectural drawings.

17.4. Provision for lights, a waterproof socket and a tv point will be provided (based on the electrical drawings).

17.5. Provisions for BBQ and sink will be provided (based on the plans).

18. COMMUNAL AREAS

18.1. Entrance

The main entrance of the block of apartments will be automatic.
(Access only to residents)