

TECHNICAL SPECIFICATIONS

Concrete Structure

Reinforced concrete frame structure, columns, beams, slabs, designed in accordance with the latest regulation for anti-seismic design and construction.

Masonry

25cm hollow clay bricks for external walls and 10cm or 20cm hollow clay bricks for internal walls.

Thermal Insulation And Energy Performance

Thermally insulated building envelope according to the Cyprus Energy Department Law.

Water Proofing

Roof will be waterproofed with the use of a highly flexible bituminous membrane of 4mm thickness.

Verandas will be waterproofed with two-component cementitious mortar.

Plastering

Three coats of render for external and internal surfaces.

Painting

Exterior paint in three coats for external surfaces and emulsion paint in three coats for internal surfaces.

Floor Finishes

Living room, dining room, kitchen and bedrooms

Parquet floor at €50/m², skirting at €5/m and joints at €8/m purchase price and installation or ceramic floor tiles at €30/m² and skirting at €5/m purchase price.

Bathrooms

Ceramic floor tiles at €30/m² purchase price.

Verandas

Ceramic floor tiles at €30/m² and skirting at €5/m purchase price.

Wall Finishes

Bathrooms

Ceiling height ceramic tiles at €30/m² purchase price.

Kitchen

Synthetic granite between the worktop and cupboards at €200/m² purchase price and installation.

Sanitary Ware And Mixers

Imported high quality sanitary ware by “Villeroy & Boch” with shower drains for built-in shower trays, wall mounted WC mechanisms, mixers by “Nobili” or equivalent and all necessary accessories at €3000 purchase price.

Water Supply

Hot and cold water supply with the system of “pipe in pipe”.

Elevator

Machine room less elevator by Kone or equivalent.

Installation of a water pressure pump with an independent water tank of 300 Litres capacity.

Electrical Installation

Apartment lighting as indicated on electrical engineer’s drawings.

Supply and installation of waterproof spotlights in bathrooms

Four telephone and four TV points.

Five double sockets in living room/dining room, two double sockets in kitchen, four double sockets in master bedroom and three double sockets in other bedrooms.

Switches with safety fuses or bipolar switches with light indicators for kitchen appliances.

Solar water heater and electric water heater.

Door videophone and access system.

Centralised multiple access TV system.

Provision for burglar and fire alarm.

Supply and installation of underfloor central heating.

Provision for four wall-mounted air conditioning units.

Doors And Glazing

High security main entrance door, with a minimum of half an hour fire resistance.
Entrance door handles and door stop/holder at €50 purchase price.

Internal Laminate doors with softwood door frames by Gruppo Casa or equivalent.
Internal door handles and door stop/holder at €25/door purchase price.

Double glazed external windows and doors with powder coated or anodised aluminum sections by Muskita or equivalent.

Wardrobes, Kitchen Cupboards And Bathroom Benches

Fabricated wardrobes, kitchen cupboards by Gruppo Casa or equivalent and bathroom benches locally made with internal melamine finish and with laminate finish doors as indicated on drawings.

Kitchen Worktop And Bathroom Benchtops

Synthetic granite at €200/m purchase price and installation.

Suspended Ceilings

Bathroom suspended ceilings constructed by gypsum boards

Gated Project

Perimeter walls and fencing with controlled electric gates and entrances.

Vat is included in all prices mentioned above.