



## **The Triangle House - Specification**

### **Foundation & Skeleton**

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

The concrete used is a ready mixture from the supplier's factory according to the construction drawings. The iron used is an EU product category B500C, approved by the government and designed according to Eurocode standards. In all the construction stages the civil engineer that is responsible for the design is also supervising the works and issues a certificate of completion as per the licence issued for the property.

### **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 or 250 mm as shown on drawings. 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 production tiles, Spanish or Italian made.**

Purchase price after suppliers' discount €28/m<sup>2</sup> + VAT, dimensions choice of client.

In the **Living & Dining** areas, the **Kitchen**, the **Halls**, tiles are placed.

All the floor areas of the **Bedrooms** are finished with laminate, purchase price of €17/m<sup>2</sup> + VAT, colour of the customer's choice. On the **Verandas** anti-slip ceramic tiles are used with a purchase price of €28/m<sup>2</sup> + VAT. Samples and prices to the last page of this document. Two colour options have been selected by the architect to choose from, Bold and Light.

### **Exterior Floors**

**Parking Area:** Polished concrete with white or grey marble stripes and electric aluminium doors.

**Corridor Entrance** to the public access from Italian ceramic tiles, customer's choice, purchase price of ceramic tiles € 28 / m<sup>2</sup> + VAT.

### **Kitchen**

**Modern Design Kitchen** with clean lines, open spaces and highly functional made from MDF wood and lacquered finish. Price per square meter €230/m<sup>2</sup>. Porcelain stoneware 12mm counter tops, at the price of €250/m, kitchen design, drawers, heights etc, two colour options have been selected by the architect to choose from, Bold and Light.

- **Undermount SHOCK sink** as per budget in last page of this document.

- **Kitchen Cabinets** manufactured in Cyprus by a local carpentry factory. All mechanisms are soft close.

### Wardrobes

- Built-in wardrobes, full height, made of MDF with lacquered finish.
- Sliding doors or hinged doors.
- Wardrobes are manufactured in Cyprus by a local carpentry factory for better maintenance and design. All mechanisms are soft close and easy reach mechanisms for high wardrobes. Two colour options have been selected by the architect to choose from, Bold and Light.

### Doors

- **Entrance Door** is made with aluminium or glass, depending on drawings and architects' instruction. Top of the range security lock available.
- **Internal Doors** are made of MDF coated with lacquered finish. Minimum height 2,3m. Two colour options have been selected by the architect to choose from, Bold and Light.

### 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 2 layers of derbigum membrane 4mm each.

### Sanitary Facilities

**Accessories:** Mixer Grohe.

**Sanitary ware:** European manufactured. Catalogue and prices to the last page of this document.

### Bathroom Floors & Walls

Ceramic tiles of European brand from the same supplier as floors. The products are produced in thin ceramic sheets individual tiles. The purchase value is €28 plus VAT with colour and dimensions chosen by per the architect's suggested layout and color options.

### Shower-Baths

The showers are also made of ceramic material, both on the floor and on the wall.

Security Glass divider with a door is used to separate the shower area which is made by a local company.

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

Before the installation of tiles Waterproofing with Thoroseal FX110 and net is placed.

If the customer prefers a bathtub, then this is an option.

Washbasin furniture is made of MDF and white techno granite countertop.

### Sanitary Ware

- All sanitary ware is European brand with all the necessary accessories in a nickel finish.
- GROHE model glued to the wall.
- Wash Basin with furniture made from the carpenter with our interior designer instructions. Dimensions available according to the drawings.
- Glass security door in the shower from a factory in Cyprus. Tempered glass 10mm thick.

### Electrical Devices

- **Electrical and Electricity:** All the electrical instalments complies 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, RJ45 Data Sockets & 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 a universal electric car charger is installed in the garage area.

### Interior Lightning

Only the luminaires that are installed in the false ceilings are included. The rest are responsibility of purchaser, or we will include them if the furniture package is agreed.

### Plumbing

**Plastic piping (pipe to 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. Provision for water softener, placed in the mechanical room.

**2. Hot water supply:** Dual system electric water heater/solar water heater (installed on the roof). Storage cylinder for 0.200 tons for hot water and 0.8 tons for cold water. The water tanks and any other machines are installed in the roof area and covered around with aluminium louvers.

### Heating

**Underfloor Heating** is installed by the mechanical subcontractor and is supported by a wall machine called HydroKyt Box which is placed on the mechanical area and operates with electricity. The polystyrene used for the underfloor heating is of Italian origin. Spanish pipes class pex-A are used for the underfloor and all are included in the house price. The mechanical room for the machinery of heating and the VRV for cooling is on the ground level area or on the roof according to architect's design.

The temperature is controlled by panels and is divided in two zones, one for each floor.

The mechanical room is on the ground floor and not on the roof.

### Air Conditioning - suspended ceilings

- Each area will provide a hidden air conditioner installed on a false ceiling which operates with a VRV (Variable Refrigerant Flow) system. The system has a central outside unit from which all internal room units are connected. All rooms operate separately and from a panel.
- All Air Conditioners are LG type and are included in the sale price of the house. The air conditioners are R-410a Wi-Fi ready class A. For the extraction of the air we install crickets type Canyon C2020.

The mechanical room is on the ground floor and not on the roof.

### Aluminium

**Sliding aluminium doors and windows** in Rabel Slim 50 series and opening aluminium frames in Rabel Thermal 720 series with double glazing.

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 on 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.
- **For Each Room**, a wireless or wired security motion sensor is installed. In the property we have two touch keyboards and an external siren machine. In the kitchen, a smoke detector is installed.
- Minimum 4 security cameras are installed, and can be connected to phone, i-pad or tv.

### Photovoltaic System

The property comes with a size of 5.2kW PV system on the roof.

### Swimming Pool

Dimensions of the pool as per drawings. The pool is finished with tiles of €20/m<sup>2</sup> plus VAT and a marble edge. The swimming pool works with skimmers.

### Catalogue of Purchase Price of Materials (plus VAT)

1	<b>Ground Floor, Kitchen, Hallways</b>	Tiles European production €28/m <sup>2</sup>
2	<b>Bedroom Floor</b>	Laminate €17/m <sup>2</sup>
3	<b>Internal Staircase</b>	White Marble Ajax Stairs €40/m
4	<b>Floor &amp; Walls of Bathrooms</b>	€28/m <sup>2</sup>
5	<b>Terrace Floor</b>	€28/m <sup>2</sup> anti-slip tiles
6	<b>Parking Floor</b>	Grated Polished Concrete with strips of 10cm Marble.
7	<b>Kitchen Counter</b>	€230/m
8	<b>Ceramic Pool cladding</b>	€20/m <sup>2</sup> Pool Walls
9	<b>Exterior Floors of the house</b>	Ceramic Tiles €28/m <sup>2</sup>

**CERAMIC and CARPENTRY SELECTIONS ARE AVAILABLE IN TWO OPTIONS: BOLD or LIGHT**



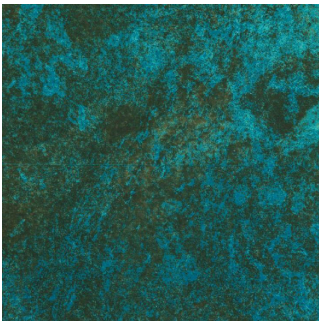
*Olias Luxury Living*  
**BOLD OPTION: CERAMICS**

**INDOOR - OUTDOOR & BATHROOM TILING:**



NEXUS PEARL CERAMIC  
60X120CM MATT

**POOL TILING & POOL EDGE TILING:**



GREEN RIVER  
30X30 MATT



NEXUS PERL POOL EDGE  
STEP 30X60

**BEDROOM LAMINATE FLOORING:**

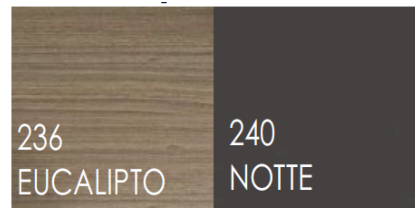


LAMINATE FRIENDS TER HURNE  
OAK AURELIA No 1188020006  
1288X198 8mm AC4. 4V

**KITCHEN DESIGN:**



Cabinets Colour:



**KITCHEN WORKTOP & BACKSPLASH**



**KITCHEN WORKTOP:**  
ITALIAN LAMINAM WORKTOP SLAB 12mm  
NATURALI / NERO GRECO



**KITCHEN BACKSPLASH:**  
ITALIAN LAMINAM WORKTOP SLAB 12mm  
FOKOS/ SALE

**KITCHEN SINK & MIXER**

SHOCK undermount granite kitchen sink with 3-way GROHE mixer allowance €660 + VAT



**UNDERMOUNT GRANITE  
KITCHEN SINK. MANHATTAN  
30080U - (75X45.6)CM  
SCHOCK, MADE IN  
GERMANY-ASPHALT 1421**



**KITCHEN MIXER  
3-WAY. GROHE  
30-580-000**

**Wardrobes doors & Internal doors:** Light Grey Semi Matt color



Wardrobes Internal Typical detail



Hanging tube 2



**Laundry:** In Light Grey semi Matt Color

Typical detail





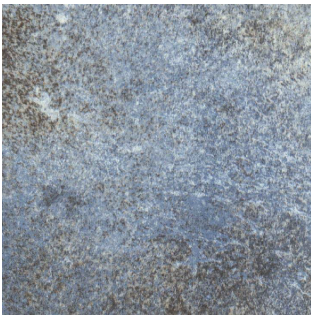
*Olias Luxury Living*  
**LIGHT OPTION: CERAMICS**

**INDOOR - OUTDOOR & BATHROOM TILING:**



NEXUS WHITE CERAMIC  
60X120CM MATT

**POOL TILING & POOL EDGE TILING:**



BLUE BALI  
30X30 MATT



NEXUS WHITE POOL EDGE  
STEP 30X60

**BEDROOM LAMINATE FLOORING:**

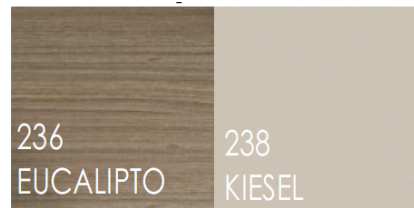


LAMINATE FRIENDS TER HURNE  
OAK AURELIA No 1188020006  
1288X198 8mm AC4. 4V

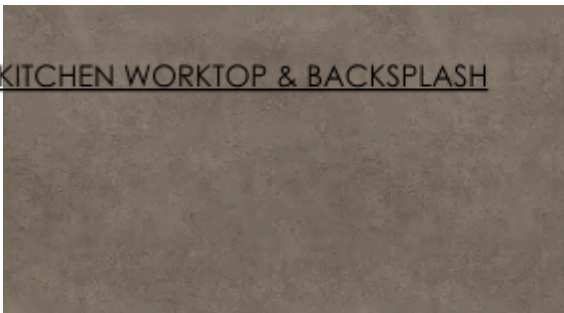
**KITCHEN DESIGN:**



**Cabinets Colour:**



**KITCHEN WORKTOP & BACKSPLASH**



**KITCHEN WORKTOP:**  
ITALIAN LAMINAM WORKTOP SLAB 12mm  
FOKOS/ ROCCIA



**KITCHEN BACKSPLASH:**  
ITALIAN LAMINAM WORKTOP SLAB 12mm  
FOKOS/ SALE

**KITCHEN SINK & MIXER**

SHOCK undermount granite kitchen sink with 3-way GROHE mixer allowance €660 + VAT



**UNDERMOUNT GRANITE  
KITCHEN SINK. MANHATTAN  
30080U - (75X45.6)CM  
SCHOCK, MADE IN  
GERMANY-EVEREST 1511**



**KITCHEN MIXER  
3-WAY. GROHE  
30-580-000**

**Wardrobes doors & Internal doors:** White Semi Matt color



Wardrobes Internal Typical detail



Hanging tube 2



**Laundry:** In White Semi Matt Color

Typical detail





## **Sanitary Ware and Accessories for Both Options**

### **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 €550 + VAT

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



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





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

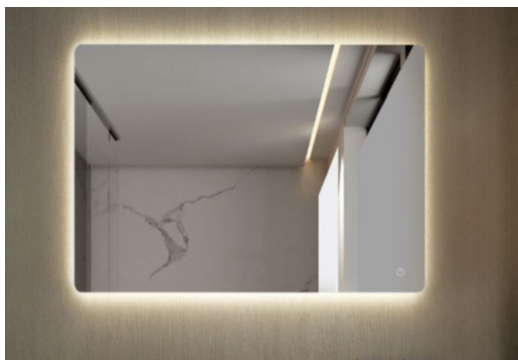
Shower with linear floor drain is constructed as walk-in with dimensions as per drawings and includes concealed GROHE mixer, shower arm, overhead shower jet and shower holder with hose.



The client can choose to install a bathtub instead of a shower the below description.  
Allowance for bathtub: €560 + VAT

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

**MIRRORS**



RECTANGULAR 70X100, LED ADJUST €170.00  
€165.00



ROUND 60Ø LED ADJUST

### **VANITY UNITS FOR BOTH OPTIONS**

**Vanity Unit:** Typical detail

Countertop: White Techno Granite

Vanity: White Oak

Mirrors: Rectangular with LED stripe



### **STAIRCASE FOR BOTH OPTIONS**



MARBLE AJAX