

BELLAGIO RESIDENCES

CONSTRUCTION DETAILS AND SPECIFICATIONS

FRAMED STRUCTURE

Reinforced concrete structure consisting of Pad Foundation (Mass Reinforced Concrete), columns, beams and slabs according to EU Anti- Seismic Code.

Common Areas

Main Entrance and Corridors Floor Market Value €30/m²

Stairs Floor Market Value €20/m²

Entrance Door: Electric Glass sliding Door

Parking Area and throughways: Treated Concrete

Elevator: High speed luxury elevator in stainless finish

WALLS

External: Thermal Hollow blocks 25cm thick

Internal: Hollow blocks 10cm and 20cm thick

WALL FINISHES

External: Two coats of plaster and finished in Scratched Grafiato of 1.5mm thickness OR stabilizer and Three coats of Elastic paint Top Coat self-cleaned.

Internal: Two coats of plaster, three coats of spatula one coat stabilizer with three coats emulsion paint.

Ceilings: Three coats spatula, finished with stabilizer and three coats emulsion paint. In some parts false ceilings will be installed.

Bathroom Walls: Covered in full height with ceramic tiles Market Value €30/m²

FAÇADE

Concrete fair-faced and tiles in colour of wood OR High-Pressure Laminate (H.P.L.) with 5 years Guarantee.

FLOOR FINISHES

Living Room, Dining Room Kitchen: Covered with Rectified Porcelanato Class A, European tiles. Market Value €30/m².

Bathroom and W.C: covered with ceramic tiles. Market Value €30/m²

Bedrooms: Laminated parquet flooring Meister EU Made. Market Value €20/m² Verandas: Covered with ceramic tiles EU Made Market Value €20/m²



Work Tops: Granite Market Value €180/m.

DOORS AND WINDOWS

1. Main Entrance Door: Veneer Wood or Aluminum with safety lock Market Value €1000
2. Sliding Doors and Windows: a) Aluminium, series MU 3000 Thermal: Thermal Efficiency achieved by a Thermal Break System of 24 mm wide polyamides that thermally break profiles, b) for sliding and aluminium doors 2500 Thermal.
3. Internal Doors: High Quality Laminated 3D Matrix Melaplan
4. In all Bedroom windows electric shutters will be installed

THERMAL INSULATION

All external surfaces will be insulated with 8cm of polystyrene to achieve the highest thermal insulation standards.

WATER PROOFING

Roof: Polyurethane system with fabric, 5 years guarantee.

Verandas, Balconies and retaining walls: Two layers of elastomeric cement-based water proof coating with mesh.

CARPENTRY AND JOINERY

Internal doors: Laminated 3D Matrix Melaplan. Market Value €300 each

Bedroom cupboards: Laminated 3D Matrix Melaplan. Market Value €250/m²

Kitchen cupboards: Laminated 3D Matrix Melaplan. with granite worktop Market Value €250/m

Vanity Units: Laminated 3D Matrix Melaplan with Granite on top. Market Value €250/m

SANITARY FITTINGS

Branded top quality sanitary fittings. Ideal Standard or Equivalent. Branded chrome plated accessories Grohe or Equivalent.

Market Value for bathroom or shower room €1000 each. Market Value for Guest WC €600 each.

WATER SUPPLY



Each apartment will be provided with its own fresh main water supply through a separate meter and Pipe in Pipe piping with manifold isolating each point. A cold-water storage tank of 800L capacity will be installed on the roof. A solar heater with 150lt storage cylinder and pressure system will be provided for each apartment.

HEATING AND COOLING

Provision for AC.

ELECTRICAL INSTALLATIONS

Each apartment will have its own electric meter. The electrical installations are in accordance with the existing regulations of the Electricity Authority of Cyprus. Main Distribution Panels will be Hager and fittings will be Le Grand or Equivalent.

Adequate lighting and power points are installed in each room. Telephone point is also provided as well as a TV antenna point. Provision is made for wall fan-extractor in the kitchen. In-Ceiling Lights will be installed only on the areas that false ceilings exist.

ENERGY EFFICIENCY

The energy efficiency of the building will be Class A / Zero Energy Building and each apartment will have its own photovoltaic system.

ENTRY SYSTEM

Intercom with entry panel and monitor/video

ANTENNAS

Provision will be installed for central antenna system in all rooms, living and kitchen areas

PARKING

Parking for each apartment

The developer reserves the right to make minor changes, which will be necessary for the betterment of the building