

# **“HYDRA RESIDENCE”**

## **SPECIFICATIONS**

### **1 BEDROOM APARTMENTS**

- 1. Framework:** Earthquake resistant reinforced concrete, according to Euro Codes with post tension slab system
- 2. Walls:** Hollow clay thermal bricks 330mm width externally the 80mm thermal polystyrene on beams & columns and 100mm width internally. Internally with 2 two coats plastering with spatula finish and three coats emulsion paint and externally with three coats of plaster and exterior Sandtex type paint.
- 3. Ceiling:** Spatula finish and three coats emulsion paint on concrete slab in all areas except kitchen and WC areas, where the client have the option of flat ceiling with dry wall construction and finish with spatula and paint with no extra cost. Final kitchen ceiling will be agreed with the client.
- 4. Floor Finishes:**
  - (a) Common areas (living, dining and kitchen areas): tiles of purchase price €18/m<sup>2</sup>.
  - (b) Bedrooms: tiles of purchase price €18/m<sup>2</sup>
  - (c) Verandas: tiles of purchase price €18/m<sup>2</sup>.
  - (d) Stairs: monolithic granite, marble or tiles.
  - (e) Ground floor entrance lobby: monolithic granite, marble or tiles

#### **Notes:**

1. Above budget prices represent the discounted retail prices from our suppliers
2. Above budget prices does not include any VAT.
3. Client have the option for parquet flooring or any other type provided that the final cost (plus or minus) will be agreed between the developer and the client.
4. Clients cannot choose from any other supplier that is not in our supplier list.

## **2. Wall Finishes:**

- (a) Bathroom area glazed tiles of purchase price €18/m<sup>2</sup>.
- (b) Acrylic Emulsion in off-white over acrylic stabilizer in all other areas.
- (c) Sandtex type paint to external walls.

#### **Notes:**

1. Above budget prices represent the discounted retail prices from our suppliers
2. Above budget prices does not include any VAT.
3. Client can choose different kitchen backsplash finish provided that the final cost (plus or minus) will be agreed between the developer and the client.
4. Clients cannot choose from any other supplier that is not in our supplier list.

- 3. Doors (as per detailed drawings):** Fire resistance apartment entrance doors of melamine finish. Internal doors of melamine finish of €300 each. (including all matte or wooden finish texture. Options like gloss and ultra matt melamine, solid wood or painted MDF have an extra cost which will be calculated accordingly). Heights of doors: 240mm for apartment main entrance and 210mm for inside doors. For internal doors changed to normal sliding doors there is an extra charge of €200 each and concealed sliding doors €450 each.

Notes:

1. The apartment entrance door will be selected by the developer.
2. Client can choose their inside doors.
3. Clients cannot choose from any other supplier that is not in our supplier list.

- 4. Aluminum Works (as per detailed drawings):** Dark grey (FUTURA) double-glazed thermal aluminium from Muskita or equivalent. Sliding doors MU3000 for balcony doors, open closed windows MU2075 in all rooms, and tilt and turn in WCs, with solar energy glass.

Notes:

1. Client cannot change or alter anything related to aluminum windows or doors as they are part of the building design.
2. All windows and doors have provision for mosquito nets but no provision for shutters.

- 5. Kitchen Units (as per detailed drawings):** Internally with melamine finish with doors in melamine finish and gola design of €210 per m for both upper and bottom cabinets and €50 for each soft close drawer in the kitchen (including all matte or wooden finish texture. Options like gloss and ultra matt melamine, solid wood or painted MDF have an extra cost which will be calculated accordingly). Porcelain kitchen worktops and backsplash of €200 per meter.

Notes:

1. Kitchen design cannot include more than 2 vertical items, including the one for the fridge.
2. The upper cabinets cannot exceed 90cm in height. Anything above will be considered extra.
3. Accessories include soft close mechanisms for all doors and drawers and any shelf design. Anything else will be considered extra and the final extra cost will be agreed between the developer and the client
4. Clients cannot choose from any other supplier that is not in our supplier list.
5. The total budget of the kitchen will be calculated as per the initial drawings.

- 6. Wardrobes:** Internally with melamine finish with doors in melamine finish and with cabinet knobs, not handless of budget €210 per m<sup>2</sup> (including all matte or wooden finish texture. Options like gloss and ultra matt melamine, solid wood or painted MDF have an extra cost which will be calculated accordingly).

Notes:

1. Accessories include soft close mechanisms for all doors and drawers and any shelf design and clothes hanger. Anything else will be considered extra and the final extra cost will be agreed between the developer and the client
2. Clients cannot choose from any other supplier that is not in our supplier list.
3. The total budget of the wardrobes will be calculated as per the initial drawings.

- 7. Sanitary Fittings:** First quality white color and high quality accessories. Allowance of €1750 for the one bedroom apartment. Allowance includes toilet, wash basin, bathtub, shower, built-in shower, glass door, shower cabin, kitchen sink, wash basin cabinet, wash basin top and accessories and any other related accessories or sanitary ware. Extra budget for each WC for wash basin cabinet for €250 which includes the wash basin top. WC rooms with no window will have a mechanical ceiling exhaust fan which will open with the lights.

1. Additional costs will be charged for concealed toilet systems, concealed mixers and built in showers. The final extra cost will be agreed between the developer and the client.
  2. Shower shelves included with tiles.
  3. Clients cannot choose from any other supplier that is not in our supplier list.
  4. Extra charge for exhaust fan for WC with windows.
- 8. Plumbing and Sanitary installation:** According to European Standards. P.V.C. pipes for drainage and pipe-in-pipe system for cold & hot water supply.
- 9. Water Supply:** Solar panel set (HWC of 90lt and 1 panel 2x1m for the one bedroom apartments) to be installed at roof level. Water tank (1000 liters) and water pressure system and fresh water supply to kitchen sink for each apartment.
- 10. Electrical Installation:**
- (a) As per detailed drawings and according to E.A.C. Regulations.
  - (b) European fixtures, outlets & sockets (MK, Legrand, Clipsal or equivalent)
  - (c) European colored video intercom in lobby
  - (d) Apartments will be pre-wired for cable television and telephone
- 11. Air Conditioning - (Heating/Cooling):** Pipe work provisions to all bedrooms and living.
- 12. Insulation:**
- (a) Water Proof Insulation: Roof, Balconies and ground floor area will be insulated against damp.
  - (b) Thermal Insulation: Thermal Insulation according to latest Cyprus Building Authority Regulations. Polystyrene 8cm on columns and beams.
- 13. Parking:** Stamped reinforced concrete floor with hardener. Automatic parking switch Steel sectional door for parking
- 14. External works:** All external works including landscaping, fencing, parking spaces according to drawings and detail plans. External works may vary according to planning authority request or for any other reason that the architects and/or engineers and/or vendor may choose due to technical or aesthetic reasons.
- 15. Staircase:** Installation of metal railings as per drawing details.
- 16. Lift:** 6-person to disabled access dimensions by Telco or equivalent.