

## TECHNICAL SPECIFICATIONS - KING PAUL RESIDENCE

### 3 – Bedroom Flat

#### **BUILDING**

Structure & Foundations	<ul style="list-style-type: none"> <li>- All structural works, from the excavation and preparation of foundation trenches, reinforced concrete footings and foundation walls are meticulously conducted to create the most solid base in accordance with structural design requirements.</li> <li>- Two coats of bitumen emulsion are applied to concrete surfaces in contact with the soil to enhance durability and prevent moisture infiltration. Similarly, applied over the screed on balconies.</li> <li>- The structure of the building is of high tensile steel, reinforced concrete with earthquake-proof design in accordance with anti-seismic requirements of the Cyprus National Annex to Eurocode 2.</li> </ul>
Walls & Finishes of Walls	<ul style="list-style-type: none"> <li>- All external walls are of top quality clay bricks of thickness 25 cm and 8cm XPS insulation system, part of the overall building's External Thermal Insulation Composite System (ETICS) ensuring optimal thermal results.</li> <li>- Both internal and external walls are painted with 3 coats of emulsion paint. Internal walls have a total thickness of 10 cm. Walls between apartments have a thickness of 25 cm.</li> </ul>
Energy Efficiency	<ul style="list-style-type: none"> <li>- The whole building has low CO2 emissions, and complies with the Energy Performance Regulation, acquiring the Energy Performance Certificate Rating of Class 'A' Treatment of façade, Photovoltaic panels, LED lightings etc, all contribute towards energy efficiency and long-term sustainability.</li> </ul>
Car Parking	<ul style="list-style-type: none"> <li>- 2 Covered Parking Spaces for the 3-Bedroom Flats</li> <li>- Provision for Electric Vehicle (EV) Charger for each flat. Full installation of the conduits and box from the main electric power control's protection device to all EV points, making it easy for the final stage of installation of each car brand's own charger kit.</li> </ul>

Storeroom in Ground Floor	<ul style="list-style-type: none"> <li>- Dedicated Storeroom for each apartment as per architectural plans. All doors will be slatted aluminium for required ventilation.</li> </ul>
Entry System	<ul style="list-style-type: none"> <li>- Glass entry door with maximum safety lock.</li> <li>- Complete installation of an electric audio/video entry system with intercom units in each apartment.</li> <li>- Installation of 2 electric gates custom-designed in line with the rest of the building's design and colour scheme.</li> <li>- The 2 electric gates are for entry and exit parking area operated with a remote control.</li> </ul> <p>Fob keys &amp; security codes will be provided, for entry into the building through parking entry doors.</p>
Elevator	<ul style="list-style-type: none"> <li>- KONE EcoDisc Ecospace 630 kgs/8 persons.</li> <li>- All materials are to match the building's colour scheme.</li> </ul>
Common Areas' Aesthetics	<ul style="list-style-type: none"> <li>- All materials and finishes in common building's areas will be carefully chosen to add value to the building's aesthetics.</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>- Architectural mood lighting indoors and outdoors will be fitted to emphasize the main features of the building, and enhance it's design. This will include linear LED lighting.</li> <li>- Lighting sensors for automated lighting are installed both at the entrance and parking spaces for additional security.</li> </ul>
Electric Installation	<ul style="list-style-type: none"> <li>- All electrical installations adhere to the Cyprus Electricity Authority Regulations, with multiple number of lighting points indoors, and waterproof sockets in the verandas.</li> </ul>
Heating Panels	<ul style="list-style-type: none"> <li>- Installation of solar heating panels for each apartment on the rooftop.</li> </ul>
Photovoltaics	<ul style="list-style-type: none"> <li>- Option for installation of 3KW of the latest photovoltaic system (PV) for energy saving on the rooftop.</li> </ul>
Roof Insulation	<ul style="list-style-type: none"> <li>- Waterproof Insulation with 4mm bitumen felt membrane.</li> <li>- Thermo Insulation is further enforced with the use of graffiato paint and bended EPS (expanded polysterene sheet) in accordance with the Energy Performance Certificate (EPC).</li> </ul>

## APARTMENTS

Flooring:	
<ul style="list-style-type: none"> <li>- In all living &amp; kitchen area</li> <li>- In Verandas</li> <li>- In Bedrooms</li> </ul>	<ul style="list-style-type: none"> <li>- Either: Parquet at a retail price of up to €70/sq. metre, or Ceramic at a retail price of €55/sq. m</li> <li>- Ceramic at a retail price of €55/sq. m</li> <li>- Laminate Flooring at a retail price of €45/sq.m. or Ceramic at a retail price of €55/sq.m. If Ceramic flooring is chosen for bedrooms, there will be an additional cost of €25/sq.m for installation cost.</li> </ul>
Verandas	<ul style="list-style-type: none"> <li>- Spacious verandas for each flat.</li> </ul>
Wood Works	<ul style="list-style-type: none"> <li>- All wood works are of premium Italian quality and sourced from House Tec.</li> <li>- Internal doors at €395 +VAT each.</li> <li>- Wardrobe doors are 18mm thick with 2.4 ABS square edges, with colour that matches door.</li> <li>- Cabinets in wardrobes are of 25mm thick melamine, and are water and scratch resistant (class E1). Dust protection strip on carcass.</li> <li>- Soft closing mechanism on all drawers in wardrobes.</li> <li>- Shelves are of 35mm in scratch resistant finish, with blocking device in 4 positions.</li> <li>- Internal colour of wardrobes is sand colour, externally there is a choice of laminate colours.</li> </ul>
Entrance Door	<ul style="list-style-type: none"> <li>- Entrance Door is by Italian supplier Dierre, and is secure, robust and fireproof.</li> <li>- The patented anti-manipulation lock system and key duplication protected and controlled system ensures extra security.</li> </ul>
Kitchen	<ul style="list-style-type: none"> <li>- Kitchens are of high quality, Italian, from HouseTec.</li> <li>- Model 'Love' is the chosen model and is designed based on agreed architectural plans and dimensions, for all built-in appliances at a height of 240cm.</li> </ul>

	<ul style="list-style-type: none"> <li>- Model 'Love' comes in a range of colour options (laminated white, cord colour (corda), taupe (tortora), mink (visone) and limited oak (gessato)).</li> <li>- All drawers have the soft-closing mechanism.</li> <li>- The wood structure panels are 18mm thick, low formaldehyde emission (class E1) covered in HPL melamine 0.3 mm. The door is entirely ABS edged 1mm thick with polyurethane glue side.</li> </ul>
Kitchen Countertops & Tops for Bathrooms' Vanity Units	<ul style="list-style-type: none"> <li>- Coloured body porcelain tiles (Porcellanato) from Cornello Marble Boutique from a specified selection, will be used for all kitchen counter tops and bathroom vanity units' surfaces. These are easy to clean and maintain and are more durable and resistant to wear and tear.</li> </ul>
Sanitary Fittings	<ul style="list-style-type: none"> <li>- High quality sanitary fittings from European Suppliers complying with all International Standards.</li> <li>- Wall mounted/hung toilets.</li> <li>- All at a total cost of: €3,500 + VAT for the 3-bedroom flats</li> </ul>
Plumbing & Water System	<ul style="list-style-type: none"> <li>- High quality pipe-in-pipe system.</li> <li>- Pressurized water system for hot and cold water.</li> <li>- Installation of water meters for each apartment.</li> <li>- Each apartment has a separate pressure system and a 1000-litre water tank.</li> <li>- Installation of hot water return pump.</li> <li>- Solar system for hot water for each apartment with solar panels of 3.6 sq.m and an electric immersion heater.</li> </ul>
Central Heating	<ul style="list-style-type: none"> <li>- Complete installation of underfloor heating system in all apartments (with underfloor heat pump) for improved effectiveness and energy efficiency.</li> </ul>
Air-conditioning	<ul style="list-style-type: none"> <li>- Full installation in all apartments of highest efficiency class units.</li> <li>- Innovative LG system.</li> <li>- AC design ensures the natural flow of air for natural cooling and ventilation.</li> <li>- Concealed ceilings for the kitchen/living areas.</li> </ul>
Ventilation	<ul style="list-style-type: none"> <li>- Installation of mechanical ventilation system in bathrooms and kitchens.</li> </ul>

Windows	<ul style="list-style-type: none"> <li>- Installation of large, double glazed aluminium windows, thermally insulated, sound proof and robust for added security.</li> <li>- Thermal breaks integrated into aluminium sections to minimize energy losses.</li> <li>- High-grade 'planibel' glass selected for superior thermal performance and security.</li> </ul>
Exterior Shutters	<ul style="list-style-type: none"> <li>- Provision for electric roller shutters for all bedrooms.</li> </ul>

## **Notes & Provisions**

- Above prices are final and other than sanitary fittings they do not include VAT (19%)
- The prices given for ceramics are for dimensions: 60x120 cm. Beyond these sizes installation costs would be charged as extra.
- Any changes in construction or interiors beyond M2 Estates' obligations will have to be agreed in advance and any plans of the alterations must be given within a preset time limit in order to avoid delays and further costs.
- All such additional works will bear a construction cost of 15%.
- Materials, brands or suppliers specified are subject to variation to equivalent alternatives. Such variations may arise due to unavailability or changes in finishes or brands or other factors that alter specifications or project's deadlines. Any changes are to meet the same standards and finishes as per initial specifications.
- Any changes or alterations to original plans must not change the initial architectural image and aesthetics, as well as lie within the approved plans of relative authorities.
- Renderings are only indicative of the final design.