

TECHNICAL SPECIFICATIONS

Project Name: OHANA DREAMS

Structure

- ❖ Construction of Reinforced concrete, designed according to the Cypriot Standards and the National Annexes of Cyprus.

Wall Construction

- ❖ External walls: Masonry of perforated bricks 25cm thick.
- ❖ Internal walls: LaDura type Plasterboard, double wall system of 13cm thick for extra strength and sound insulation by Siniat Company.

Floor Finishes

- ❖ Apartment internal areas and verandas are covered with high quality ceramic or laminate parquet, of purchase price €22/m².
- ❖ Common areas will be finished with natural marble.

Wall Finishes

- ❖ Bathroom walls are covered up to the ceiling with first quality ceramics with a purchase value of €22/m².
- ❖ Kitchen wall from the counter to the upper cabinet, will be covered with first quality ceramic tiles of purchase price €22/m².
- ❖ Internally, walls will be painted with three coats of emulsion paint.
- ❖ Externally, walls will be thermally insulated according to the latest legislation and three coats of plaster and paint.

Aluminium Works

- ❖ All exterior windows and doors will be made of aluminum, with high quality certified thermal profiles for optimal thermal and sound insulation levels, in accordance with Cypriot energy efficiency regulations and plans.
- ❖ Tilt and Turn mechanisms are included in the windows of the WC Rooms.
- ❖ Electrically operated shutters will be installed in all bedrooms.

Carpentry Works

- ❖ All wardrobes will be made of high-quality Melamine finish and will include hanging rails, shelves, and drawers. Purchase cost is €210/m².
- ❖ The Kitchen cabinets will be made of high-quality Melamine finish, including 4 drawers with soft closing mechanisms at a purchase price of €210/m for the lower cabinets and €220/m for the upper cabinets (90cm high). The Kitchen counter will be covered with high quality granite (natural or artificial) with a purchase value of €130/m.
- ❖ Internal doors will be made of high-quality Melamine finish €340 per door.
- ❖ Entrance doors will be fire-resistant, according to the Fire Department regulations.

Air Conditioning

- ❖ Provisions for Air Conditioning units (Cold - Heat) in all areas.

Sanitary

- ❖ High quality units & fittings of total purchase cost of €2,000 – for 2bedroom apartments and €2,600 – for 3bedroom apartments. The price includes kitchen sink and all accessories.

Electrical Installation

- ❖ Installation according to the latest regulations of the EAC and according to the drawings. Fittings are European and include some USB power points.
- ❖ Installation of Video intercom
- ❖ Provision of charging points for electric vehicles

Plumbing & Sanitary Installation

- ❖ According to the latest European Standards and as shown on drawings.
- ❖ Installation of Solar panels, hot water cylinder and water tank (1000 lit) for all apartments.
- ❖ Water pressure system with fresh water to kitchen sink.
- ❖ Water taps on the veranda.

Parking & Storage

- ❖ Parking Spaces and Storerooms as indicated on the plans.

Optional Extras

The following items can be installed at an extra cost, depending on project progress and availability:

- ❖ Plasterboard ceilings.
- ❖ Purchase and installation of the air-conditions.
- ❖ Underfloor heating.
- ❖ Turn and Tilt Mechanisms in aluminum openings.
- ❖ Mosquito net on aluminum openings.
- ❖ Home automation.
- ❖ Security and Fire alarms.
- ❖ Installation of Vehicle charging stations.
- ❖ Photovoltaic System.

Notes

1. VAT is not included in the above prices