

Specifications list



Foundation & Structure

The foundation and structural framework of the structure are constructed using reinforced concrete in compliance with Eurocode standards. The structural system ensures stability, optimal load distribution, and is designed with enhanced ductility and energy dissipation features to withstand seismic loads.

Insulation / Rendering

8cm polystyrene to the structure externally including waterproof rendering.

Internal Walls Generally

Clay brick treated with 3 coats of plastering.

Floors Generally

High quality European ceramic tiles.

Bathroom Floor and Walls

High quality European ceramic tiles.

Internal Paint

2 coats of spatula and 3 coats of white matt emulsion paint on all exposed surfaces.

Bedroom Floors

Laminate Floor or imported high quality European ceramic tiles.

Staircase & Landings

Marble Steps with Skirting

Sliding Patio Doors & Windows

Powder coated or anodized aluminium sliding doors and windows. All frames are with thermal brake and double glazing, in compliance with EU energy standards.

Internal Doors & Frames

Lacquered or veneered finish with high-quality handles and hinges.

External Entrance Doors

Fire rated security doors in compliance with EU fire regulations.

Railing To Stairs

Painted metal railing.

Railing to balconies

Tempered laminated safety glass.

Kitchen Design & materials

Modern high-quality Italian design, melamine and lacquered finished upper & lower cabinets.

Kitchen Sink

Stainless Steel European Brand with high quality mixer.

Bedroom Wardrobes

Full height melamine or lacquered built-in cabinets with soft close drawers.

Vanity units

Wall mounted melamine or lacquered vanity with reconstituted granite top.

Washbasins

High-quality European washbasin on vanity units.

WCs

European wall mounted WCs with a concealed flushing system (Ideal Standard, Duravit, Roca or equivalent).

Showers

Walk in showers with tempered glass screen.

Mirror

Wall mounted custom made large mirrors.

Bathroom accessories

High quality chrome bathroom accessories.

Mixers

Ideal Standard, Grohe & Hans Grohe or equivalent brand.

Swimming pool

- Communal Swimming Pool 5m x 10m.
- Pool deck area with composite wood or exposed pebble finishes.
- Outdoor lounge furniture.
- Umbrellas & Sunbeds.
- Outdoor showers.

Gymnasium

- Fully equipped state-of-the-art equipment.
- Separate male & female changing rooms, toilets and showers.

Electrical

- All installations shall be fully embedded in the walls.
- All electrical installations shall comply with Electricity Authority of Cyprus (EAC) regulations.
- Waterproof sockets for external use.
- Internal lighting with modern design and high quality light fittings.
- External ambient lighting for pathways and pool area.
- Ethernet connections throughout the apartment.
- USB & TYPE "C" outlets
- Video phone to operate access doors.

Plumbing

- PEX system (pipe in pipe) for hot and cold water.
- Pressurized water system.
- Hot water supply through electrical & solar panel heater (dual system).
- Hot water tank for each apartment including hot water circulating pump.
- Cold water supply by local water board into individual storage tank.
- Separate drinking water point in kitchens.

Heating and cooling

- Concealed inverter split type AC units.
- Underfloor heating with heat pump (offered as an option).

Common areas

- Gated community.
- Electrically operated barriers at entrances and exits.
- Automatically operated security lights.

Entrance Lobby

- Decorative main entrance with marble finish.
- Reception counter for security / concierge.
- CCTV monitoring station.
- Security access control.
- Videophone operated security entrance door.

Pathways & Parking spaces

- Brushed concrete finish.
- One designated covered parking space for every apartment.
- Designated covered parking spaces for drivers with special needs.
- Designated visitors parking spaces.