

ORION RESIDENCES

PRE-CONTRACT TECHNICAL SPECIFICATIONS



NOV 2025

CHAPTER A – GENERAL INFORMATION

The project involves the construction of a residential apartment building under the Orion Residences development, located in Larnaca.

The building consists of six floors above a basement and includes a total of eleven (11) apartments. Each apartment is allocated one covered parking space and a private storage room.

The project is being developed on Plot No. 347, in accordance with the planning and building permit.

Development / Property Management Company: LIO
PROPERTIES

Architectural Design: IQONA Architects
LLC

The structural framework of the project is constructed from reinforced concrete, in accordance with the engineering design plans and the specifications outlined in the Structural Study and the relevant urban planning permit.

1. Document Hierarchy

In case of discrepancies between:

- this document,
 - the sales agreements,
 - and the approved plans by the relevant Authorities,
- the sales agreements and the approved plans shall prevail.

The information in this document serves as supplementary and aims to provide a better understanding of the quality and character of the project.

The **property management / development company** reserves the right to make reasonable technical or functional modifications when required for the purposes of:

- compliance with authorities,
- construction optimization,
- or enhancement of quality or safety.

Any such changes will be made with the aim of maintaining or exceeding the quality described in the present specifications.

Minor variations in colors, shades, or construction details are considered reasonable within the context of the standard construction process.

2 – MAIN STRUCTURAL ELEMENTS

1. Main Structural Elements & Construction Quality

The construction of the ORION Residences project follows modern practices, high standards, and complies with Cypriot and European regulations.

The building is based on a high-quality load-bearing structure, designed to offer maximum safety and long-term durability.

2. Load-Bearing Structure – Reinforced Concrete

The building's load-bearing structure is made of reinforced concrete of category C30/37 or higher, according to the approved structural design.

The elements include:

- Continuous foundation slab
- Columns
- Beams
- Floor slabs
- Shear walls where required by structural design

The structural study is conducted according to the current Eurocodes and applicable earthquake protection regulations.

3. External Walls & Building Shell

The external shell provides excellent thermal comfort and reduced energy demand, ensuring ideal living conditions year-round.

- 33 cm thermal insulating brick
- 8 cm extruded polystyrene insulation on reinforced concrete elements

4. Internal Partitions

- Interior walls are formed using dry construction systems with sound-insulating mineral wool
- Surfaces are finished with high-quality smooth plaster and properly prepared for final paint finishes

5. Thermal Insulation & Waterproofing

The project applies a comprehensive thermal protection strategy.

Thermal insulation and waterproofing solutions are specified to ensure maximum protection against moisture, heat, and weather changes – contributing to an energy-efficient and comfortable residence.

- External thermal insulation with high-performance insulating brick on the shell
- Roof/terrace insulation with suitable high-efficiency materials
- Waterproofing of roofs and wet areas using modern liquid-applied systems
- Waterproofing in green spaces / flower beds

6. Aluminium Frames / Glazing

The external openings will feature:

- High thermal-break aluminium systems
- Double energy-efficient glazing (Low-E)
- Excellent water and air tightness
- High-quality operating mechanisms

3 – FACADES AND COMMON AREAS

The facades of ORION Residences are designed with clean lines, balanced proportions, and high-quality materials, creating a contemporary and elegant architectural identity.

The combination of materials has been thoughtfully selected to offer visual clarity, long-term durability, and a subtle yet distinctive presence within the urban environment.

1. Facades – Materials & Applications

The architectural envelope includes a combination of materials such as:

- External surfaces finished with high-quality render
- Selected areas featuring cladding (e.g., ceramic tiles / HPL / composite wood – depending on the final material study)
- Glass railings on balconies

2. Entrances & Main Common Areas

Main Entrance

The entrance area serves as the first “experience” of ORION Residences, setting a tone of quality and sophistication from the outset.

Specifications include:

- High-durability entrance door (aluminium/glass)
- Aesthetic flooring in the entrance corridor (ceramic / pebble finish depending on concept)
- Low-consumption LED lighting with motion detectors
- Signage, graphic elements, and directional signs in harmony with the project's branding

Staircases & Floor Corridors

The communal levels reflect the same quality philosophy:

- Flooring with high-durability, aesthetic ceramic tiles
- Premium quality wall paints
- Metal railings where required
- LED lighting
- Elevator lobbies with refined design

3. Elevators

The elevators are:

- State-of-the-art (KONE, OTIS, or equivalent quality)
- With cabins featuring modern design
- Fully compliant with European specifications

4. Outdoor Areas

The project's outdoor spaces are designed to enhance the overall living experience:

- Landscaping with durable, low-maintenance species
- Pedestrian walkways with anti-slip materials (ceramic / pebble finish)
- Outdoor lighting with LED lamps
- Fiber-reinforced brushed concrete in parking areas
- Irrigation piping for automated watering

4 – INTERIOR FINISHES OF APARTMENTS

The interior design philosophy of ORION Residences is based on timeless materials, refined aesthetics, and options that offer flexibility to the buyer while maintaining the overall coherence and quality of the project.

Buyers may select from a curated range of materials through partner stores, with indicative allowances provided.

In the case of selecting higher-cost options, the buyer may proceed with an upgrade by covering the price difference.

ORION Residences – Pre-Contract Technical Specifications

ITEM	DESCRIPTION	PRICE / €
Floors: Living Room / Dining / Kitchen	Granite or ceramic tiles for interior spaces	€35.00/m ²
Floors: Bedrooms	Laminate parquet or ceramic tiles	€25.00/m ²
Floors: Bathrooms	Ceramic tiles	€35.00/m ²
Kitchen	Modern composition featuring: <ul style="list-style-type: none"> • High-aesthetic melamine cabinetry • Soft-close mechanisms • Countertop in ceramic slab / technogranite • Provisions for appliances 	€1500.00/m ²
Built-in Wardrobes	High-aesthetic melamine built-in wardrobes, with soft-close mechanisms and functional interior layout.	€300.00/m ²
Bathroom	Branded products (e.g. Ideal Standard, Roca, Geberit, Hansgrohe, or equivalent series), including:	€1200.00 / unit

	<ul style="list-style-type: none"> • Toilets • Washbasins • Shower trays • Mixers <p>Bathroom Furniture</p> <p>High-aesthetic melamine with soft-close mechanisms.</p>	
Main Entrance Door	Fire-resistant security door	€900.00 each
Indoor flat doors	High-aesthetic laminate with modern mechanisms	€300.00/m ²

The above prices do not include VAT.

The listed prices reflect the discounted rates secured by the Sellers.

Walls & Paints

- Smooth plastered surfaces
- Premium paints in neutral tones

Railings

- Laminated glass railings, in accordance with the architectural design

Lighting

- LED exterior lighting fixtures

5 – ELECTROMECHANICAL INSTALLATIONS (M&E)

The electromechanical installations of ORION Residences are designed to meet the needs of a modern residence, with emphasis on energy efficiency, comfort, safety, and user flexibility.

1. Air Conditioning System (A/C)

The project will be delivered with provisions for the installation of split-type air conditioning units, allowing the buyer to select their preferred equipment. All infrastructure will be pre-installed for easy and clean installation. The supply and installation of the A/C units will be the responsibility of the buyer.

Provisions include:

- Concealed refrigerant piping to all main areas (living room & bedrooms)
- Condensate drain lines
- Electrical power supply for future connections
- Outdoor unit locations carefully planned to preserve facade aesthetics
- Ventilation in all bathrooms, linked to lighting with time-delay functionality

2. Domestic Water Systems

The hot water system includes:

- 200L hot water cylinder with integrated heat pump
- Independent water tank for each apartment
- Connection to the PV system for additional energy savings

3. Electrical Installation

The electrical installation will be executed in accordance with the latest regulations and standards (CYS, BS Standards).

Includes:

- Distribution board with circuit breakers & residual current devices

- High-quality switches and sockets
- Power supply for kitchen, oven, washing machines, dryer, etc.
- Wired data points (Ethernet) at selected locations in the living room and master bedroom
- TV sockets in main areas
- Provisions for Internet / Router installation
- Provisions for towel rail installation in bathrooms
- Emergency exit signage & safety lighting in common areas
- Fire-rated doors in communal areas, as per building permit

4. Photovoltaic (PV) System

- The project includes a PV system according to the energy performance certificate
- Allocation ≈ 1.82 kW (units 301, 302, 401, 402, 501, 502)
- Penthouse ≈ 2.73 kW
- Common areas ≈ 2.73 kW

5. Electric Vehicle Charging Provisions

- Electrical provision (line + breaker) for potential future installation of wallbox at designated parking space per unit
- Future-proof infrastructure allowing easy EV charger installation post-delivery

6. Drainage & Water Supply Systems

- Pipe-in-pipe water supply system with recessed manifolds according to mechanical study
- UPVC drainage pipes
- Provisions for washing machines/dishwashers in designated areas

7. SECURITY

- Provisions for alarm system
- Doorbell with video intercom in each apartment

6 – ENERGY EFFICIENCY

ORION Residences has been designed with a focus on modern energy efficiency and holistic resident comfort. The choices made in insulation, windows, solar water heaters, and electromechanical installations ensure reduced energy consumption and year-round comfort.

The project aims to achieve **Energy Class A** certification, in line with current legislation and the Energy Performance Certificate.

This classification is secured through the use of:

- Thermally insulated aluminum windows
- Low-E double-glazed energy-efficient glass
- External thermal insulating walls
- High-performance roof/terrace insulation
- Proper thermal bridge management

SECTION 7 – IMPORTANT CLARIFICATIONS & RIGHT TO MODIFY

This section sets out to define how the present specifications should be interpreted and ensures a transparent and clear collaboration between the Developer and the Buyer.

Nature of Document

This document serves as a **pre-contract technical specification** and provides a general overview of the quality and specifications of the project as designed at the time of publication.

It does **not replace**:

- Approved architectural plans by the Authorities
- Structural plans

- Final contractual agreements

Document Hierarchy

In case of discrepancies between:

- The sales contracts
- Approved plans by the Authorities
- Construction documents
- This specification document

The **sales contracts and approved plans** take precedence.

This document serves a **supplementary, advisory, and explanatory** role.

Developer's Right to Modify

The Developer reserves the right to make reasonable technical or operational modifications to the specifications in the following cases:

- If required by the competent Authorities
- Due to structural or technical necessities
- To improve the quality or safety of the project
- If there are changes in material availability or suppliers

Such modifications will **not downgrade the overall quality** of the project and will remain within the logical technical category of the development.

Tolerances, Dimensions & Natural Material Variations

Minor deviations are considered **normal and acceptable**, such as:

- ± 5 cm variation in net room dimensions
- Variations in color or pattern of natural or synthetic materials (e.g., ceramics, wood, stone)

These are **not considered defects**, as they fall within international construction standards.

Material Availability & Substitutions

If any material, product line, or item:

- Is discontinued
- Is unavailable in the market
- Is subject to delivery delays

The Developer may replace it with one of **equal or superior** aesthetic and technical quality.

Buyer Selections (Optional Upgrades)

The Buyer may choose:

- Alternative materials to those proposed
- Upgrades to the specifications

Provided that:

- Choices are made within the timeframe set by the Developer
- The choices do not affect structural safety, fire safety, or architectural consistency
- Any additional cost or delay is **borne solely by the Buyer**

The Developer retains the right to **reject choices** that conflict with the project's overall design concept.

If the Buyer opts for higher-quality or more aesthetic products, the Developer may facilitate the process, **as long as**:

- The selection does not affect the project schedule
- It is technically compatible with the design
- The upgrade cost is agreed upon in writing

The cost difference between the base specification and the upgrade, as well as any additional work or components required, will be the Buyer's responsibility.

Visual Material & Samples

Any 3D rendering, model, presentation, or sample board:

- Serves as an **indicative representation**
- Does not constitute a **technical commitment**
- May vary from the final result due to natural material variation, lighting, or construction conditions

Allowances

All allowance amounts are **exclusive of VAT**.

VAT will be charged to the Buyer based on the applicable tax regime at the time, in accordance with prevailing legislation.