

TECHNICAL SPECIFICATIONS

ABELOS RESIDENCES BUILDING, KOLOSSI



LOCATION

The AbeLOS Residences project is being constructed in a prime area in the village of Kolossi, Limassol. It provides easy access to all amenities.

DESCRIPTION

The two-story building consists of 11 residences. On the ground floor, there is a functionally designed parking area for all residents as well as storage rooms.

1. FOUNDATIONS & FRAME

The building's structural framework is designed with reinforced concrete in compliance with the Cyprus anti-seismic code and Eurocodes.

2. EXTERIOR SHELL AND THERMAL INSULATION CAPACITY

The entire exterior shell (walls, exposed floors, and roof) of the building will be based on the energy efficiency study of the building. A thermal facade system will be installed, including extruded polystyrene with a thickness of 8 cm. Extruded polystyrene of 8 cm thickness will also be installed on the roof. The building's thermal insulation capacity will be classified as Category A.

The electrical systems in common areas will be powered by a photovoltaic system, leading to reduced electricity costs for the common areas.

3. WALLS

The external walls will be made of high-quality bricks with a total thickness of 25 cm. The internal walls will be made of bricks with a total thickness of 10 cm, as per the designs.

4. PLASTERING AND PAINTING

External Surfaces: The external surfaces will be plastered with grafiato in a color chosen by the Architect.

Internal Surfaces: The internal walls will be spackled and painted with three coats of premium-quality emulsion paint, in a color chosen by the Architect.

Ceilings/False Ceilings: These will have a fair face finish, spackling in three layers, and three coats of premium-quality emulsion paint in a color chosen by the Architect.

5. PLUMBING INSTALLATION

A complete independent plumbing system will be installed using a pipe-in-pipe distribution system. Each residence will have its own high-performance, high-quality solar water heater.

6. ALUMINUM WORKS

High-energy-efficiency thermal aluminum frames with double glazing will be used for enhanced soundproofing and thermal insulation. Provisions will also be made for mosquito screens.

7. ELEVATOR

The elevator will adhere to modern specifications and comply with the regulations of the Planning Authority.

8. COMMON AREAS

All indoor and outdoor common areas will be finished with high-quality materials. Lighting will include sensors for automatic control to enhance safety. Entrance to the building will be via access card and/or keypad.

9. FLOOR FINISHES

Interior of residences: High-quality ceramic tiles (60x120).

Balconies: High-quality anti-slip ceramic tiles (60x60).

10. WALL FINISHES

Bathrooms and Kitchens: High-quality ceramic tiles (60x120).

11. SANITARY FITTINGS

Sanitary fittings will be selected according to the plans of each residence, including faucets, mirrors, and all necessary accessories.

12. CARPENTRY

Main Door/Mechanisms and Handles: Fire-resistant security door as required by the Fire Department.

Interior Doors: Pressed doors with a honeycomb structure, covered with melamine and a melamine frame.

Kitchen: Kitchen units with interiors of white melamine, doors of textured melamine, and countertops of HPL.

Cabinets: Cabinet interiors will be made of white melamine, with textured melamine doors (including shelves, handles, and drawers).

Entrance Door: 30-minute fire-resistant door, textured melamine finish, and textured melamine frame.

13. PARKING AND STORAGE

Each residence will have a dedicated parking space and storage area, as defined in the Architectural Plans.

14. AIR CONDITIONING SYSTEM

Provisions and air conditioning units will be installed in accordance with the mechanical study, supporting both heating and cooling functions.

15. ELECTRICAL INSTALLATIONS

All electrical installations will be carried out as per the Architectural Plans and in compliance with all regulations set by the Cyprus Electricity Authority (EAC). The anticipated power supply will meet the requirements of the structured building. Electrical appliances are not included, only provisions.

GENERAL NOTES

Buyers do not have the right to make changes to the building's exterior appearance. Additionally, they are not allowed to make any additions that would exceed the coverage area in square meters, contrary to applicable planning regulations.