

# **FOUR– FLOOR BUILDING “SUNFLOWER COURT” IN ZAKAKI, LIMASSOL PROJECT: LIMASSOL GARDENS, PHASE VI**

## **TECHNICAL CONDITIONS AND SPECIFICATIONS**

### **A. THE BUILDING**

The **Sunflower Court** building consists of fifteen flats in total, 10 One bedroom and 5 two bedroom. At the ground floor there are the parking areas and the store rooms

### **B. BASIC SPECIFICATIONS OF CONSTRUCTION**

#### **1. Construction of load bearing structure**

The static load bearing structure of the building [ footings, pillars, beams, sheets and plates] shall be made of reinforced concrete in accordance with the provisions of the anti-seismic code.

#### **2. Brickwork**

The exterior and interior brickwork shall be of thermomonotonic perforated bricks having a thickness of 30 and 10 centimeters respectively and dimensions of 30x30x20cm. The building external walls will be covered with a thermal façade (thermoprosoppsy)

#### **3. Finishes**

##### **Floors**

- a. The common entrance of the building at the ground floor and the common areas of each floor shall be made of Italian tiles.
- b. The staircase shall be made of marble tiles from Greece.
- c. Synthetic laminate flooring shall be placed in the bedrooms.

- d. Ceramic Italian tiles shall be placed in the living room, the kitchen floor and between the benches and the cupboards, in the verandahs and the sanitary areas.
- e. The parking spaces shall be of reinforced concrete with rubbed finish.
- f. The areas of circulation of the vehicles shall be made of concrete

### **3.2 Walls**

#### **a. Exterior Wall**

- Three coatings of plaster and emulsion paint of exterior use.

#### **b. Interior Wall**

- Three coatings of plaster and three coatings of emulsion paint shall be applied to all walls.
- All walls in the sanitary areas and above the kitchen benches shall be applied with two coatings of plaster and be gladded with tiles placed at a height of up to 2.10m.
- The walls behind the bedroom closets shall be applied with two coatings of plaster.

### **3.3 Ceilings**

- The ceilings of the flats shall be applied with spatula coating and three coatings of emulsion paint
- The pile work ceilings (ground-floor area where the building entrance is situated and is not covered with walls) shall be painted with three coatings of emulsion paint.

## **4. Insulations**

- Inclinations for rain water drainage shall be created and concrete as well as bitumen felt, 4 millimeters thick and reinforced with polyester and chips shall be applied.
- Concrete as well as bitumen felt reinforced with polyester of 4 millimeters shall be applied under the tiles of the verandah's floors, of equivalent water insulation material.

## **5. Kitchen and Cabinets**

- The kitchen shall be of European origin.
- The bedroom closets shall be of European origin.

## **6. Doors and Windows**

- The door of the main entrance shall be made Tempered Glass
- The main entrance to the flats shall be made reinforced steel with security locks and fireproof design (price €3.000)
- The intermediate doors shall be of European origin.

- The doors leading to the verandahs as well as all the windows shall be made of thermomonotonic aluminum in a natural color of the MU2000 and MU114 series with double-glazing

#### **7. Sanitary items / mixers**

All items shall be imported of European origin, white in color. Shall include bath, shower basin, water-closets, water-basins, mixers, single kitchen sink made of stainless steel, towel racks, paper racks, soap holders and mirrors above the wash-basin.

#### **8. Water supply and drainage system**

- The installation for the cold and hot water supply shall be made with European origin pipes, third generation Polypropylenium (PPR) pipes.
- All drains shall be made of plastic pipes.
- Connection to the town's sewerage system.
- Installation of ground-floor water tank with automatic booster pump and roof tanks for each apartment.
- Installation of a water pressure system for all apartments.
- System for the supply of hot water for every flat with electric heater.

#### **9. Electrical installation**

- It shall be in accordance with the European standards approved by the Cyprus Electricity Authority. Electrical parts of European origin shall be installed. Socket outputs, telephone, television outputs, switches, intercom phone devices and supply points as shown on the plans.
- The entrance to the building shall be controlled by an intercom system.
- Provision is made for an individual system of television antenna and a provision for the installation of a satellite antenna.
- A double fluorescent lamp or equivalent LED lighting shall be placed in the kitchen area and LED electric lamps in the other areas.
- Supply and Installation of Photovoltaic Panels for apartments

#### **10. Air conditioning**

Supply and installation of High quality Air-conditioning units in the Living room and the Bedrooms.

#### **11. Central heating**

Supply and installation of High quality underfloor heating with quality LG type heat pump.

**12. Metal constructions**

Metal railing at the staircase, the verandahs and the roof, painted with oil paint.

**13. Exterior works**

- General earthworks for the shaping of the exterior areas. Fencing made of walls from reinforced concrete of a height of 1.0 meters. Construction of public pavement.
- Planting of trees at the entrance and the side of the building.

**14. Elevator**

Installation of an elevator for 8 persons with an alarm system of the VVVF [variable voltage variable frequency ] type. Interior stainless steel lining, vandal resistant phone device.

**General Remarks**

- The flats have a post box at the entrance of the building.
- The doorsteps of the exterior doors and the window sills will be clad with marble.

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