

Specification



EMPORIO AJAMI IV

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APARTMENT No. 101, 102, 201, 203, 301,302 Available

EMPORIO AJAMI III

Dassou Papadopoulou Avenue 5
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TECHNICAL SPECIFICATIONS

1. Structural Frame

The structural frame consists of reinforced concrete elements (foundations, slabs, columns, and beams) designed and constructed in full compliance with the applicable Eurocodes.

2. Non-Loadbearing Walls

- **External walls:** High-quality hollow clay bricks, 250mm thick.
- **Internal walls:** Hollow clay bricks, 100mm or 200mm thick, depending on location and structural layout.

3. Wall and Ceiling Finishes

- **Internal Walls:** All internal surfaces (excluding areas behind wardrobes and built-in cupboards) will be rendered in three layers and painted with three coats of high-quality white emulsion paint. Alternative colours may be applied upon prior client approval.
- **External Walls:** Rendered in three layers and painted with three coats of high-quality emulsion paint in white, unless otherwise agreed with the client.
- **Ceilings:** All ceilings will be fair-faced concrete, painted with three coats of high-quality white emulsion paint.
- **Bathrooms & Toilets:** Wall tiles up to a height of 2.20m using high-quality glazed ceramic tiles (as per sample selection).

- **Kitchen:** Glazed ceramic wall tiles between the countertops and upper cabinets (as per sample selection).

Additional Specifications:

- **Total Covered Area:** 170 - 181 m² as per the planning permit, plus covered parking and common areas.
- **Double-Height Ceiling Design (Optional Feature):** Construction cost €5,860.
- **Lighting for Gipsonboard are not included**
- **Tiled skirting will be installed level and flush with the finished plaster wall surface(Optional Feature):** Construction cost €3,750.
- **Lighting for skirting is not included**
- **Underfloor Heating:** Not included.

4. Floor Finishes

All internal areas will feature high-quality ceramic tiles with matching tile skirting.

- **Bathrooms & Toilets:** 120x60cm or 100x50cm tiles (Made in Spain)
- **Bedrooms:** 120x60cm or 100x50cm tiles (Made in Spain)
- **Living Areas & Kitchen:** 120x60cm or 100x50cm tiles (Made in Spain)
- **Verandas:** 120x60cm or 100x50cm tiles (Made in Spain)

5. Sanitary Ware & Fittings

All sanitary fittings will be high-quality, white, and compliant with EU standards.

- **Bathtubs:** Grohe or equivalent
- **Toilets:** Grohe or equivalent
- **Wash Basins:** Grohe or equivalent
- **Kitchen Sink:** Stainless steel or ceramic
- **Kitchen Worktops:** Granite

- **Shower Trays:** Built-in type
- **Accessories:** Standard toilet paper holder, hand towel ring, single towel rail, fitted mirror.
- **Taps & Fittings:** High-quality chrome taps and overhead showers included.

6. Carpentry, Aluminium & Metal Works

- **Internal Doors:** Laminated finish in a selection of colours. MDF frames included.
- **Windows:** Double-glazed sliding aluminium windows with thermal insulation.
- **Wardrobes:** Laminated finish, full-height wardrobes in bedrooms.
- **Kitchen Cabinets:** Internal melamine finish with laminated doors; granite or techno-granite countertops.
- **Bathroom Cabinets:** Melamine finish with laminated doors.

7. Thermal & Waterproofing Insulation

- **Thermal Insulation:** External thermal insulation composite system with reinforced cement plaster finish and three coats of high-quality washable emulsion paint.
- **Waterproofing:**
 - *Ground Floor:* Two-coat bituminous membrane system.
 - *Roof:* Blue EPS 50mm insulation boards with 1% slope screed layer, topped with 4mm asphalt waterproofing membrane and UV-protective coating.

8. Electrical Installation

Electrical works are in full compliance with the Electricity Authority of Cyprus (EAC) regulations.

Included installations:

- **Main Entrance:** Doorbell
- **Bedrooms:** Provision for internet and TV point, A/C heater switches, multiple sockets

- **Kitchen:** Points for extractor fan, microwave, cooker, washing machine, dishwasher, refrigerator, and ceiling light
- **Living/Dining:** TV points, A/C heater switches, multiple sockets
- **Lighting:** Ceiling lights throughout; wall-mounted light at each door

Note: Additional lighting points or sockets are available at extra cost.

9. Plumbing & Sanitary Installation

- Full pipe-in-pipe system with drainage in accordance with building authority standards.
- Cold and hot water supply through plastic pipes; all hot water pipes are insulated with Armaflex.
- **Hot Water:** 150L solar water heater with electric immersion system.
- **Cold Water Storage:** 800L tank included.

10. Air Conditioning

- Provisions for split-unit air-conditioning in all bedrooms and the living room. Full ducting for VRF system under ceilings is included.

11. Internal Modifications

We remain at your full disposal to discuss and accommodate any internal modifications requested by the client, subject to feasibility and agreement.