

Specification



EMPORIO AJAMI IV

Specification

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

EMPORIO AJAMI III

Dassou Papadopoulou Avenue 5

8025 Pafos, Cyprus

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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.
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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 Gipsoboard 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.
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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)
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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.
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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.
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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.
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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.
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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.
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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.