

CHRISIRA RESIDENCES



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TECHNICAL SPECIFICATIONS

BEARING STRUCTURE

Construction of reinforced concrete with C37 strength concrete and reinforcing steel B500c based on Eurocode design.

WALL STRUCTURE

External walls 25cm from thermo-insulating bricks $U = 0.692 \text{ W/m}^2\text{K}$ and internal walls 10cm. The walls will be reinforced and connected with the main structure with galvanise steel studs.

COATINGS AND PAINTS

Two coats of plaster on all wall structures followed by three coats of finishing and three coats of A' quality interior paint.

THERMAL INSULATION

Externally, the building will be covered with 8cm thick EPS blocks and 3cm thick XPS polystyrene in all frames. Then, will be coated with three coats of plaster reinforced fiberglass mesh followed by 1.5mm silicone graffiato paint. All the above will meet all energy efficiency regulations.

WATERPROOFING INSULATION

Bituminous insulating material will be used in all structural elements that are in contact with the humidity of ground. Under the floors of all the verandas, roof gardens as well as all w/c rooms will be insulated with triple layer of elastic cementitious mortar which is comprised of reinforced fiberglass mesh. On the roof will be applied triple coat of polyurea waterproofing material reinforced with glass mesh.

FLOOR AND WALL TILING

All internal floors will be covered with ceramic tiles of a purchase value €22/m² including common areas, terraces, roof garden and staircase. The floors and walls of the W/C rooms will also be lined with the above ceramics. All the above will be applied with a high quality C2TES1 cement-based resin adhesive. All ceramic tiles will be supplied by the partner stores BAGNO DESIGNS and BAVIA BATH & FLOOR.

SANITARY WARE

All sanitary ware and accessories will be of high quality and will be supplied by the partner stores BAGNO DESIGNS and BAVIA BATH & FLOOR with a total value of €2200 excluding VAT and will include:

- i. Two toilet bowls with hidden mechanism
- ii. Two sinks and mixers
- iii. Two shower sets, mixers, and siphons
- iv. Granite type kitchen sink and mixer

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All shower units will be constructed from ceramics.

ELECTRICAL INSTALLATION

The electrical installation will be made in accordance with the current regulations of the EAC and will be enclosed. Pipes and cables of excellent quality will be used, and the building will be supplied with electricity necessary to its needs.

The electrical installation is indicated in the electrical plans.

HYDRAULICS

The hydraulics include drains and piping for cold and hot water as well as the installation of all sanitary items. The installation is indicated in the engineering mechanical plans.

Each house will have its own solar water heating system accompanied by an inverted electrical pressure.

AIRCONDITIONING

Piping and cabling hidden provisions will be installed based on engineering plans. The purchase of the air conditionings is borne by the buyer.

CARPENTRY

Intermediate doors and 30-minute fire rated entrance doors shall be installed in accordance with Fire Service requirements. All bedrooms will have wardrobes with two drawers of 2.60m height. Also, hanging sink unit with two doors will be installed in w/c rooms with melamine lining.

The kitchen will be constructed as indicated on the architectural plans with an indicative height of up to 2.40m and of Italian origin. The final selection will be made in consultation with the buyer, within a predetermined budget set by the contractor.

A techno granite will be placed on the kitchen and on the sink furniture, based on the contractor's options from predetermined supplier price of €180/m² and 2cm thickness based on drawings.

PHOTOVOLTAIC

Provision for a photovoltaic system will be installed to each house. Also, at parking area there will be provision for the installation of an electric vehicle charger.

ALUMINIUM

Certified high-specification aluminium frame systems will be installed, fully complying with the required energy efficiency and thermal insulation standards.

All systems will be fitted with energy-efficient double glazing consisting of 4 mm glass with an intermediate air gap.

The colour finish of all aluminium frames shall be specified by the contractor.

TERMS AND CONDITIONS

The buyer does not have the right to make changes to the external appearance of the building and is not entitled to make any arbitrary additions in relation to the issued permits of the Project which will create an excess of coverage or construction that generally contradicts the current urban planning laws and regulations before the issuance of the separate property title of the building. In case of arbitrary additions by the Buyer, the Seller will have the right to proceed with demolitions.

- i. Such illegal, arbitrary interventions are the following:
- ii. Swimming pool construction.
- iii. Grill construction.
- iv. Installation of satellite antenna.
- v. Gazebo construction.
- vi. Extension of the existing building.
- vii. Construction of ancillary buildings.
- viii. Covering porch.
- ix. Closure of covered areas.
- x. Construction of pergolas at less than 3m from road networks.
- xi. Covering pergolas etc.

It is understood that any illegal changes to the external appearance of the building made after the final permission of the building, are made at the sole responsibility of the Buyer.

The Seller has the right to unilaterally change the above specifications if he deems that the general practice of applying some materials has changed or been exceeded and/or if he uses new materials that will increase the thermal insulation and/or sound insulation of the construction or other specification.