

Specification Schedule

PENTHOUSE Apartment Specifications

General

Foundation & Structure	Reinforced concrete frame comprising of footing, columns, beams, slabs and external walls in full compliance with the EU Regulations and the Cyprus Anti-Seismic Code
External Walls	Concrete Walls and Hollow Clay Bricks
Roof Thermal and Waterproofing Insulation Systems	Cement based or polyurethane waterproofing system is provided to all roof slabs and polystyrene insulation in accordance with the "Energy Contracting" Regulations
Wall Insulation	Thermal insulation in accordance to the "Energy Contracting" Regulations
Rainwater Pipes	concealed

Wall Finishes and Wall Cladding

Internal Walls	Internal Dry walls system and partitions treated with spatula and 3 coats of matt emulsion paint
External Wall Finishes	Wall rendering of decorative paint
External Cladding	Cladding on the external entrance walls as indicated on plans.
Bathroom and Shower rooms wall finishes	Wooden Floor as per Architect's selection at €100.00 per sq. Meter

Other Exterior Specifications

Railings	Glass and/or Metal for the external verandas Railings as indicated on plans
Communal Landscape	Communal Landscape is included, as per Landscape Architect 's Design.
Other Features	Features on the external elevations as indicated on plans.

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Floor Finishes

Floor in Bedrooms	Laminate parquet at €30.00 per sq. Meter as per Architect's selection
Floor at Verandas	Ceramic Floor tiles at €40.00 per sq. Meter as per Architect's selection
Floor in all other areas	Ceramic Floor tiles at €40.00 as per Architect's selection

Doors and windows

Sliding Patio Doors & Windows	Heavy duty thermal aluminium sliding doors and windows fitted with high quality handles. Double glazing constituted with low-e energy N glass in accordance to the 'Energy Performance Contracting' requirements
Internal Doors & Frames	Laminated doors with white finish or wooden finish as per client's selection
Apartment External Entrance Doors	Wooden door equipped with high quality aluminium handle and safety lock

False ceiling

False ceiling	False ceiling in corridor and bathrooms as indicated on plans
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Built-in Kitchen

Design	Italian kitchen as per Architect 's design. Techno granite or Marble worktop and splashback at €200 per R.Meter
Provisions	Provisions for hob, oven, re-circulating hood, washing machine, dishwasher, refrigerator. Electrical Appliances are not included.

Built-in Bedroom Wardrobes

Wardrobe doors	Italian laminated wardrobes doors.
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Mixers & Accessories

Bath Shower and Basin mixers	Bath and Shower mixers Selection of Grohe equivalent brand
Accessories	Chrome bathroom/shower accessories including towel hook, paper roll holder

Sanitary Ware

Bath	Bathtub selection of Laufen Ideal standard or equivalent brand
Shower tray	Custom made shower tray with ceramic
WC	Floor tiles, stand WC selection of Laufen Ideal standard or Villeroy & Boch or equivalent brand
Washbasins (WB)	Washbasin selection of Laufen Ideal standard or equivalent brand

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Mechanical Specifications	
Installations	According to the Regulations of local authorities
Hot Water Supply	Domestic hot water production with solar heater system
Irrigation system	Irrigation system for communal landscape is included.
Water Supply on Verandas	Included
Heating and Cooling system	Concealed units. The actual units are included
Ventilation	Extractors fans are included in bathroom areas where there are no windows.
Water pressure System	Included
Elevator	Communal lift KONE or equivalent brand according to the authorities' regulations
OR	Included

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Electrical Specifications	
Installations	According to the Regulations of local authorities
Electric load	3 phases
Electric car charging station	Provision for electric car station is Included in all Parking areas
Usb socket	In Kitchen area
Led spotlights	Led spotlights are included where there are suspended ceilings (i.e bathroom areas and kitchen)
Structure Cabling and Wi-Fi network	Is included.
Television Network	Is included
IP Video phone system	Is included
CCTV System	Provision for the installation of cameras at the building entrance and parking area
Photovoltaic system	Provision and installation of photovoltaic panels for communal areas
Photovoltaic system for penthouse	Provision and installation of photovoltaic panels for penthouse