

TECHNICAL SPECIFICATIONS FOR APARTMENTS WITH ENERGY EFFICIENCY CLASS A'

STRUCTURE	Reinforced concrete structure according to the Eurocodes based design and structural calculations which give the building full anti-seismic capacity.
WALL SYSTEM	External walls: Double-wall with 15cm cement-block interior, intermediate insulation with 5cm extruded polystyrene and 10cm clay brick exterior. The internal walls are made of 15 cm cement-blocks or clay bricks. A 5cm extruded polystyrene layer is installed on the exterior side of beams and columns, while an 8cm extruded polystyrene is installed on the roof slab.
INSULATION	4mm bituminous membrane is installed on the roof on properly formed on sloped substrates. cement insulation is used as waterproofing on balconies.
PLASTER	
Internal Coatings	Two coats of cement plaster and a coat of Peletico plaster atop. The walls will be painted with three coats of Sherwin-William Emulsion or equivalent (the walls behind woodwork are excluded as they only get two coats of cement plaster). The interior colors will be the Purchaser's choice.
Exterior Coatings	According to the architectural drawings and specifications. Ceilings: one spatula and three layers of Sherwin-William Emulsion paint or equivalent are applied.
FRAMES	Exterior doors and windows frames will be by anodized aluminium and double-glazed with low e-value membrane for appropriate insulation and reflection of solar rays. The aluminium frames that comply with the latest energy efficiency requirements MU3000 or EL6700 or equivalent for sliding and MU2075 or EL4600 or equivalent for opening are installed. All windowsills will be marble. There will be provisions for electric shutters in all windows and exterior doors. The Purchaser will bear the cost for the electric shutters.
FLOORS	
Exterior	Communal corridors and stairs will be cladded with marble. Parking floor will be cast with monolithic finish and vehicle transit areas will be finished according to the Architect's choice.
Interior	- Terraces will be of ceramic tile at a retail price up to €25/m² - Bathrooms will be of ceramic tiles at a retail price up to €25/m² - Bedrooms will be of laminate parquet or ceramic tiles at a retail price of €30/m² - Living, Dining and Kitchen area will be of parquet or ceramic tiles at a retail price up to €35/m²
WALL CLADDING	
Exterior	The walls of the building entrance and part of the exterior walls will be in accordance with the architectural drawings.
Interior	Bathroom walls will be cladded with ceramic tiles with a retail price up to €25/m²

	• In the kitchen, the countertops, and the portion of the wall between the countertop and the cabinets are clad with techno granite at a retail price up to €145/m²
CARPENTRY	• The main entrance door will have a secure lock, and its material will be the architect's choice. The internal doors will be made of melamine wood. The door handles will have a total retail price up to €200 • All kitchen carpentry works, such as cabinet structure, frame and doors and drawers will be made of melamine wood and soft closing mechanisms. • In the bedrooms, the closet's interior and doors will be of melamine wood.
SANITARYWARE	
Bathroom/ Kitchen	• All sanitaryware and accessories will be the Purchaser's choice. - The bathroom sanitaryware installed will be of a maximum retail price up to €1,350 - The shower room sanitaryware installed will be of a maximum retail price up to €1,350 - The kitchen sink and mixer installed will be of a maximum retail price up to €250
ELEVATORS	• Elevators will be manufactured with the latest technology in accordance with the regulations of the Cyprus Fire Service. There will be marble flooring in the elevator car. In case of emergency, the elevator can operate independently, and it can open on the immediate floor below.
MECHANICAL	
Air Conditioning	• Provision (full piping installation) for split-type air conditioning units will be installed in each space. Buying and installation of the air-conditioning units' equipment is the Purchaser's responsibility.
Solar Water Heater	• Individual solar water heater will be installed on the roof of the building with hot water cylinder and built-in electric element. Central water pressure system will be installed.
Heating	• Individual heating system with underfloor heating and air to water heat pump will be installed for each apartment.
Drainage	• Installation of sewage and drainage networks in accordance with the requirements of the Local Authority. Drainage and sewage system will connect to the public sewer and drainage systems.
ELECTRICAL	
Electrical Installation	• The electrical installation of the building will be in accordance with the 17th edition of the IET Regulations, and the Cyprus Electricity Authority. The telephone facilities will be in accordance with the regulations of JERIET.
Lighting	• Outdoor (perimeter) and indoor common areas will be equipped with LEDs lighting fixtures of the Architect's selection, with automatic on/off sensors. Indoors: For EAC control purposes, simple lamp holders will be installed at all lighting locations. All lighting fixtures to be supplied by the Purchaser except for the common areas.

Lighting and Power

- The number and position of the lighting and sockets are in accordance with the lighting design plan as attached in the contract. Lighting points will be controlled with conventional switches. All electrical components (switches, sockets, etc.) will be white in colour (PVC), LEGRAND BELANKO or similar.

Installation of a Photovoltaic power generation system on the roof and in the apartments

- A power generation system with Photovoltaic panels, net metering will be installed in the project. The generated current will be used for each apartment, of minimum size, in order to communicate the conditions of energy efficiency A'.

Entrance and Exit

- Electric door or vehicle entry/exit bar will be installed at the designer's choice. The central entrance of the building will be controlled using a card access control system. Central, colour video door entry system and indoor unit monitor for each apartment is included. Auxiliary entrances to the building are controlled by a security lock.

Telephone Lines and Networking Systems

- Full provisions for connection to any provider of telecommunications services (Cyta, Cablenet, Epic, Primetel etc.) using high-speed Fiber Optic cables.
- In each Apartment there is an internal network of structured cabling system (CAT 6) to serve the connection of telephony, Internet, and TV services.

COMMON AREAS

Garden

- Landscaping with plants of Architect's choice and irrigation system will be installed in the common outdoor areas.

ADDITIONAL COST OPTIONS TO PURCHASER

1. Electric Rolling Shutters
2. Alarm, Anti-theft system, Audio and Emergency Alert systems (smart home system)
3. Automation, Surveillance and Control Systems for electrical and mechanical installations