

VICTORIA ROYAL INVESTMENT

TECHNICAL CONSTRUCTION TERMS & SPECIFICATIONS – LARNACA (FINAL)

1. Structure

Reinforced concrete structure with anti-seismic specifications, in accordance with approved architectural and structural studies.

2. Roof (Terrace)

- 8 cm extruded polystyrene thermal insulation
- Lightweight concrete for slopes
- Waterproofing with 4 mm bituminous membrane

3. Masonry

- External walls: 25 cm thermal insulating bricks with 8 cm external thermal insulation
- Internal walls: 10 cm bricks finished with plaster, spatula, and emulsion paint

4. Frames

- Thermal-insulating uPVC frames with triple glazing by Kömmerling, or
- Aluminum thermal-insulating frames with double glazing by Muskita

5. Doors

- Fire-resistant security entrance door
- High-quality internal doors, allowance €800 per door

6. Kitchen

- Custom-designed kitchen according to architectural plans
- Handle-less kitchen units (integrated / push-to-open system)
- Technogranite worktop

7. Wardrobes

- Built according to plans
- 20 mm melamine carcass
- Hinged laminate doors

8. Flooring & Wall Cladding

- Italian brand ceramic tiles
- Tile size: 120 x 120 cm
- Allowance: €25–30 / m²
- Installed in all interior areas and verandas
- Bathroom walls tiled up to **3.20 m height**
- Kitchen wall cladding between countertop and upper cabinets

9. Sanitary Ware

- Sanitary ware, mixers, and accessories according to plans
- Total allowance €1,800

10. Mechanical / Plumbing

- Pipe-in-pipe plumbing system
- Independent solar water heater (200 L) per apartment
- Provision for air-conditioning

11. Smart Home

- Provision for smart home system including lighting and air-conditioning control

12. Electrical Installation

- Full electrical installation according to plans
- Lighting fixtures by buyer

13. Ceiling Height

- Clear ceiling height: 3.20 m

14. External Areas

- Private storage for each apartment
- Covered private parking

Notes

- All prices exclude VAT
- Showroom prices from approved suppliers
- 30% deduction applies if alternative suppliers are selected