

ANNEX D

TECHNICAL SPECIFICATIONS

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Technical Specifications for Apartment Building Construction

1. Frame

Anti-seismic Study from Reinforced Concrete, according to the latest Laws of the Republic of Cyprus harmonized with all Eurocodes.

2. Walls

External walls – perforated bricks 25 cm.

- Internal walls – perforated bricks 10 cm.

- General – Waterproofing membrane beneath ground floor walls, mesh and metal angles at all joints with beams/columns.

3. Plastering

General: three coats of plaster on walls and putty on ceilings.
Two coats of plaster behind counters, cupboards, and porcelain installations.

4. External Thermal Insulation – Thermal Shell

External thermal insulation with extruded polystyrene, thickness 80mm, and frames to improve energy efficiency, minimizing heat loss during winter and reducing heat in summer, in accordance with the latest legislation on the energy performance of buildings. The thermal shell will be applied throughout the building, including the roof.

5. Drainage

PVC pipes with diameters of 50, 75, and 100mm, according to design and regulations of the competent authorities (Municipality/SAL), with provision for future connection to the Public Sewerage System.

6. Electrical Installation – Based on study and EAC regulations **General**

Sufficient number of lighting fixtures based on the study.

Timed lighting fixtures in common areas.

Intercom.

Accessories with British specifications.

Bedrooms – 3 double sockets 13A, TV point, Telephone point.

Living/Dining Room – Studio & 1st Bedroom: 3 double sockets 13A, TV point, Telephone point.

2nd & 3rd Bedrooms: 3 double sockets 13A, TV point, Telephone point.

Kitchen – 3 double sockets 13A, provision for electric oven, provision for electric hob, provision for extractor fan with a 4-inch pipe leading to the outside area.

7. Common Area Flooring

Common areas – **Ceramics with a purchase value of €20.00/sq.m.**

Staircase – **Marble with a purchase value of €36.00/sq.m.**

8. Apartment Flooring

Living/Dining Room – Ceramics with a purchase value of €21.00/sq.m. (including VAT)

Kitchen – Ceramics with a purchase value of €21.00/sq.m. (including VAT)

Bedrooms – Ceramics with a purchase value of €21.00/sq.m. (including VAT)

Bathrooms/WCs – Ceramics with a purchase value of €21.00/sq.m. (including VAT)

Verandas – Ceramics with a purchase value of €21.00/sq.m. (including VAT)

All ceramics will be selected exclusively from suppliers designated by the Seller.

9. Carpentry

Entrance doors: Fire-resistant.

Internal doors: Ready-made doors.

Wardrobes: Melamine cladding with color of buyer's choice €200.00/linear meter.

Kitchen units: Melamine cladding with color of buyer's choice €220.00/linear meter.

Kitchen countertop: Technical wood of high specifications and durability.

All carpentry materials will be supplied only by the company's partners.

10. Aluminium

All windows/doors will be MU-3000 THERMAL and MU-2075 THERMAL series in natural aluminium color or white, from Muskita Aluminium Ltd or equivalent, all with **DOUBLE GLAZING**.

11. Cladding

Porcelain tiles with a purchase value of €21.00/sq.m. (including VAT) up to door height in bathrooms and WCs.

Porcelain tiles with a purchase value of €21.00/sq.m. (including VAT) between countertops and cupboards in the kitchen.

All porcelain tiles will be selected exclusively from suppliers designated by the Seller.

12. Insulations

i) Thermal insulation material on the roof – The roof will be insulated with extruded polystyrene, thickness 80mm, and frames to improve energy efficiency, minimizing heat loss during winter and reducing heat in summer, in accordance with the latest legislation on the energy performance of buildings.

The thermal shell will be applied throughout the building, including the roof.

ii) Waterproofing – 4mm thick waterproofing membrane with gravel on the roof.

- 3 coats of flint coat on footings and reinforcement connections.
- Heavy-duty polyethylene beneath all ground floor slabs.

13. Plumbing Installation

Each apartment will have an independent water supply system, including a 750L tank, pressure system, 150L hot water cylinder, and solar collector.

All plumbing pipelines will be pipe-in-pipe pressure pipes, according to S.Y.L. regulations, for each apartment.

14. Sanitary Ware

Toilet: WC (seat) with all accessories – €230 (including VAT)

Wash Basin: Basin + Mixer + Cabinet + Mirror with all accessories – €400 (including VAT)

Shower: Shower tray + Mixer + Shower column with all accessories – €360 (including VAT)

or

Bath: Bathtub + Mixer + Shower column with all accessories – €380 (including VAT)

Cabin: Shower or Bathtub cabin – €400 (including VAT)

Accessories: Hangers, soap dishes, etc. – €60 (including VAT)

15. Kitchen Fittings

Kitchen sink and mixer with all accessories, purchase value €290 (including VAT).

16. Door Accessories

Apartment entrance handles – Purchase value €30.00

Internal door handles – Purchase value €13.00/each

Wardrobe door knobs – Purchase value €2.00/each

Kitchen cupboard/drawer knobs – Purchase value €2.00/each

17. Air Conditioning

Provision (piping and wiring) for air conditioning units.

Exhaust fans in internal bathrooms and WCs.

Provision for cooker hood above the kitchen stove.

18. Elevator

Electric type, speed 0.63 m/s

Capacity: 8 persons / 630 kg

Cabin dimensions: 110 x 140 cm, according to town planning specifications for disabled access.

Stainless steel doors, cabin walls made of melamine.

19. Painting

External: 3 coats of Sandex emulsion on walls. Putty and three coats of emulsion on ceilings.

Internal: 3 coats of emulsion on walls. Putty and three coats of emulsion on ceilings.

External surfaces where the thermal insulation system is applied will be painted using the *graffito* method.

20. General

1 parking space for each apartment/house.

Disabled WC on the ground floor.

Melamine beech mailboxes in the lobby.

Landscaping for planting trees in open ground floor areas.

Space for mobile waste container on the ground floor.

Provision for electric heating.

Provision for photovoltaics.

WITNESSES

1.

2.

PARTIES

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**NIKOS P. SPYROU CONSULTING
LTD
HE 449508
"The Seller"**

.....
**FULL NAME
ID NUMBER
"The Buyer"**