



**G. KARATZIAS & SONS LTD**

**CONSTRUCTIONS & DEVELOPERS**

**ΔΩΔΩΝΗΣ 17, 2235 ΛΑΤΣΙΑ - ΛΕΥΚΩΣΙΑ**

ΤΗΛ. 22574444-22524865-99408206 email:info@gkaratzias.com

**TECHNICAL SPECIFICATIONS**

**FOR**

**PROJECT 76 LIMASSOL**



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### **Project 76**

#### **DESCRIPTION:**

The property is located at Kalamatas 8 and Inarchou A2 in the Kapsalo area in the District of the Municipality of Limassol. The project consists of 5 apartments, 4 of the 2nd bedrooms and 1 of the 3rd bedrooms on the top floor of the apartment building. The 2-bedroom apartments have a storage room and a covered parking space in the shed, a master bathroom and shower in the master bedroom, open-plan living-dining room, kitchen and covered terrace. The 3rd bedroom penthouse has a jacuzzi.

#### **PROPERTY DETAILS:**

Limassol District, Apostolii Petros and Pavlos Parish, No. Reg. 6/592, No. Plot 650, Registration number: 54/500104.

#### **TECHNICAL SPECIFICATIONS:**

#### **ENERGY EFFICENCY:**

The apartments meet all the thermal insulation specifications required for economic energy consumption to obtain an energy efficiency certificate A'.

#### **SKELETON**

The frame consists of reinforced concrete according to the plans and the static and anti-seismic calculations based on Eurocodes. The foundation is a single layer (slab).



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### **WALLS**

The external walls will be made from bricks of excellent quality of overall thickness 0,10 cm glazed and insulated in accordance with the new building regulations of insulation and energy saving.

The interior walls will be made from bricks of excellent quality of overall thickness 0, 25 cm.

### **THERMAL INSULATION:**

#### **Roof:**

In the roof the will be placed 8cm expanded polystyrene. Under the concrete and waterproofing.

#### **Masonry:**

A thermal facade system with 8cm thick expanded polystyrene will be installed around the perimeter of the apartment building, which will cover all the walls that enclose the apartments, as well as the columns and beams.

#### **Thermal insulation of roofs:**

In the roof the installed expanded polystyrene.

#### **Ceilings:**

They will be made with fair-face concrete and after being troweled with two hands of trowel, they will also be painted with three hands of Peletico.

#### **Coatings:**

#### **Internally:**

On the masonry, two coats of plaster will be applied, except of the places where carpentry will be installed, on the ceilings, a spatula will be applied. Two coat of plaster will be applied to the surface that will be placed ceramic.



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**Outside:**

The walls will be covered with expanded polystyrene and painted with 3 coats of plaster, the ceiling will be superplast.

**Waterproofing:**

**Foundation:**

Place a polythene (nylon) membrane under the foundation, reinforce the concrete the foundation with a moisture-insulating-waterproofing concrete mass, place spreadable asphalt paste on the vertical sides of foundation.

**Roof:**

On the roofs above the polystyrene that the place for thermal insulation, make concrete for sayings, which you first cover with spreadable bituminous paste and then you place asphalt cloth (carpet) coated with tesserae.

**Walls:**

Under the foundation of the walls you place a polythene (nylon) membrane, and on the vertical sides that are below the surface, you place spreadable bituminous paste.



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## **FLOORING**

### **Flooring inside ( Living room, bedrooms, kitchen,hall)**

All floors will be of buyer's choice (provided that the building will be at the stage where selection is allowed).

Ceramic tiles are placed in all rooms, the lounge, the dining room, the corridors etc. and is market value pricelist €30/m<sup>2</sup>.

Installation will be done with excellent quality glue.

### **Wall in Bathrooms & Showers**

The cladding on the walls will be up to the ceiling, made of ceramic, purchase price €30/m<sup>2</sup>.

Installation will be done with excellent quality glue.

### **Kitchen wall:**

In the middle where there are benches (Height 0.60 cm.) Ceramic will be placed, purchase value €30/m<sup>2</sup>.

### **Veranda:**

The floor will be made of ceramic along with the skirtings, purchase value €30/m<sup>2</sup>.



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### **Entrance-staircase:**

In the external corridor from the public sidewalk to the main entrance of the building and inside the stairwells, ceramic will be installed.

In the entrance vestibule there will be mailboxes separately for each apartment.

The entrance door as well as the secondary doors will have locks.

Four person lift with emergency alarm system.

### **Parking spaces:**

The parking spaces will be with grated concrete, lined and numbered functionally configured for each apartment.

### **Exterior wall cladding:**

The external wall covering will be done if it is present in the architectural plans and at the choice of the architect.

### **Sanitary ware:**

The provision amount for sanitary items of European origin, of excellent quality with all the necessary accessories and mixers, will be €3,000 for each apartment.

### **Aluminum:**

The external doors and the aluminium ones will be sliding thermal insulating Double Glazing, silver thermal colour with double thermal insulating glass. Muskita series MU3000 thermal, opening MU2075.



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**Paws:**

At the bottom of the windows, marble sills will be placed, at the architect's choice.

**Plumbing:**

**Hydraulic setup:**

The plumbing will be done according to the architectural plans, with the system pipe in pipe in all interior spaces for cold and hot water supply.

**Drains:**

The drains will be made with boring type plastic pipes in all places with everything the necessary parts, based on the Engineer's construction plans

Engineer.

**Solar:**

Installation of 200L cylinder with 1 frames and pressure system up to operation of European Origin.

**Wells:**

All manholes (drainage and electromechanical) will be of reinforced concrete with appropriate slopes towards the outlet pipe.

At vehicle traffic points, boring type manhole covers will be installed.





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### WOOD

The entrance door of the apartments will be made of melamine filled, based on the Terms & Approval of the Fire Service, in a color and design chosen by the architect.

- Six doors for the 3rd bedroom apartments. purchase and installation value €290/piece including the lock.

The door handles will have a purchase value of €20 each

- Kitchen: for the 3rd bedroom apartments. it will be 7.5m including the island, purchase and installation value €200/m

- The cupboards will be in accordance with the architectural plans with opening doors, purchase and installation value €230/sq.m.

- Vanity unit in the shower in the main bedroom, purchase and installation value €350/m.

- Vanity unit in the main bathroom, purchase and installation value €350/m.

- The handles of the cabinets, kitchen counters and furniture will have a purchase value of €5 each.

Note: All woods, doors, kitchen counter with doors, frame and cabinet doors will be melamine. The entire frame will be matte white.





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### **Countertops:**

The top on the kitchen counter will be made of granite, Total purchase and installation value €800 for the 3rd bedroom apartments.

The top on the washbasin furniture will be made of granite with a total purchase and installation value of €300 for everything.

### **Electrical Installation:**

a) It will be done in accordance with the electrical study and the Regulations and General conditions of electricity supply of the Cyprus Electricity Authority and in accordance with the electrical plans.

b) The electrification of the apartments will be single-phase 30A.

c) The electrical points regarding lighting and sockets will be as follows:

-Living room-dining room – 6 ceiling lighting points, 8 double socket points, 1 Ethernet point and 1 antenna point

-Kitchen – 1 ceiling lighting point, 3 double socket points.

-Hallway – 1 ceiling lighting point

-Bedrooms – 1 ceiling light point, 3 dual socket points, 1 Ethernet point and 1 antenna point.

-Shower – 1 wall lighting point and 1 ceiling lighting point

-Living room veranda – 2 ceiling lighting points.

- Kitchen terrace -- 1 ceiling lighting point.

-Bedroom veranda- 2ceiling lighting points



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**Telephone installation:**

According to the regulations of A.T.H.K. Complete internal branching according to electrical drawings.

**Intercom:**

Installation of an intercom with electronic access to the entrances for better security of the building.

**Photovoltaics:**

There will be provisions for a photovoltaic system.

**Air conditioners Heating:**

Provision of air conditioners in all areas of the apartment.

**Safety lights:**

As required by the fire department.



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**Notes:**

1. The above prices of technical serums include 19% VAT.
2. Where there is a choice of products, the purchase should be made from the approved suppliers of the project and after consultation with the Architect. Changing products is possible provided that the products have not been ordered and the quality and total amount will not vary.
3. Any modification of materials and/or price will be pre-agreed in writing.
4. All requested changes requiring amendments and new plans for Final Approval, the Purchaser shall bear the Architect's expenses