
MYSTALE RESIDENCES - TECHNICAL SPECIFICATIONS

DESCRIPTION

1. FRAMEWORK

- 1.1 The structural framework shall consist of reinforced concrete of strength C30/37, reinforced with high-tensile steel bars of grade B500C.
- 1.2 The structural design shall be in accordance with the Eurocodes and the Cyprus National Annex.

2. MANSORY

- 2.1 The external (25cm – thermal according to the Cyprus Energy Efficiency regulations) and internal (10cm) walls will be constructed with hollow clay bricks of the finest quality, laid with cement paste in widths according to the architectural drawings.
- 2.2 Plastic mesh shall be placed at the joints between the masonry and the reinforced concrete members (columns and beams).
- 2.3 A damp-proof course shall be installed on the ground floor walls.

3. PLASTERING (COATINGS)

3.1. Internally:

- 3.1.1 The plastering of the walls shall consist of two coats of plaster and two coats of spatula finish.
- 3.1.2 The ceilings shall be finished with two coats of spatula and paint.
- 3.1.3 The walls and ceilings shall be painted with three coats of high-quality emulsion paint (Neopal Echo – Vivechrome), with the color selected by the Seller.

3.2. Externally:

3.2.1 On the external walls, a thermal insulation (external) finish shall be applied using polystyrene (in accordance with the building energy efficiency requirements).

3.2.2 The final plaster finish shall be textured as 'grafiato' and painted white.

4. DAMP PROOF AND WATERPROOF COURSES

4.1. Foundation:

4.1.1 A plastic membrane shall be placed beneath the foundation.

4.1.2 Cementitious waterproofing shall be applied around the perimeter of the foundation.

4.2. Ground Floor Verandas:

4.2.1 The external joints between the ground floor slabs and walls shall receive two coats of cementitious waterproofing.

4.3. Roof:

4.3.1 During the concreting of the building's roof slab, a waterproofing material (Penetron) is placed/embedded within the concrete. In addition, the roof shall receive two coats of cementitious waterproofing, extruded polystyrene, screed, and two coats of plastic waterproofing. A sand-cement triangular fillet shall be constructed at the joint between the parapet walls and on top of the screed.

4.4 Bathrooms:

4.4.1 The bathrooms shall receive two coats of cementitious waterproofing.

5. FLOORING

5.1. All ceramic flooring shall be selected by the Purchaser from a predefined selection provided by the Seller. The selection must be made early enough

in the construction process; otherwise, the Seller reserves the right to make the choice on behalf of the Purchaser.

- 5.2. Ceramic tiles shall be placed on all floors and will be at a selling price of €17/m².
- 5.3. On the floors of W/Cs, showers and bathroom the ceramic tiles shall be at a selling price of €17/m².
- 5.4. In cases where the Purchasers choose tiles that exceed the above-mentioned monetary allowance specified by the Seller, they shall be responsible for any additional costs incurred.

6. PORCELAIN/WALL TILES

- 6.1. The porcelain tiles in the toilet, shower, and bathroom areas shall have a selling price of €17 per m², shall be installed up to the ceiling height, and shall be selected by the Purchaser from the Seller's approved supplier.
- 6.2. Porcelain tiles shall be installed on the kitchen wall between the lower and upper countertops at a selling price of €17 per m² and shall be selected by the Purchaser from the Seller's approved supplier. Should the Purchaser choose granite for the kitchen backsplash, in that case, the Purchaser shall be charged with the price difference.

7. SANITARY FIXTURES/UNITS

- 7.1. The sanitary fixtures shall be installed in accordance with the architectural drawings and shall be white in color.
- 7.2. The mixer taps shall be of high quality.
- 7.3. The total cost of kitchen sink and its mixer shall not exceed the amount of €350.
- 7.4. The total cost of the sanitary fixtures shall not exceed the amount of €1,200 for each bathroom.

8. DRAINAGE PIPES

- 8.1. The pipes and accessories/parts for the drainage system shall be of high quality and shall be installed in accordance with the relevant drawings.
- 8.2. The pipes shall be made of plastic and shall comply with the BS 4514 standard.
- 8.3. The external drainage system shall be connected to the local authority's main sewer. If no sewer system is not available from the local authority, provisions shall be made for a future connection.

9. ELECTRICAL WORKS

- 9.1. The electrical installation shall be carried out in accordance with the latest laws and the regulations of the Electricity Authority of Cyprus (EAC). All conduits shall be installed within the slabs, floors, and walls.
- 9.2. All components, conduits, cables, boxes, and switches shall be of high quality.
- 9.3. The electrical installation shall include the following:
 - 9.3.1 Provision for a kitchen extractor fan (where applicable).
 - 9.3.2 Provision for an electric oven and washing machine.
Provision may also be made for a dishwasher if it is shown in the architectural drawings.
 - 9.3.3 Provision for a television in all rooms.
 - 9.3.4 Provision for a telephone in all rooms.
 - 9.3.5 Provision for cable television and internet, if included in the electrical drawings.
 - 9.3.6 Provisions for external lighting.
 - 9.3.7 If the Purchaser wishes to install lighting fixtures different from those provided by the Seller, they shall be responsible for the cost difference for both the purchase and installation. Any lighting fixtures selected by the Purchaser

shall be installed only after inspection and approval by the Electricity Authority of Cyprus (EAC).

9.3.8 All power outlets and light switches shall be of the LEGRAND brand.

9.3.9 Provision for the installation of photovoltaic systems.

9.3.10 Provision for an electric car charging station on the ground floor.

9.3.11 All of the above shall be carried out in accordance with the electrical drawings.

10. AIR CONDITIONING PROVISIONS

10.1. All necessary electrical and mechanical installations shall be executed in accordance with the electromechanical drawings.

11. PLUMBING INSTALLATION

11.1. The plumbing installation for all sanitary fixtures shall be carried out using PEX pipes with high-pressure pipe-in-pipe protection, in accordance with international standards.

11.2. The plumbing installation shall include the supply of cold and hot water to the kitchen, bathrooms, showers, and washbasins. In addition, the plumbing installation shall provide a cold-water supply to the washing machine (and to dishwasher if such option is available) at the locations indicated in the drawings.

12. CARPENTRY

12.1. The wardrobes in the bedrooms shall have dimensions as shown in the architectural drawings.

12.2. The countertops and cabinets in the kitchen shall be made of high-quality European melamine.

- 12.3. The interior cabinets of the kitchen shall be made of white melamine.
- 12.4. The countertop surface of the kitchen shall be made of granite, with a value not exceeding €150 per meter.
- 12.5. The kitchen cabinets shall be installed up to a height of 230cm from the finished floor, unless otherwise is agreed at extra cost, and the bedroom wardrobes shall be installed up to the ceiling height.
- 12.6 All interior doors shall be made of melamine.

13. ALUMINUM FRAMES/WORKS

- 13.1. All frames shall be made of double-glazing aluminum and painted in a color chosen by the Seller/Architect, in accordance with the architectural drawings. The sliding aluminum series shall be MU 3000 (Thermal), and the opening frames shall be MU 2075 (Thermal).
- 13.2. In the event that the Purchaser wishes to install mosquito nets or grilles, the corresponding additional charge shall apply.

14. SOLAR PANELS

- 14.1. There shall be a hot water boiler (150-liter capacity) and one solar hot water panel of 1,00 m². In addition, a 1,000-liter plastic water storage tank and a pressure pump system shall be provided.

15. EXTERIOR WORKS AND ELEVATIONS

- 15.1. Where shown on the architectural drawings, the balconies on the first two floors shall have 80cm clear glass balustrades, supported by an aluminum base and 30cm of masonry. The balconies on the third floor shall be constructed with 110 cm-high masonry.
- 15.2. The external elevations (façades) of the building shall be completed/decorated as shown in the architectural drawings.

15.3. The boundary walls of the roof shall be constructed according to the architectural drawings.

15.4. The external yard area shall be finished with brushed concrete.

16. BOUNDARY FENCE / LOW WALLS

16.1. The boundary fence/walls of the building shall be constructed of reinforced concrete, as shown in the architectural drawings.

17. COMMUNAL AREAS

17.1. The building entrance shall be controlled, allowing access only to the residents of the apartment building.

17.2. The parking spaces and the storage rooms shall be designated according to the architectural drawings.