

“OAK RESIDENCE”

TWO BEDROOM PENTHOUSES

SPECIFICATIONS

1. **Framework:** Earthquake resistant reinforced concrete, according to Euro Codes.
2. **Walls:** Hollow clay thermal bricks 330mm width externally the 80mm thermal polystyrene on beams & columns and 100mm width internally. Internally with 2 two coats plastering with spatula finish and three coats emulsion paint and externally with three coats of plaster and exterior Sandtex type paint.
3. **Ceiling:** Spatula finish and three coats emulsion paint on concrete slab in all areas except WC and Kitchen areas, where gypsum board ceiling will be added at 2.4m height from floor level.
4. **Floor Finishes:**
 - (a) Living room, dining area and kitchen: European porcelain tiles of purchase price €20/m².
 - (b) Bedrooms: European porcelain tiles of purchase price €20/m²
 - (c) Verandas: European porcelain tiles of purchase price €20/m²
 - (d) Common staircase: marble 2cm €35/m²
 - (e) Ground floor entrance lobby and lift: marble 2cm €40/m² or European porcelain tiles of purchase price €25/m²

Notes:

1. Above budget prices represent the discounted retail prices from our suppliers
2. Above budget prices does not include any VAT
3. Clients will be given a list of options by the developer to choose from.
4. Clients cannot choose from any other supplier that is not in our supplier list.

5. Wall Finishes:

- (a) Bathroom: European porcelain tiles of purchase price €20/m²
- (b) Kitchen backsplash: Porcelain tile same like kitchen top €150/m.
- (c) Barbeque backsplash: European Porcelain tile same like kitchen top €20/m².
- (d) Acrylic Emulsion in off-white over acrylic stabilizer in all other areas.
- (e) Sandtex type paint to external walls.

Notes:

1. Above budget prices represent the discounted retail prices from our suppliers
2. Above budget prices does not include any VAT.
3. Clients will be given a list of options by the developer to choose from.
4. Clients cannot choose from any other supplier that is not in our supplier list.

6. **Doors (as per detailed drawings):** Fire resistance apartment entrance doors of melamine finish. Internal doors of melamine finish. (including all matte or wooden finish texture. Options like gloss and ultra matt melamine, solid wood or painted MDF have an extra cost which will be calculated accordingly). Heights of doors: 240mm for apartment main entrance and 210mm for inside doors.

Notes:

1. The apartment entrance door color will be selected by the developer.
2. Clients will be given a list of options by the developer to choose from.
3. Clients cannot choose from any other supplier that is not in our supplier list.

- 7. Aluminum Works (as per detailed drawings):** Dark grey or Black color double-glazed thermal aluminium from Muskita or equivalent. Sliding doors MU3000 for balcony doors, open closed windows MU2075 in all rooms, and tilt and turn in WCs, with solar energy glass.

Notes:

1. Client cannot change or alter anything related to aluminum windows or doors as they are part of the building design
2. All windows and doors have provision for mosquito nets

- 8. Kitchen Units (as per detailed drawings):** Internally with melamine finish with doors in melamine finish and gola design for both upper and bottom cabinets and soft close drawers in the kitchen (including all matte or wooden finish texture). Kitchen worktops of €150 per meter.

Notes:

1. Kitchen design cannot include more than 2 vertical items, including the one for the fridge.
2. Both the upper and below cabinets are 90cm.
3. Accessories include soft close mechanisms for all doors and drawers.
4. Clients will be given a list of options by the developer to choose from.
5. Clients cannot choose from any other supplier that is not in our supplier list.

- 9. Wardrobes:** Internally with melamine finish with doors in melamine finish and with cabinet knobs, not handleless (including all matte or wooden finish texture).

Notes:

1. Accessories include soft close mechanisms for all doors and drawers and any shelf design and clothes hanger.
2. Clients will be given a list of options by the developer to choose from.
3. Clients cannot choose from any other supplier that is not in our supplier list.

- 10. Sanitary Fittings:** First quality European white color and high quality accessories. €3500 worth of pre selected sanitary package which include floor standing toilet, shower tray, shower cabinet glass doors, wash basin, wash basin cabinet with top, shower mixer and head, wash basin mixer, accessories, under counter stainless steel sink and three way mixer. WC rooms without window will have a mechanical ceiling exhaust fan.

1. Client cannot make changes to the sanitary package.
2. Client will be given a list of options for the wash basin cabinet color and granite top to choose from.
3. Clients cannot choose from any other supplier that is not in our supplier list.

- 11. Plumbing and Sanitary installation:** According to European Standards. P.V.C. pipes for drainage and pipe-in-pipe system for cold & hot water supply.

- 12. Water Supply:** Solar panel set HWC of 200lt with 2 panels 1.5x1m to be installed at roof level. Water tank (1000 liters) and water pressure system and fresh water supply to kitchen sink for each apartment.

13. Electrical Installation:

- (a) As per detailed drawings and according to E.A.C. Regulations.
- (b) European fixtures, outlets & sockets (MK, Legrand, Clipsal or equivalent)
- (c) European colored video intercom in lobby
- (d) Apartments will be pre-wired for cable television and telephone
- (e) Lighting points:

Simple white light bulb holder fixture: one in living room, one in dining area, 2 in the corridor and one in each bedroom

Three white ceiling spot lights in each WC on the third floor and one simple white light bulb holder in roof garden WC
Four white ceiling spot lights in Kitchen ceiling
LED light strip on kitchen backsplash below the upper cabinet
Two Cylinder type ceiling mounted light fixture in main balcony area and one in second balcony as per design of building
IP65 light fixtures in barbeque and roof area

(f) Electrical points:

Living room and dining area: 4 double sockets, 1 tv point and 1 double telephone/ethernet socket.
Bedroom: 4 double sockets, 1 TV point and 1 double telephone/Ethernet socket.
Kitchen: 3 double sockets.
Barbeque: 1 double socket.
Heater switches for a/c, fridge, oven, hob, hood, washing machine and dishwasher.
Extra sockets for water pump and heater outside WC.
Door bell on the entrance.

14. **Air Conditioning - (Heating/Cooling):** Pipe work provisions to all bedrooms and living. Option for ducted or wall type provision in living room.

15. **Insulation:**

Water Proof Insulation: Roof, Balconies and ground floor area will be insulated against damp.
Thermal Insulation: Thermal Insulation according to latest Cyprus Building Authority Regulations.
Polystyrene 8cm on columns and beams.

16. **Parking:** Stamped reinforced concrete floor with hardener.

17. **External works:** All external works including landscaping, fencing, parking spaces according to drawings and detail plans. External works may vary according to planning authority request or for any other reason that the architects and/or engineers and/or vendor may choose due to technical or aesthetic reasons.

18. **Staircase:** Installation of metal railings as per drawing details.

19. **Lift:** 6-person to disabled access dimensions by OTIS, KONE or equivalent.

20. **Barbeque on roof garden:** To be constructed with gypsum board, with porcelain top and aluminium louvre sliding doors of dark grey or black color below.

21. **Photovoltaic Panel System:** Private photovoltaic system installed on the roof top to be connected with the apartment for private exclusive use. (2.1 KWh)