

ALTA MARE-PHASE I



TECHNICAL SPECIFICATIONS:

Structure

Reinforced concrete according to the drawings, the concrete code design and the anti-earthquake design rules and regulations. Lowest concrete strength C30.

Floors

Internal areas of villas and verandas paved with quality imported ceramic tiles from the company's range.

Walls (internal and external)

All the walls will be constructed with high quality hollow clay blocks. External walls will be 20 – 25 cm thick and the internal 10cm thick, 8cm of polystyrene thermal insulation will be installed in all external walls. Special crack control plastic lath will be installed at all concrete/brick connections and all wall repairs (e.g. cuts for electrical/mechanical piping).

Kitchen Walls

Quality ceramic wall tiles between the cupboards and kitchen counter from the company's range Smooth plaster finish and three coats of emulsion paint in all other areas.

Bathroom Walls

Quality ceramic wall tiles up to the height of the door from the company's range with smooth plaster finish and three coats of emulsion paint above the door.

Plastering/painting

Internal surface will be plastered with three coats of smooth plaster and three coats of emulsion paint. Externally all surfaces will be plastered and will be painted with three coats of acrylic paint or with textured paint according to the Vendor's choice and to the requirements of the town planning authorities.

Ceilings

The ceiling will be of good quality fair-faced concrete finish with spatula and three coats of quality emulsion paint

Entrance Door

The main entrance door will be high quality fire resistance aluminum door. Quality security lock will be fitted.

Windows-doors (ext.)

All external windows and sliding doors will be in thermal aluminum and have double glazing for improved thermal insulation and soundproofing. Aluminum frame sections will have provisions for future installation of fly screens. The color of the aluminum will be decided by the Vendor and will be according to the requirements of the town planning authority

Internal Doors

All internal doors will be semi-solid flush doors. The Vendor can choose from the company's range.

Wardrobes

All wardrobes will be made of melamine skeleton. The cupboard doors will be from melamine wood selected by the Vendor from the company's range. Internally they will include hanging rails, shelves and drawers as per drawings.

Kitchen Fittings

Fitted high and low level cupboards made of melamine framework. All cupboard doors and side exposed panels will be made of melamine wood from the company's range. Worktops of elegant granite finish (€ 200/m) and quality acrylic sink with 3-way mixer tap. Electric and/or plumbing provisions for fridge, washing machine, dish washer, built-in hob, hood and oven are included as shown on the drawings (appliances are not included).

Sanitary Fittings

Sanitary fittings are all quality and will be fitted and installed according to European standards including single lever mixer taps and shower (4,000 euros). Elegant shower screen with aluminum will be fitted to all shower trays. Soap and toilet paper holders as well as towel rails and mirrors will be fitted.

Plumbing / Drainage

PVC pipes will be used for the drainage system and will be connected to the sewage system of the house.

Hot & cold water supply will be done with the leading pipe in pipe system and manifold connections which provide better insulation, easier installation and the unique advantage to repair by pulling out the pipe from its conduit pipe preventing the need to break floors and walls.

Heavy duty water tank complete with solar heating and immersion heater are included. Pressurized system for both hot and cold water with pressure pump is also included. Separate pipes will be installed for drinking water.

Insulation

- Roof will be insulated with 8cm polystyrene and finish with bituminous reinforced polyester membrane for waterproofing.
- The entire structure will be thermally insulated to meet the requirements of the EPBD of the MCIT of Cyprus and will have energy efficiency of grade A.

Electrical Mechanical Services

All electrical works will be carried out according to the floor plans, and will be approved by the Electricity Authority of Cyprus. 13 amp socket outlets on 30 amp ring main circuits. TV and telephone points will be provided to the living room & to all bedrooms. Cover plates for the switches, sockets, T. V. & telephone points will be in white plastic.

Provision for Air-conditioning split units in bedrooms and in living/dining areas, including wiring, drainage and piping according to the EU standards are included.

External Works :

- **Sewage**

Septic tank and absorption pit complete with all associated manholes & drainage pipes, according to the indications of the local authorities. Where the authorities require a biological station will be installed.

- **Boundaries**

The property boundaries will be constructed / installed as clearly marked on the drawings.

- **Driveway**

The driveway will be built using reinforced concrete.

- **Wall Cladding**

Part of the external walls of the building will be concrete/natural stone as shown on drawings.

Optional Extras Included:

- **BBQ**
- **External shower**
- **Concealed sanitary ware**
- **Swimming pool**