

TECHNICAL SPECIFICATIONS
CITY SCAPE

Concrete Structure

Reinforced concrete frame structure, columns, beams, slabs, designed in accordance with the latest regulation for anti-seismic design and construction.

Masonry

25cm hollow clay bricks for external walls and 10cm or 20cm hollow clay bricks for internal walls.

Thermal Insulation And Energy Performance

Thermally insulated building envelope according to the Cyprus Energy Department Law.

Water Proofing

Roof will be waterproofed with the use of a highly flexible bituminous membrane of 4mm thickness.

Verandas will be waterproofed with two-component cementitious mortar.

Plastering

Three coats of render for external and internal surfaces.

Painting

Exterior paint in three coats for external surfaces and emulsion paint in three coats for internal surfaces.

Floor Finishes

Building main entrance

Marble floor slabs at €60/m² and skirting at €5/m purchase price.

Staircase and apartment floor lobbies

Marble floor slabs at €45/m² and skirting at €5/m purchase price.

Living room, dining room, kitchen and bedrooms

Parquet floor at €45/m², skirting at €5/m and joints at €8/m purchase price and/or installation or ceramic floor tiles at €25/m² and skirting at €5/m purchase price.

Bathrooms

Ceramic floor tiles at €25/m² purchase price.

Verandas

Ceramic floor tiles at €25/m² and skirting at €5/m purchase price.

Wall Finishes

Bathrooms

Ceiling height ceramic tiles at €25/m² purchase price.

Sanitary Ware And Mixers

Imported high quality sanitary ware with shower drains for built-in shower trays, wall mounted WC mechanisms and all necessary accessories at €2000 purchase price.

All mixers by Grohe or equivalent supplier.

Water Supply

Hot and cold-water supply with the system of “pipe in pipe”.

Electrical Installation

Apartment lighting as indicated on electrical engineer’s drawings.

Supply and installation of waterproof spotlights in bathrooms.

Four telephone and four TV points.

Five double sockets in living room/dining room, two double sockets in kitchen, three double and one single socket in master bedroom and two double and one single socket in every other bedroom.

Switches with safety fuses or bipolar switches with light indicators for kitchen appliances.

Solar water heater and electric water heater.

Door videophone and access system.

Centralized multiple access TV system.

Provision for burglar and fire alarm.

Installation for central heating with electric radiators.

Installation for four wall-mounted air conditioning units.

Doors And Glazing

High security main entrance door with a minimum of half an hour fire resistance.
Entrance door handles and door stop/holder at €50 purchase price.

Internal MDF lacquered or laminate doors with softwood door frames.
Internal door handles and door stop/holder at €25/door purchase price.

Double glazed external windows and doors with powder coated or anodised aluminum sections by Muskita or equivalent.

Wardrobes, Kitchen Cupboards And Bathroom Benches

Fabricated wardrobes, kitchen cupboards and bathroom benches with internal melamine finish and with either MDF lacquered doors or with laminate finish doors as indicated on drawings.

Kitchen Worktop, backsplash And Bathroom Benchtops

Synthetic granite at €180/m purchase price and installation.

Suspended Ceilings

Bathroom suspended ceilings constructed by gypsum boards.

Gated Project

Perimeter walls and fencing with controlled electric gates and entrances.

Vat is included in all prices mentioned above.