

**SPECIAL TERMS & STANDARDS**  
**EMERALD BOUTIQUE BUILDING**  
**50 STUDIO APARTMENTS**

## **1. INTRODUCTION**

The special Technical Terms and Standards, form an addition to the Sales Agreement and Plans. Upon signing this Sales Agreement the Buyer receives stamped and fully signed the plans regarding his/her property, as well as the Special Technical Terms and Standards.

**Any Building Plans, and/or Technical Terms and Standards, that are not fully stamped with the company's stamp and fully signed from both parties will not be considered valid. Please acknowledge that anything not described in detail in the Sales Agreement and/or in the Technical Terms and Standards will not form the Sellers Responsibility.**

## **2. BUILDING STRUCTURE**

The building structure is according to the Property's Structural design and will be made of reinforced concrete under the provisions of the Cyprus Anti Seismic Regulation Code

## **3. BRICK WORKS**

The external walls will be formed of clay bricks and all internal walls will have 10cm thickness, except if otherwise stated. High quality bricks will be used (Quality A')

## **4. PLASTERING**

### **4.1 EXTERNAL PLASTERING**

Extruded Polystyrene of 8cm thickness as a thermal facade will be used on all external columns and beams except in the case that there is a different provision (fair face surfaces, walls with stone or marble cladding and ground floor columns)

The thermal facade on the external columns and beams will be fixed with adhesive (cement based) and mounting plugs over the Extruded Polystyrene a glass mesh (reinforcement mesh) will be applied with the adhesive for a smooth finished surface. Two coats of external plastering will be applied and the final third coat will be of superplast type. Covered veranda ceilings will be coated with 1<sup>st</sup> & 2<sup>nd</sup> coat of spatula, and then high quality paint for external use will be applied.

### **4.2 INTERNAL PLASTERING**

All internal surfaces, walls, beams, slabs and columns will be coated with 3 coats of plaster, except in not visible walls, such as the areas behind wardrobes, kitchen cabinets or areas to be covered by cladding. Before applying the third coat, plastic corners will be fixed in all internal corners where concrete and brick walls are joined, a plastic net/grid will be used to avoid cracks. All internal ceilings are fair face concreted and two coats of spatula mixture will be applied and on top a coat of stabilizer will follow. Finally, three coats of emulsion paint will be applied on top of the spatula mixture.

## **5. FLOORING**

### **FLOOR FINISHES**

**According to the retail prices offered at the showroom of the supplier**

#### **Lounge/Sitting Area - Kitchen - Corridor – Bedroom - Veranda**

- Floor tiles of purchasing value of **€31.00/M<sup>2</sup>**

Balmoral moon 60x120 matt Rectified

Including skirting and VAT

#### **Bathroom/Shower** - Floor and Wall tiles of purchasing value of **€31.00/M<sup>2</sup>**

Balmoral moon 60x120 matt Rectified

& Balmoral Dark 60x120 matt Rectified

Including VAT

## **KITCHEN WALL & COUNTERTOP CLADDING**

**Kitchen:** Wall BETWEEN the cabinets and cabinet **Countertop** will be covered with a consisting artificial white granite.

Including purchase, installation and VAT

## **6. MECHANICAL INSTALLATION**

The plumbing installation will be under the demands and regulations of the Nicosia Water Board Authority and according to the mechanical installation study. The whole installation will be Pipe in Pipe System. Water pressure system will be installed.

### **6.1 HOT WATER**

For the production of Domestic Hot Water, a Cylinder with an integrated Heat Pump will be installed.

The whole circulation of hot and cold water will be effective through Pipe in Pipe System

## **7. SEWERAGE**

Plastic pipes of diameter **Φ4"** with all necessary accessories will be used for the toilet.

The rest of the piping will be according to the building's mechanical plans.

All sewerage pipes will end up in the building's main sewerage pit which will be connected to the Central Nicosia Sewerage System.

Plastic pipes for rain water will be installed according to the architectural Plans.

## **8. ELECTRICAL INSTALLATION**

According to the architects and Civil Engineer's plans and the electrical installation study. Photovoltaic system will be installed on the roof

## **9. CARPENTRY WORKS**

All carpenter fittings will be provided and installed by an authorized supplier.

**Front door:** The front door will be fully under the terms and regulations of fire safety.

**Internal doors:** All internal doors will include, the handle, lock, and floor stopper.

**Wardrobe** . Melamine

**Kitchen Area** . Melamine

## **10. ALUMINIUM AND METAL STRUCTURES**

All aluminum and metal construction will be done according to the architectural plans, conditions and terms as described to the aluminum and metal construction plans.

### **GENERAL**

- All aluminum will be with thermal insulation according to mechanical study terms and conditions and the colour will be white.
- All windows will be double glazed.
- Veranda railings and staircase railings will be according to the architectural plans

## **11. COLOURS**

### **11.1 EXTERNAL**

The exterior walls will be painted with a special paint for external use.

### **11.2 INTERNAL**

The interior walls and ceilings will be painted with 3 coats of White Emulsion Paint, except in case there is a different indication.

In kitchen and bathrooms walls and ceilings will have spatula coating and White Emulsion Paint, except to areas where tiles will be installed.

### **11.3 METAL WORKS**

At the staircase railings, 3 coats of paint will be applied.

On the roof the protective railing will be galvanized and no application of paint is needed.

### **11.4 WATERPROOFING – THERMAL INSULATION**

The thermal insulation will be applied according to the building energy efficiency study by using extruded polystyrene on all the roof surface.

The roof waterproofing consists of a layer of primer and a 4mm thickness layer of bituminous waterproofing membrane.

The covered and uncovered verandas that are formed of concrete substrate or screed used for the water flows will be covered in 2 layers of cementitious waterproofing membrane before the ceramic tiles installation.

## **12. HEATING – CLIMATE CONTROL**

The whole installation will be according to the mechanical study and plans.  
The apartments will have Full function of Air-condition Units.

## **13. LIFT**

In the building will be installed an electric operated lift, and will be serving all the floors including the ground floor.

## **14. COMMON USE SPACES**

### **14.1 MAIN ENTRANCE**

- The main entrance floor will be covered with material according to the architect's preference.
- The front door of the building will be made according to the architect's preference.

### **14.2 LIFT RECEPTION FLOOR AREAS**

The reception/corridors to all floors will be covered with Ceramic.

### **14.3 STAIRCASE**

The steps will be covered with Travertine Marble.

### **14.4 GYM AREA**

The floor will be according to the environmental needs of the space

## **15. FURNITURE AND FITTINGS**

### **15.1. SANITARY ITEMS**

#### **15.1A - KITCHEN**

One kitchen sink, 1 kitchen mixer

#### **15.1B - BATHROOM**

1 wash basin with vanity,  
1 wash basin mixer,  
1 shower drain,  
1 shower mixer,  
1 Sliding door enclosure for shower  
1 WC,  
1 mirror,  
1 face towel hanger,  
1 bath towel hanger,  
1 toilet roll hanger,  
1 Garbage bin

## **15.2. FURNITURE**

1 Bed 140cm X 200cm  
1 Mattress 140cm X 200cm and a protective cover for mattress,  
1 Bedside Table  
1 Sofa/Bed  
1 Coffee Table,  
1 Kitchen Table  
2 Chairs.  
1 Office Desk  
1 Office Chair  
1 Veranda Table  
2 Veranda Chairs

## **15.3. ELECTRIC APPLIANCES**

Refrigerator 60cm X 180cm,  
Stove of 4 burners,  
Stove Hood,  
Oven,  
Microwave Oven  
Washing machine  
TV 55inch  
Lighting Fixtures

## **15.4.**

Roller Blinds covering the Sliding doors

## **16.1 DELIVERY**

The apartments before are delivered to the owner will be sufficiently cleaned, and the final detail cleaning will be up to the owner so it will meet his expectations.

## **16.2 V.A.T.**

**The Value Added Tax that is calculated for the whole project is 19%.**

**In case of alteration of the above tax from the Government authorities the final sales price will be altered accordingly.**

**G.S.K. HERODOTOU DEVELOPERS LTD**