

D.G.M Ghobrial Construction LTD

TECHNICAL SPECIFICATIONS OF THE BUILDING PROJECT IN LAKATAMIA

STREET: Massari 10

SAMIR COURT 6

The project is being constructed on a plot located in the area of Lakatamia. The area is considered one of the best in Nicosia at present, with continuous development and easy access to the city center and outside Nicosia.

The orientation of the plot and the apartment building, combined with its proper functional design, provides sunlight in winter and cool conditions in summer.

PROJECT:

The building is three-storey and consists of 9 apartments: six (6) two-bedroom apartments and three (3) one-bedroom apartments.

In the covered parking area, there are functionally designed parking spaces for each apartment as well as storage rooms. The distance of the building from the boundaries is sufficient to allow smooth vehicle circulation within and outside the parking area.

TECHNICAL CHARACTERISTICS OF THE PROJECT:

Structure – Foundations

Reinforced concrete according to the architectural drawings and the structural and seismic study.

Masonry

External masonry with a thickness of 25 cm and internal masonry with a thickness of 10 cm, constructed with first-quality bricks with round holes.

External Thermal Insulation

External installation around the perimeter of the building of a thermal insulation system made of expanded polystyrene with a thickness of 8 cm, anchors, adhesive with elastic fibers, fiberglass mesh, and a final layer of adhesive with textured finish.

Roof

Cleaning of the roof and installation of extruded polystyrene with a thickness of 10 cm for thermal insulation, followed by concrete screed for slopes. Waterproofing with 4.5 mm bituminous membrane with mineral finish.

Energy Class

The building will be Energy Class A.

Plastering

Three coats of plaster internally and externally. Ceilings will be fair face and finished with three coats of skim coat.

Flooring

In the internal areas and on the balconies, ceramic tiles will be installed, selected by the contractor, with a value of up to €22/m² for internal areas and up to €18/m² for external areas.

Bedroom Wardrobes

Cypriot-made wardrobes from 18 mm melamine, full height up to the ceiling, with external color selected by the client.

Kitchen Cabinets and Countertops

Kitchens of Cypriot origin with a height of 2.20 m. Value of €1,500 for one-bedroom apartments and

€3,000 for two-bedroom apartments.

Sanitary Ware

Sanitary items with a total value of €1,800. The kitchen sink, mixers, and shower glass are not included.

Photovoltaic System

Provision for a photovoltaic system of 1.7 kW (one-bedroom apartments) and 2.0 kW (two-bedroom apartments).

GENERAL NOTES:

All of the above constitute the specifications, materials, and unit prices provided for the construction of the apartments. In case the buyer wishes to make changes to materials, these must be agreed in writing in advance. Buyers are not entitled to make changes to the external appearance of the apartment building and are not entitled to any additions that create issues with coverage in square meters before the issuance of the title deed. Entry into the apartments without the presence of the contractor is prohibited.

D.G.M Ghobrial Construction LTD

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