

Project Management and Coordination of Projects

General Technical Specifications

1. Structure

Traditional Reinforced Concrete Frame – Reinforced concrete frame C30. The concrete in the foundation will include idocrete water repellent admixture; to be constructed in accordance with the architectural and engineer's drawings.

Ground Works – Within the price, we have allowed for 2 layers of well compacted crusher run. Each layer being 25cm thickness which will be under the main foundation pad.

2. Brickwork

All external walls will be built using 250mm thick clay thermally insulated bricks laid horizontally, covered with plaster. On the external face of the walls, we will install 5 or 8 cm thick thermal insulation system / depending on mechanical's engineer study.

All internal walls will be built using traditional clay bricks 10cm thickness finished with plaster and paint.

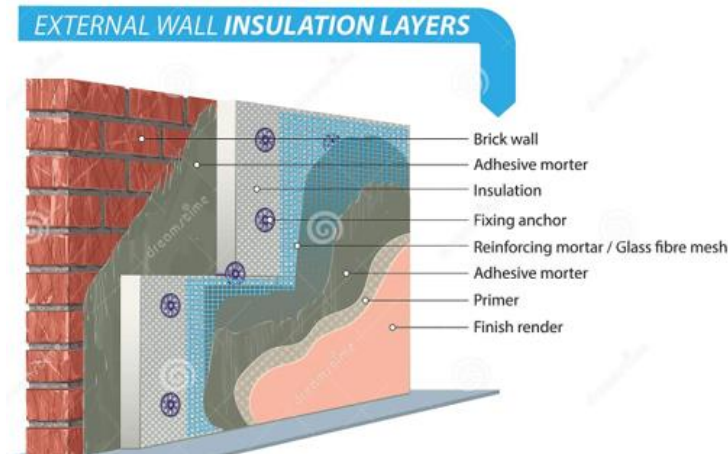
3. Finishes

Internally all walls will be plastered twice + spatula + stabilizer and finished with 3 coats of paint. The ceilings will receive 3 coats of spatula and paint.

4. Thermal Insulation

The external façade of the building will be covered with a thermal insulating system 5 or 8 cm, achieving the industry set requirements

- 4.1. Base coat
- 4.2. Adhesive mortar
- 4.3. Insulation board
- 4.4. Fixing Anchor
- 4.5. Adhesive
- 4.6. Reinforcing mortar/mesh
- 4.7. Adhesive mortar
- 4.8. Primer
- 4.9. Finish Render silicone



5. Paint

All internal walls will receive stabilizer and 3 coats of emulsion to the colour of your choice.

6. Flooring and / or façade finishes / internal fixtures –

(PGK Home Design Ltd and/or D.C Demetriades Ltd and/or Maouris Oikoset Ltd)

- Ground Floor and 1st floor – Ceramic floor tiles (including skirting) purchasing price € 45 /m² or Semi Solid wooden flooring (€70/m² purchase and installation price)
- All Bathrooms – Ceramic tiles p.p €40/m² up to ceiling height.
- Verandas – Ceramic tiles p.p €40/m²
- Garage – exposed aggregate finish or plinto finish
- Kitchen counter top – techno granite or porsenalato worktops with an overall cost of €220 / per running m. (Cornelio Marble Boutique)
- Staircase – Marble for step only or wood application for step and vertical – overall budget €2,000 in total
- Staircase metal barrister - overall budget € 1,500 in total
- Window sills will be of marble worth €30/m
- External Facade – Overall grafiato finish in colour of clients choice.

7. Sanitary Fittings –

(PGK Home Design Ltd and/or D.C Demetriades Ltd and/or Maouris Oikoset Ltd and/or Sofokles Kyprianou Ltd)

Sanitary fittings for toilets, sinks, mixers, showers/bath, kitchen sink and taps - **5,000 euros**

8. Carpentry

Entrance Door – Semi Solid Wood (Oak veneer) with security locks – **€4000.**

The door handles will be provided by owners.

Internal doors – €400 each. Any sliding doors are €500 each

All internal doors will be standard hung doors with hinges and melamine finish.

The door handles will be provided by owners.

Wardrobes – €270/m²

All bedroom wardrobes will be 260cm height with side hung doors. The opening above the units will be closed off with plasterboard and painted. The finish of the wardrobes will be melamine to the colour choice of the owners from specific catalogues.

The door handles will be provided by the owners.

The exposed sides of the wardrobes, if any, will be closed off with brickwork or plasterboard.

In each wardrobe there will be:

- 3 drawers
- 1 Clothes lifting mechanism
- Shelves and clothes hanging pole for the rest of the wardrobe.
- All mechanism in the drawers and cupboard doors will be soft closing.
- The external colour of the wardrobes shall be to the choice of the owners and the internal finish will be white matt melamine.

Kitchen – €270/m

The design of the kitchen shall be finalised in due course in conjunction with the requirements of the owner's using lengths of units as shown on the floor plans

The Kitchen will have a maximum height of 240cm. The 240cm are divided as follows:

- Cupboards and worktop - 90cm height
- 55cm gap between worktop and wall hung units.
- 95cm wall hung units with doors

The kitchen will have 5 drawers – 3 light weight drawers (12cm height) and 2 heavy duty drawers (20cm height)

All mechanisms and hinges will be soft closing.

The finish of the kitchen doors and drawers will be melamine, colour to be determined by the buyer's and inside will be white melamine (matt)

Anything not mentioned above (additional mechanisms) are not included in the price.

The handles will be provided by the owners

Bathroom Furniture – 350 euros each unit

The bathrooms will have a lacquered MDF unit, 60cm wide and 40cm depth for the sink.

9. Aluminium – colour RAL

All windows and sliding doors will be **Muskita MU 3000 thermal** and all opening windows will be **MU 2075 thermal**, with energy efficient glazing. All openings will have mosquito nets.

For higher houses we recommend **Muskita MU 114 thermal** or **Muskita MU 144 thermal**

10. Electrical Installations

All electrical installations shall be done following the guidelines and regulations of the local EAC authority.

- Photovoltaic system shall be installed with a maximum of 5 kW (Provisional Sum €6,000).
- The heating system shall be underfloor heating system powered by an electrical heat pump (Midea)
- Electric shutters to the 4-bedroom windows upstairs (Provisional sum €5,000) - optional if its specified by client requires - not standard.

Companies that provide shutters etc etc do not accept down payments – hence we cannot establish the actual amount needed at the time of purchase. We need to check the price again for this purchase.

- Security system with cameras and door entry system – (Provisional sum €5,000) – optional if its specified by client requires - not standard

Lighting

- Each bedroom and the family room will be supplied with two lighting provisions.
- Kitchen area, living room and dining area will be supplied with 2 lighting provisions.
- Bathroom / toilet areas will have 2 lighting provisions.
- Veranda and garage will have 1 lighting provision on ceiling – each

All lighting fixtures shall be provided by owners.

Lighting fixtures installation is not included in price

All sockets and switches will be Belancko - Legrand –

- 3 X Double sockets in every bedroom
- 5 X Double sockets in the living room
- 2 X Double sockets in the dining room
- 3 X Double sockets in the office.
- 4 x Double sockets in the kitchen.
- 2 x single sockets externally to the veranda
- 2 x single socket to the garage

11. Plumbing

- All plumbing installations will be completed by approved installers using the pex-all – pex system for hot and cold-water supply using pipework in the kitchens and bathrooms.
- Installation of solar panel water heating system with 2 solar panels
- Installation of a water tank with a capacity of 1500L.
- Installation of a water pressure system.
- Installation of Air Conditioning units (Midea A+++ Xtreme model -with Wi-Fi) 12,000 btu to bedrooms and office, 1 X unit 18,000 btu for living and dining room each. All these are wall type.
All units have isolators.
- Installation of 2 taps in the garden,
- Filter system under the kitchen sink for drinking water

12. Roof Insulation

We shall install thermal insulation on the roof (10cm insulated roof tiles). We will then install screed to falls to allow for drainage finished off with a waterproofing asphalt layer 4mm thickness to protect the layers.

13. Sewage

The sewage system will be design in accordance with our mechanical consultant and provisions included to join onto the main sewage system or connect to the main sewage system if the infrastructure is in place. The central sewage pipe dimension from the first floor and on ground floor is 4 inches wide – which is more than enough to prevent clogging / it's a good idea, though, not to throw toilet paper in toilets!

In general, all water related pipes are 2 inches wide and all toilet related pipes are 4 inches. Water related pipes are for sinks, bathtubs, shower trays – for floor drain we use 3 inches.

14. External Works

- The Car Parking area shall big enough for 1 or 2 covered car parking space built out of a concrete structure, with a reinforced concrete finish to the floor and exposed aggregate finish.
- There will be soil suitable for planting in the landscape are – Provisional sum € 500
- Refuse collection point (1m X1m x 1.2m height) built out of concrete/brickwork with aluminium doors to the front

15. Boundary Walls

- New boundary walls . Total height approx. 110 cm from pavement . The boundary walls shall be 15cm thick reinforced concrete, plaster and paint.
- There will be a metal hinged gate to the garage entrance as per architectural drawings
- There will be a 100 width metal hinged gate to the entrance of the house as per architectural drawings