

“GARDENS RESIDENCE”

2 BED APARTMENTS

SPECIFICATIONS

- 1. Framework:** Earthquake resistant reinforced concrete, according to Euro Codes.
- 2. Walls:** Hollow clay thermal bricks 250mm width externally the 80mm thermal polystyrene (thermoprosopsis) and 100mm width internally. Internally with 2 two coats plastering with spatula finish and three coats emulsion paint and externally with two base coat adhesive & mesh and finish with grafiato in vertical walls.
- 3. Ceiling:** Spatula finish and three coats emulsion paint on concrete slab in all ceilings. In WC areas there will be false ceiling at a height of 2.4m from floor level.
- 4. Floor Finishes:**
 - (a) Living room, dining area and kitchen: European porcelain tiles of purchase price €20/m².
 - (b) Bedrooms: European porcelain tiles of purchase price €20/m²
 - (c) Verandas: European porcelain tiles of purchase price €20/m²
 - (d) Roof garden: European porcelain tiles of purchase price €20/m²
 - (e) Common staircase: marble 2cm of purchase price €40/m²
 - (f) Ground floor entrance lobby and lift: marble 2cm of purchase price €40/m²
 - (g) Marble parapets of 2cm of purchase price €28/m² will be used in the project in all vertical endings of walls, in roof garden, balconies, glass rails etc.
- 5. Wall Finishes:**
 - (a) Bathroom: European porcelain tiles of purchase price €20/m²
 - (b) Acrylic Emulsion in off-white over acrylic stabilizer in all other areas internally.
 - (c) Grafiato finish in all external walls and spatula and paint where needed.
- 6. Doors (as per detailed drawings):** Fire resistance apartment entrance doors of melamine finish (color selection by the Vendor). Internal doors of melamine finish. (including all matte or wooden finish texture. Options like gloss and ultra matt melamine, solid wood or painted MDF have an extra cost which will be calculated accordingly). Heights of doors: 240mm for apartment main entrance and 210mm for inside doors. Clients will be given a list of options by the developer to choose from. Clients cannot choose from any other supplier that is not in our supplier list.
- 7. Aluminum Works (as per detailed drawings):** Black mat double-glased thermal aluminium from Muskita or equivalent. Sliding doors MU3000 for balcony doors, open closed windows MU2075 in all rooms, and tilt and turn in WCs, with solar energy glass. All windows and doors have provision for mosquito nets

- 8. Kitchen Units (as per detailed drawings):** Internally with melamine finish with doors in melamine finish and gola design for both upper and bottom cabinets and soft close drawers in the kitchen (including all matte or wooden finish texture). Kitchen worktops of porcelain with end finish of 36mm of €160 per meter and porcelain back splash of €90 per meter. The upper cabinets cannot exceed 90cm. Kitchen bottom cabinet will be 90cm from the floor level.
- 9. Wardrobes:** Internally with melamine finish with doors in melamine finish and with cabinet knobs, not handleless (including all matte or wooden finish texture). Accessories include soft close mechanisms for all doors and drawers and any shelf design and clothes hanger. Any other accessories and/or mechanisms will be charged extra.
- 10. Sanitary Ware and Accessories:** First quality white color and high quality accessories. Allowance of €3800 for the two bedroom penthouses. Allowance includes toilet, wash basin, bathtub, shower, built-in shower, glass door, shower cabin, kitchen sink, wash basin cabinet, wash basin top and accessories and any other related accessories or sanitary ware. Extra budget allowance for each WC for wash basin cabinet for €250 which includes the wash basin top. WC rooms with no window will have a mechanical ceiling exhaust fan which will open with the lights. Additional costs will be charged for concealed toilet systems, concealed mixers and built in showers. The final extra cost will be agreed between the developer and the client. Shower shelves included with tiles and aluminum corners.
- 11. Plumbing and Sanitary installation:** According to European Standards. P.V.C. pipes for drainage and pipe-in-pipe system for cold & hot water supply.
- 12. Water Supply:** Solar panel set (HWC of 150lt and 1 panel 2x1m) to be installed at roof level. Water tank (1000 liters) and water pressure system and fresh water supply to kitchen sink for each apartment.
- 13. Electrical Installation:**
- (a) As per detailed drawings and according to E.A.C. Regulations.
 - (b) European fixtures, outlets & sockets (MK, Legrand, Clipsal or equivalent)
 - (c) European colored video intercom in lobby
 - (d) Apartments will be pre-wired for cable television and telephone
 - (e) Lighting points:
 - Simple white light bulb holder fixture: one in entrance, one in kitchen, one in living room and one in bedroom
 - Three white ceiling spot lights in WC
 - One Cylinder type ceiling mounted light fixture in balcony area as per design of building
 - (f) Electrical points:

Living room and dining area: 3 double sockets, 1 tv point and 1 double telephone/ethernet socket.

Bedroom: 4 double sockets, 1 TV point and 1 double telephone/Ethernet socket.

Kitchen: 2 double sockets.

Heater switches for a/c, fridge, oven, hob, hood and washing machine.

Extra sockets for water pump and heater outside WC.

Door bell on the entrance.

14. Air Conditioning - (Heating/Cooling): Pipe work provisions to all bedrooms and living.

15. Insulation:

Water Proof Insulation: Roof, Balconies and ground floor area will be insulated against damp.

Thermal Insulation: Thermal Insulation according to latest Cyprus Building Authority Regulations. Polystyrene 8cm on first floor and roof top. External walls with thermoprosopsis 8cm in all walls as per point 2 on the specifications

16. Parking: Stamped reinforced concrete floor with hardener.

17. External works: All external works including landscaping, fencing, parking spaces according to drawings and detail plans. External works may vary according to planning authority request or for any other reason that the architects and/or engineers and/or vendor may choose due to technical or aesthetic reasons.

18. Staircase: Installation of metal railings as per drawing details.

19. Lift: 6-person to disabled access dimensions by OTIS, KONE or equivalent.

20. Roof garden: As per drawings with pergola, barbeque bench with gypsum board, kitchen top and splash back with porcelain tiles, sink and mixer, waterproof sockets, and aluminum doors below. The barbeque top and back splash will be with same tile as the roof garden floor.

