
Construction Specifications

1st, 2nd & 3rd Floor Apartments

GENERAL EXTERIOR, WALLS AND STRUCTURE

Energy Efficiency

The building has been designed for optimum energy conservation and thermal insulation to ensure that it is categorized as "Energy Efficiency Class A".

Foundation & Structure (Skeleton)

Fire-rated reinforced concrete structure C30-70 in accordance with the new European Fire Code.

Floor structure to be reinforced concrete slab with flat slab system and thermal insulation.

Insulation and Waterproofing

Certified thermal facade system of 80mm of extruded polystyrene applied externally to walls with certified rendering based on the specifications and instructions of the supplier.

Waterproofing roofs, verandas and building slabs in accordance with the EU waterproofing regulations and standards.

Walls

Exterior brick walls of a thickness of 25cm with a thermal facade system of 80mm applied externally. Exterior wall finishes will consist of 2 coats of plaster and the certified external façade insulation system in accordance with the architectural plans.

Internal walls of Apartments shall be constructed using 10cm bricks (LB20R). Internal wall finishes will consist of 3 coats of plaster and 3 coats of paint based on the architectural plans.

FLOORS, CEILINGS, DOORS, AND WINDOWS

Floors in Apartments

Internal areas: Imported Ceramic tiles will be installed on the floors inside the Apartments and their verandas at a cost of €30 per square meter.

Bathrooms: Imported ceramic tiles will be installed on the floors and walls of all bathrooms (full walls) at a cost of €30 per square meter.

Floors in communal areas

Communal areas: corridors, reception area and swimming pool area will be tiled using a high-quality imported ceramic tile at the discretion of the Developer at a cost of around €30 per square meter.

Parking areas will be finished in a polished concrete with relevant skirting where applicable.

Ceilings in Apartments

Internal Ceilings: The suspended ceilings will be made of high-quality plasterboard 12.5mm for the provision of concealed air-conditioning units and integrating concealed lighting system. In all wet areas the ceiling will be high-quality waterproof plasterboard.

Veranda ceilings: High quality wood will be installed on the ceilings of verandas at an approximate cost of €160 per running meter.

Ceilings of Communal Areas

High quality wood will be installed on the ceilings of external communal areas, as indicated on the architectural plans, at an approximate cost of €160 per running meter.

Balconies/Verandas

Imported Ceramic tiles (non-slip) will be installed on the floors of the verandas at a cost of €30 per square meter.

Insulated planters with high-quality waterproof system, automatic watering system and special lighting.

Concealed rainwater drainage system and aluminium railing.

Windows and glass patio doors

High quality aluminium windows and sliding aluminium patio doors with Thermal profile (Class A certification) in a minimal series. Double-glazed 6+6 (3+3)mm with 12mm gap will be installed with double glazing and conform to thermal efficiency standards with an approximate cost of €400 per meter.

Exterior Shading

External, electrical roller shutters to be installed in the bedroom windows to maximize energy efficiency.

Doors

Entrance doors of apartments shall be made of wood and shall be fitted with high grade security locks.

Internal doors of Apartments shall be 2.20m height made of MDF and either painted in high-quality matt emulsion or coated with a wooden veneer finish. Internal door accessories will be of minimal design satin stainless steel or black colour.

Staircases

Marble will be used for the flooring and skirting on all the staircases.

Electrical

All electrical work will comply with the relevant regulations (17th Ed IEE Wiring Regulations) and all power cables will be supplied and installed underground with supply from the main electrical point on the property and connected to the main panel inside each of the apartments. Socket plugs (single and double) shall be installed as shown on the relevant plans.

The following list of items will be included in the electrical installation:

- Installation of Smart Home Automation to control the lights and the boiler, with touch screens and mobile app availability.
- Installation of CCTV Cameras at the entrance.

- Installation of Fire Alarms in all communal areas.
- VRV cooling and heating system: concealed in living rooms and wall type in the bedrooms.

Telephone landline & Internet

Provision for telephone line and internet

KITCHENS

Kitchens will be designed by EKKY Studio Architects.

Kitchen cupboard doors by MDF in a semi-matt finish and interior cabinets by melamine with soft-closing mechanisms. Kitchens to be manufactured in Cyprus by a local factory at a total cost of €275 per running meter.

Provisions for the seamless integration of electric appliances (oven, hob, dishwasher, and microwave).

Kitchen Worktops

Kitchen worktops:

- Imported ceramic tile slab
- Alternative installation of granite or marble kitchen worktops at a total value of €220 per square meter.

Splash backs: Imported ceramic tiles at a total value of €30 per square meter.

Kitchen sink

Kitchen sink at a total value of €500.

Kitchen taps (mixer) and accessories of a total value of €400.

BEDROOMS

Wardrobes shall be MDF with a semi-matt finish as per architectural drawings and shall be constructed of a melamine skeleton. Easy reach mechanisms to be installed in high wardrobes, soft-close mechanisms for the doors, shelving, hanging rails and drawers. Sliding or hinged wardrobe doors depending on the architectural plans and design. Wardrobes shall be manufactured in Cyprus by a local factory at a total cost of €260 per running meter.

SHOWERS AND BATHROOMS

All sanitary wares will be standard European brands and the dimensions to be according to the architectural plans.

The necessary accessories shall be in a choice of either polished chrome (shiny) or matt chrome.

Washbasin Furniture

The washbasin furniture shall be made by MDF with a semi-matt finish and tiled countertop (tile slab).

Washbasins

Washbasins will be of a value of €300 each including the taps (mixers) and installed and fitted according to the specifications on the architectural plans.

Bathroom Floors and Walls

Bathrooms: Imported ceramic tiles will be installed on the floors and walls of all bathrooms (all bathroom walls from floor to ceiling) at a cost of €30.00 per square meter.

Bathtub

Bathtubs may be an option depending on the architectural plans.

Showers & Shower Screens

The installation of a walk-in shower / shower tray (where applicable) along with relevant accessories amounting to a total value of €500.

Shower screen: Fixed 100cmX200cm of 8mm clear glass with chrome polished or chrome matt profile.

WCs

WCs with concealed cisterns at a value of €350 each.

Accessories

Bathroom accessories: bathroom mirror, towel hooks, paper roll holder and heated towel rail with a total value of €400.

PLUMBING

Pipe-in-pipe system (Pex-A or Pex-C).

Water pressure system for each apartment.

Individual water storage tanks of 500litres for each apartment.

Cold Water: drinking water supply from the main local water supply.

Hot Water: high energy efficiency and cost-effective heat pump water heater in each apartment.

Sewage: Connection to the main Paphos Sewage system as per the relevant regulations

LIGHTS

Spotlights on the internal suspended ceilings and the veranda wooden ceilings.

Black rail lights on the internal suspended ceiling of the living room in accordance with the interior design images prepared by EKKY.

All other internal areas shall have standard light fittings.

EXTERNAL

Railings

Aluminium custom-made design balustrade will be placed in all common and private areas as shown on the architectural plans (balconies, staircases, roof) of 1.10m height for safety.

Shading

External brick and breeze block shading system on the building façade.

Parking

One allocated covered parking space for each Apartment.

Electric Car Charging

Provisions for electric car charging at parking spaces.

Storeroom

One allocated storeroom in the basement of the building for each Apartment.

Swimming Pool

Concrete swimming pool, sealed with high quality ceramic tiles as per the architectural plans.

Access controlled swimming pool area

Landscaping

Landscaping according to Architectural designs and specifications and professionally installed.

IMPORTANT: A presentation of some of the materials which may be used in accordance with this list of construction specifications is attached hereto. The images and product codes shown on the presentation may not be an exact representation of the actual products and materials. The Seller reserves the right to substitute any of the products mentioned in the presentation with other suitable materials of similar quality and value.

Summary of prices of materials:

1	Apartment floors & bathroom walls	Ceramic tiles at a total value of €30 per square meter.
2	Veranda Floors (apartments)	Ceramic tiles at a total value of €30 per square meter.
3	Ceilings of verandas & external communal areas	High quality wood with a total value of €160 per running meter.
4	Aluminium windows & patio doors	High quality aluminium with a total value of €400 per meter.
5	Kitchen Cabinets	Kitchens with total value of €275 per running meter.
6	Bedroom wardrobes	MDF with a semi-matt finish with a melamine skeleton. Total value of €260 per running meter
7	Kitchen Worktops & Splash backs	Granite or marble kitchen worktops with total value of €220 per square meter. Kitchen splash backs of imported ceramic tiles at a total value of €30 per square meter
8	Kitchen sinks	Kitchen sink and accessories with total value of €500. Kitchen taps (mixer) and accessories with total value of €300.
9	Showers	Walk-in shower or shower tray and accessories with total value of €500.
10	WC and cisterns	WC with concealed cistern with total value of €350 each.
11	Bathroom Accessories	Towel hooks, paper roll holder and heated rail with a total value of €400.
12	Washbasins	Washbasins total value of €300 each including the taps (mixers)