



PROPERTY BOX
CONSTRUCTION & DEVELOPERS

**APARTMENT BUILDING
TECHNICAL TERMS &
APARTMENT PROVISIONS
1 & 2 BEDROOM APARTMENTS**



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GENERAL CONSTRUCTION SPECIFICATIONS

1. General excavations of the building

General excavation in depth depending on whether the building is with or without a basement and until stable ground is found. Smoothing of the excavation surface with cleaning concrete for better installation and non-oxidation of the steel reinforcement of the foundation. Mold and foundation construction of reinforced concrete of excellent quality as provided by the static study for Formwork - Concreting, ensuring the excellent behavior of concrete. The whole construction is based on the anti-seismic regulations.

2. Pillars, beams, slabs, stairwells

All the above are form worked and after the iron reinforcement is installed based on a static study it is covered with insulating material where required for excellent thermal insulation of the building.

3. External and internal masonry - Plastering

All walls will be built with bricks of the highest quality perforated. The outer walls will be 30cm thick, the inner walls will be 10 cm thick. At the base of all masonry, an insulating sheet of DPC type of paper is placed according to the BS5977 type.

Internal walls are plastered as seen from the faces with three hands: splash for better adhesion of the material to the surface, the second hand which is the thick hand and the final hand which is the fine plaster where the surface becomes smoother. On the outer walls based on the energy study (class A) we place polystyrene - glue - net - third hand (ultramix).

4. Paints

All internal surfaces will be painted three hands of emulsion of external origin, except the fair-face surfaces where they exist. Right of choice of customer up to 2 colors internally. Any additional colors will be charged accordingly.

Both internally and externally, a ready 3^{hand} will be placed that contains fibers and is waterproof and will be painted with 3 hands of exterior paint. All ceilings and fair-face pillars will become a spatula. On all concrete joints with brick a special mesh will be placed. In all the inner corners of the masonry will be placed recessed protective metal corners.



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5. Flat ceilings

Where there are flat roofs outside of reinforced concrete, the surface is cleaned, spread with bituminous liquid, placed on 4 mm piece of asphalt membrane with raisins.

6. Floors

All floors will be installed with an glue, on a substrate of skrit, which will have the appropriate height for the complete coverage of the pipes. On internal and external floors, verandas and stairs ceramics will be installed.

- 1) Living room & Kitchen: Ceramic tiles with a purchase value of €25per sq.m.
- 2) Sanitary Facilities: Ceramic tiles with a purchase value of €25/sq.m. up to 220cm height
- 3) Bedrooms: Ceramic tiles worth €25/ sq.m.
- 4) Verandas: Ceramic tiles with a purchase value of €25 per sq.m.
- 5) Kitchen: Ceramic tiles between the benches and cabinets purchase value €25 sq.m.

7. Staircase of the building

It will be constructed from concrete, lined with ceramic tiles and protective railings.

8. Rails for the verandas of the apartments

Made of glass or metal rails or a fence wall 120 cm high.

9. CARPENTRY - provisions

1-bedroom apartment - Provision amount for €5.500

2-bedroom apartment - Provision amount for €8.500



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Carpentry includes:

A. Kitchen

The kitchen is of Italian design from a supplier of the company.

- 1 The bench top will be laminate/postforming with a hard surface.
- 2 Indoor locks on the doors together with the hand worth 12€ each and front door together with the hand purchase value 45€.
- 3 The kitchen island if indicated on the drawings is considered as extra.

B. Room wardrobes

The wardrobes are of Italian design from a supplier of the company.
The cupboards in the toilets and other areas if indicated on the plans are considered as extra.

C. Apartment doors

The quantity is as they appear on the drawings.

10. Sanitary items, Kitchen sink & mixers

1-bedroom apartment - Provision amount €2.000

2-bedroom apartment - Provision amount €3.000

11. Aluminium doors and windows

The sliding aluminum doors/windows will be graphite color, with series code MU3000 Thermal and for the opening MU2075 Thermal.

12. Apartment entrance door

The door of the apartment will be fireproof.





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13. Electrical installation

It will be done according to the plans of electrical installation, the terms and regulations of the E.A.C. Telephone and TELEVISION points in the living room, in the bedrooms and in the kitchen. The electrical connection is made through an EAC power meter outside the house to the general panel (fuse box), inside the house with wiring on the walls, controlled with branching boxes in all areas, in various places that start from the fuse box and end at the various lighting points, switches, sockets, etc. Each space includes a complete installation with lighting points, sockets, switches, TV and telephone points. The general panel is equipped with anti-electrocution and fuses independent for pressing, kitchen, etc. The purchase of the luminaires and their installation is the responsibility of the customer.

The provisions for the electrical installations do not include towel rails in the bathrooms, waterproof sockets on the verandas, TV & Internet sockets on the verandas, rolling shutter provisions and additional ale retour light applications.

14. Plumbing installation

Complete plumbing installation based on the architectural drawings, with PIPE IN PIPE system. Provision made for easy access to the central intubations and for servicing after the completion of the project.

Water taps on the verandas are not included in the price.

15. Air conditioning

Provision for air conditioning for the entire apartment in all bedrooms, kitchen/living room.

16. Electric Heating

There will be provision switches for electric heating wall elements. (www.altech.com.cy)

17. Solar panels

An independent solar water heater with a capacity of 150ltrs for a 1-bedroom apartment and 200ltrs for 2-bedroom will be installed.



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18. Ground floor area

In the ground floor yard of the apartment building, soil will be placed for green deco excuding the parking areas and driveways.

Notes

1. All the above prices do not include V.A.T
2. Where provision prices are listed, they represent showcase prices from the company's suppliers
3. Supplies of floors, sanitary ware, carpentry, plumbing, electrical, doorknobs and aluminum will be made by suppliers of the manufacturer's choice. Otherwise, a 30% cut-off from the provision will be made.
4. The above prices do not include VAT. If the customer is approved by the VAT Department with 5% VAT the company will charge 5% Vat. If the customer is not approved with 5% then 19% VAT will apply.
5. In the rooms colors are provided up to two colors per room. In addition to the two colors there will be an extra charge.
6. The sunshades that may be presented in the 3D of the apartment building are not included in the cost of the apartments and are considered as extra work.
7. Apartment with roof garden will include only the installation of ceramics. The rest that may appear in the architectural drawings are not included in the selling price and are to be considered as extra work.
8. Any additional work desired by the buyer will be paid upon completion of the works.
9. The purchase price of the property can be differentiated in the case of a significant increase in the price index of materials in the construction industry. It is understood that any increase that will be invoiced will be agreed in advance with the buyer.