



## **TECHNICAL DETAILS FOR THREE APARTMENT BUILDINGS IN ZAKAKI, LIMASSOL**

(Registration Number 6/77, Sheet/Plan: 58/160304, Part: 6, Plot:124)

### **LOCATION:**

- The under-construction project is located in a prime location in Limassol, at a distance of 500m from Casino City Of Dreams, in Zakaki area.
- Easy access to the centre of Limassol.

### **PROJECT:**

- Each of the three apartment buildings consists of six (6) apartments of two (2) bedrooms and six (6) apartments of one bedroom.
- Each floor has four (4) apartments.
- On the ground floor of the apartment buildings there is a functional parking space and storage room for each apartment.
- The seismic study and the static construction have been made based on legislation and regulations.

### **ENERGY EFFICIENCY:**

- Installation of thermal façade around the entire external surface of the apartment building with Atonement polystyrene 8cm thick.
- Similarly, an extruded polystyrene 8cm thick will be placed on the roof.
- In all interior spaces of the apartments Light Concrete will be placed for better thermal insulation.

#### **1. Skeleton - Foundations:**

- Foundations of general paving and reinforced concrete frame according to the plans, the structural design and the Antiseismic Regulation and based on the new Eurocodes.

#### **2. Masonry**

- The exterior masonry will be made of perforated bricks 25cm thick (250X200X300).



- The internal masonry will be 10cm thick from first quality bricks (300X200X100mm).
- The entire apartment building will be lined with atonement polystyrene 8cm thick.

### 3. Floors:

- In the apartments: a ceramic granite will be placed in the following areas: Living room, dining room, kitchen, along with the chest of art with a purchase value of 25,00€/m2.

**Bedrooms:** Parquet laminate AC3 CLASS 31 with axe company's choice

(value for purchase and installation of 25,00€/m2).

- **Bathrooms – WC:** Ceramic walls with a purchase value of 25,00€/m2.
- **Verandas:** Ceramic with axe worth 25,00€/m2 ( the choice of ceramic will be made by the company for the uniformity of the building).

### 4. Coatings:

- Two hands of souva and 3rd hand FINISH.
- The ceilings will become fair face and spatula three hands.
- The lighting fixtures are borne by the Buyer.

### 5. Investments:

- The walls of the sanitary areas up to the height of the doors and the kitchen between the countertops and the cabinets will be lined with ceramic with a purchase value of 25,00€/m2.

### 6. Sanitary ware:

- Sanitary ware, mixers, with a purchase value of €1.500,00 will be placed in the one-bedroom apartments.
- Sanitary ware, mixers, with a purchase value of €2.500,00 will be placed in the two-bedroom apartments (the price includes the Roof Gardens through and mixer).
- The price includes the kitchen trough.

### 7. Paints:

- The inner paint will be made of three hands "Emalsion" paint.

### 8. Provision for air conditioning devices:

- Electrical and mechanical intubations will be carried out in order the buyers to place air conditioning devices in the living room, kitchen and bedrooms.





**9. Terrace parapets:**

- Made of Double Glass fitted with a special Aluminum Guide.

**10. Common Areas:**

- Main Entrance – There will be an access control system.

**11. Plumbing and Sewerage:**

- Full separate plumbing will be done with all components.
- The pipes will be pipe in pipe for hot and cold water of excellent quality.
- On the verandas there will be a water tap for easy cleaning of the verandas.
- Outdoor outlet point.
- PRESSURE SYSTEM: Hot and cold-water pump supply.

**12. Thermal insulation:**

- **Outdoor apartment verandas:**
  - Microcement insulation.
  - Installation of ceramics.
- **Roof:**
  - On the roof of the building extruded polystyrene 8cm thick will be placed.
  - Above the polystyrene will be a concrete coating 10cm thick.
  - Above the concrete integrated insulation system Hyperdesmo will be placed.

**13. Roof Garden ( concerns the apartments B301, B304, C301 & C304 )**

- There will be a concrete bench 4m long, lined with ceramic with purchase value of 25,00€/m<sup>2</sup>. Its position is specified in architectural plans.
- There will be a trough and mixer at the concrete bench.
- There will be a metal structure for shading, in which the owner will be able to place waterproof fabric. The location of the metal structure is defined in the architectural plans.
- There will be lighting and sockets as the architectural plans.
- On the floor will be placed a ceramic with a purchase value of 25,00€/m<sup>2</sup>.

**14. Storage:**

- On the ground floor each apartment has a storage.

**15. Parking:**

- On the ground floor each apartment has a covered parking space.



**16. Elevator:**

- State-of-the-art elevator, quiet and luxury stainless steel cabin, by KONE.

**17. Building Security:**

- Installation of a parking entrance bar.

**18. Solar water heater:**

- In the apartments a Solar Water Heater 150lt will be installed with two sun collectors on the roof separately for each apartment.
- The whole system will operate with a pressure system and a hot water return pump.

**19. Frames:**

- For the frames, grey or black (the colour will be company's choice for the uniformity of the building) aluminum of the series MU3000 THERMAL (for the sliding) and MU2075 THERMAL (for the opening ones) is used. All exterior doors to the balconies and windows will be double-glazed for excellent thermal and sound insulation. Entrance made of aluminum.
- A frame will be installed as a provision for electric shutters.

**20. Carpentry:**

- The entrance doors of the apartments will be fire safety and security approved by the Fire Department.
- The interior doors will be 'Laminate' in the colour of the customer's choice.
- The skeleton of the kitchen countertops (drawing base) is made of melamine white and its doors 'Laminate' of external customers choice colour origin.
- On the kitchen counter a granite (colour of the Buyer's choice) 2cm will be placed with a purchase and placement value of 150,00€ current meter. Ceramic with a purchase value of 25,00€/m<sup>2</sup> will be placed on the kitchen wall.
- Washbasin cabinets in which a 2cm techno-granite will be placed, with a purchase and installation value of €130 per piece (up to 1m length).
- Cabinets: The frame will be made of melamine white, and their doors will be made of new type "Laminate" colour of the buyer's choice. Each cabinet will have three (3) drawers and a lift mechanism. The doors will be whole and will cover the entire height of the cabinets. Handles will be installed in the cabinets.

**21. Electrical Installations:**

- All luminaires will be purchased by the buyer.
- In each apartment there will be provision (pipe and box only) for an alarm system.





- In each apartment there will be a colour video door entry.
- The telephone lines will be wired with category 6 structured cabling.

**THE ENTIRE INSTALLATION WILL BE BASED ON THE NEW REGULATIONS OF THE ELECTROMECHANICAL SERVICE AND AUTHORITY OF ELECTRICITY OF CYPRUS AND THE APPROVED PLANS OF THE BUILDING PERMIT.**

**22. Notes:**

- VAT is not included in the above prices.
- In case the buyer wants to make modifications of materials they must be agreed in writing in advance. The same applies to any demolitions of work that has been carried out.
- Buyers do not have the right to change the external appearance of the apartment building and are not entitled to any addition, which will create problems in the coverage in square meters contrary to the current urban planning provisions.
- In article 3&6, PRICES represent showcase prices of our suppliers.
- In case the buyer wants to choose a supplier of his own choice, an amount of 40% will be deducted from the above prices.
- All materials will be supplied by our company's partners.

