

TECHNICAL SPECIFICATIONS FOR HOUSES WITH ENERGY PERFORMANCE CLASSIFICATION A'

STRUCTURE	Reinforced concrete structure according to the Eurocodes based design and structural calculations which give the building full anti-seismic capacity.
WALL SYSTEM	External walls: Double wall with 15cm clay brick interior, intermediate heat insulation of 5cm extruded polystyrene and 10cm clay brick exterior. The internal walls are made of 10 cm clay bricks. A 5cm extruded polystyrene (XPS) layer gets installed on the exterior side of beams and columns, while an 8cm extruded polystyrene (XPS) is installed on the roof slab. All types of thermal insulation are designed and built according to the Energy Performance Certificate of Class A.
INSULATION	4mm bituminous membrane is mounted on the roof on properly formed on a sloped surface. On balconies, a cement insulation is used as waterproofing means. On the ground floor, a waterproofing layer is installed underneath the built-up walls. In the foundations, two layers of asphaltic layering gets installed.
PLASTER	
Internal Coatings	Two coats of cement plaster and either a third coat of cement plaster or a coat of Peletico plaster atop. The walls will be painted with three coats of Sherwin-William Emulsion or equivalent (the walls behind woodwork are excluded as they only get two coats of cement plaster). The interior and exterior colors will be the Purchaser's choice.
Exterior coatings	According to the architectural drawings and Purchaser's choice. Ceilings: one skim coating and three layers of Sherwin-William Emulsion paint or equivalent are applied.
FRAMES	Exterior door and window frames will be by anodized aluminium and double-glazed with low e-value membrane for appropriate insulation and reflection of solar rays. All window and door openings systems will comply with the latest energy efficiency requirements MU or EL6700 or equivalent for sliding and MU2075 or EL4600 or equivalent for opening. All windowsills will be marble. There will be provisions for electric shutters in all windows and exterior doors. The Purchaser will bear the cost for the electric shutters installation, anti-mosquito layer, security locks and system.
FLOORS	- Bathrooms will be of ceramic tiles at a retail price of €25/m² - Bedrooms will be of laminate parquet or ceramic tiles at a retail price of €25/m² - Living, Dining and Kitchen area will be of parquet or ceramic tiles or marble at a retail price of €42/m² - Parking floor will be cast with monolithic finish and balconies and terraces will be of ceramic tiles at a retail price of €20/m²
WALL CLADDING	
Exterior	The exterior walls will be constructed in accordance with the architectural plans and elevations. In case the buyer wishes to add an additional cladding (such as stone, marble, ceramics, or any other material), the retail price shall not exceed €30/m²

If the Purchaser's choice requires a specialized installation system, the additional cost will be borne by the Purchaser.

Interior	- Bathroom walls will be cladded with ceramic tiles up to the ceiling height with a retail price of €25/m² - In the kitchen, the countertops, and the portion of the wall between the countertop and the cabinets are cladded with techno granite at a retail price of €145/m²
CARPENTRY	- The main entrance door will have a secure lock at a width as shown on the architectural plans at a retail price of €800/sheet - The internal doors will be made of MDF lacquered with a uniform frame of the same material. The door handles will have a total retail price of €400 - All kitchen carpentry works, such as cabinet structure and frame will be made of melamine wood and doors and drawers will be made of lacquered MDF with soft closing mechanisms of high strength stainless steel. Upper kitchen doors will be at a maximum height of 2.40m. - In the bedrooms, the closets interior will be of melamine wood and doors will be made of lacquered MDF. The checkerboard under the wooden closets will be made of 10cm-high aluminium strip. Bathroom furniture will be made of lacquered MDF and a 60cmX100cm mirror atop plywood will be installed over the sink.
SANITARYWARE	- All sanitaryware and accessories will be luxury type and at the Purchaser's color choice. - The room will include either a bathroom or a shower, with a retail purchase price ranging from. €1,000 - €1,500 - The guest toilet's sanitaryware will be at a retail price of €750 - The kitchen sink installed will be at a retail price of €350 - The laundry room (if available) at a retail price of €150
Reflected ceilings	In all bathrooms at a height of approximately 2.40m from the floor.
MECHANICAL	
Air Conditioning	Provision (full piping installation) for split-type air conditioning units will be installed in each room/area. The Purchaser will bear the cost for the purchase and installation of the air-conditioning units' equipment.
Solar Water Heater	A solar water heater will be installed on the roof of the house with hot water cylinder and built-in electric element. Central water pressure system will be installed.
Heating	Heating system with underfloor hot water piping will be installed in each floor (except for the area under the kitchen woodwork and closets) based on a heating source that is achieved by air-to-water heat pumps. The underfloor heating manifold system will be installed at an exterior side wall. Underfloor heating pipes will be PEX-A or PEX-C. There is a central control system installed and the associated heat pump will be installed on the roof of the house. The thermal capacity is calculated based on the mechanical engineering analysis and design.

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| Water Supply System | <ul style="list-style-type: none">• A water tank of 2000 liters and water pressure system will be installed on the roof. The storage for the hot water, of capacity of 200 liters, is by means of a triple energy solar boiler in combination with solar panels. The water supply system manifold will be installed at an exterior side wall in an aluminium cabinet. All the pipes will be PEX-A or PEX-C. The feeding pipes from the manifold to the demand points will be PEX pipe-in-pipe. All the pipe diameters are based on the European standards. The hot water is heated in the following series: a) solar energy, b) heat pump, c) electric element. |
| Drainage | <ul style="list-style-type: none">• Installation of sewage and drainage networks in accordance with the requirements of the Local Authority. Drainage and sewage system will connect to the public sewer and drainage systems. |

ELECTRICAL

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| Electrical Installation | <ul style="list-style-type: none">• The electrical installation of the building will be in accordance with the 17th edition of the IET Regulations, and the Cyprus Electricity Authority. The telephone facilities will be in accordance with the regulations of JERIET. |
| Lighting | <ul style="list-style-type: none">• The installation of lighting fixtures will be according to the interior layout of the house. Provisions for lamps will be installed on the peripheral walls. In all bathrooms, where a reflected ceiling gets installed, there will be three recessed lights fixtures also with 'LED' lamps. In all other indoor areas, simple lampholders will be installed for inspection purposes of the EAC. The control of the light fixtures will be installed with conventional type switches with white plastic coating of indicative type 'LEGEND BELANKO'. The operation of the luminaires at the entrance of the house as well as the garage will operate with a presence sensor. All provisions for potentially connecting a simple automation and control system of lighting (COCKPIT-SMART AUTOMATION SYSTEM) will be installed. The automation system is the responsibility of the Purchaser. |
| Power and Power-Supply sockets | <ul style="list-style-type: none">• The number and location of the outlet points are in accordance with the design and interior layout of the house. All provisions and the required facilities are installed for future connection of air conditioning units and electric shutters in the bedrooms. All electrical components (sockets, local switches, etc.) will be white with plastic coating, indicative of LEGRAND BELANKO. |
| Installation of a Photovoltaic power generation system | <ul style="list-style-type: none">• A power generation system with photovoltaics (net metering) will be installed of a minimum size to satisfy the conditions of energy efficiency A'. |
| Telephone Lines and Networking Systems | <ul style="list-style-type: none">• Full provisions for connection to any provider of telecommunications services (Cyta, Cablenet, Epic, Primetel etc.) using high speed fiber optic cables. In each House there is an internal network of structured cabling system (CAT 6) to serve the connection of telephony, Internet and TV services. For the network connection of a structured cabling system, points are placed in all indoor spaces as shown in the drawings. |
| Alarm System | <ul style="list-style-type: none">• In all interior space, electrical provisions such as conduits and boxes will be installed for motion sensors and outdoor space monitoring. At the entrance of the house there will be a provision point installed for a future alarm siren system installation. |

- Entrance and Exit
- The metal gate will be painted at the Purchaser's choice at a retail price of **€155/m²** with a provision for automatic mechanism. The automation system will be at Purchaser's expense.

GARDEN

- Clean soil will be added in the garden area.

**ADDITIONAL COST
OPTIONS TO
PURCHASER**

1. Supply and installation of alarm system.
2. Automation, surveillance and control systems of the electrical and mechanical installations and connection with the security and monitoring systems of the house (smart home system).
3. CCTV system.
4. Controlled access system with card receiver and means of application on the mobile phone for the main entrance and/or at the second entrance door to the house.
5. IP camera type system with connection to the home automation system and the mobile phone.
6. Automatic irrigation system with a timer and humidity sensors.
7. Swimming pool: if shown in the drawings, is not included in the sale price. the design and placement on the plans are only shown for the purposes permitting. If the Purchaser chooses the construction of a swimming pool, the Company will provide an offer depending on the type and size of swimming pool.