

**TECHNICAL SPECIFICATIONS FOR APARTMENTS WITH ENERGY EFFICIENCY CLASS A'
CH142 KING'S GARDENS**

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 cement-block interior, intermediate insulation with 5cm extruded polystyrene and 10cm clay brick exterior. The internal walls are made of 15 cm cement-blocks or clay bricks. A 5cm extruded polystyrene layer is installed on the exterior side of beams and columns, while an 8cm extruded polystyrene is installed on the roof slab.
INSULATION	4mm bituminous membrane is installed on the roof on properly formed on sloped substrates. cement insulation is used as waterproofing on balconies.
PLASTER	
Internal Coatings	Two coats of cement plaster and 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 colors will be the Purchaser's choice.
Exterior Coatings	According to the architectural drawings and specifications. Ceilings: one spatula and three layers of Sherwin-William Emulsion paint or equivalent are applied.
FRAMES	Exterior doors and windows frames will be by anodized aluminium and double-glazed with low e-value membrane for appropriate insulation and reflection of solar rays. The aluminium frames that comply with the latest energy efficiency requirements MU3000 or EL6700 or equivalent for sliding and MU2075 or EL4600 or equivalent for opening are installed. 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.
FLOORS	
Exterior	Communal corridors and stairs will be clad with marble. Parking floor will be cast with monolithic finish and vehicle transit areas will be finished according to the Architect's choice.
Interior	- Terraces will be of ceramic tile at a retail price up to €25/m² - Bathrooms will be of ceramic tiles at a retail price up to €25/m² - Bedrooms will be of laminate parquet or ceramic tiles at a retail price up to €30/m² - Living, Dining and Kitchen area will be of parquet or ceramic tiles at a retail price up to €35/m²
WALL CLADDING	
Exterior	The walls of the building entrance and part of the exterior walls will be in accordance with the architectural drawings.
Interior	Bathroom walls will be clad with ceramic tiles with a retail price up to €25/m²

	• In the kitchen, the countertops, and the portion of the wall between the countertop and the cabinets are clad with techno granite at a retail price up to €145/m²
CARPENTRY	• The main entrance door will have a secure lock, and its material will be the architect's choice. The internal doors will be made of melamine wood. The door handles will have a total retail price up to €200 • In the kitchen woodwork, the frame and doors will be made of melamine in a color of the buyer's choice, with a maximum height of 2.40m. All kitchen mechanisms will be soft-closing, high-strength stainless steel. • In the bedrooms, the frame and doors of the wardrobes will be made of melamine. The doors will be in a color of the buyer's choice. The handles will be made of aluminum profiles in white or natural color. The base molding beneath the woodwork will be made of aluminum, with a height of 10 cm.
SANITARYWARE	
Bathroom/ Kitchen	• All sanitaryware and accessories will be the Purchaser's choice. - The bathroom sanitaryware installed will be of a maximum retail price up to €1,350 - The shower room sanitaryware installed will be of a maximum retail price up to €1,350 - The kitchen sink and mixer installed will be of a maximum retail price up to €250
ELEVATORS	• Elevators will be manufactured with the latest technology in accordance with the regulations of the Cyprus Fire Service. There will be marble flooring in the elevator car. In case of emergency, the elevator can operate independently, and it can open on the immediate floor below.
MECHANICAL	
Air Conditioning	• Air conditioning units will be installed in all areas of the apartment, operating via a heat pump.
Solar Water Heater	• Provision is made on the ground floor or basement for the installation of a 2000-liter water tank with a water lifting system. A central water tank with a capacity of 750 liters per apartment is installed on the roof, along with a central pressure system. The hot water storage tank has a capacity of 150 liters for 2-bedroom apartments and 200 liters for 3-bedroom apartments. Additionally, the hot water storage tank is triple action. • All domestic water pipes are PEX-A or PEX-C. In outdoor areas (balconies), the water distribution manifold is placed inside a metal box. From the manifold to the supply points, PEX (pipe-in-pipe) tubing is used. The determination of the pipe diameters is made based on calculations in accordance with existing regulations. The heating of domestic hot water is carried out using the following methods: a) solar collectors, b) heat pump, c) electric element.

Drainage

- 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

Electrical Installation

- The electrical installation of the building will be carried out in accordance with the 17th edition of the IET Regulations and the Cyprus Electricity Authority's regulations. The telephone installations will be done according to the GERIEE regulations.

Electrical installation in the common areas includes

- Lighting is installed in all common areas with 'LED' type light fixtures. The lighting control is managed through presence sensors and a programmable timer for some of the lighting on the ground floor.
- Emergency exit signs with batteries for backup operation for up to three hours will be installed in all areas.
- The main entrance of the building will be controlled using a card access system, and a color video intercom system will be installed for communication with an internal unit in each apartment. An electric gate or vehicle entry/exit barrier will be installed, according to the designer's choice.

ELECTRICAL INSTALLATION IN APARTMENTS

Lighting and Power Circuits

- The number and placement of lighting points and power outlets will be determined according to the decorative layout of the spaces, as shown in the floor plan of the sales document.
- The control of the lighting points will be done with conventional switches.
- Provisions for future installation of a simple automation and lighting control system (COCKPIT-SMART AUTOMATION SYSTEM) have been made, including all necessary conduits and boxes for each apartment.
- The required provisions are installed for future connection of air conditioning units and electric shutters in the bedrooms.
- All electrical accessories (sockets, local switches, etc.) will be white in color with a plastic finish.
- On the balconies, light fixtures with LED bulbs of the same type for the entire building are installed. In the bathrooms where false ceilings are installed, three spotlights with LED bulbs are installed in each space. For all other spaces, simple lamp holders are installed for inspection purposes by the Electricity Authority of Cyprus (EAC). All light fixtures for these spaces will be supplied by the buyer.

Entrance and Exit

Telephone Lines and
Networking Systems

- Full provisions for connection to any provider of telecommunications services (Cyta, Cablenet, Epic, Primetel etc.) using high-speed Fiber Optic cables.
- The lines will comply with the latest data transmission technology, utilizing high-speed fiber optics.

COMMON AREAS

- Each apartment is equipped with an internal structured cabling network, connecting all socket points to the apartment's distribution panel. Through the distribution panel, telephone, internet, and television services are distributed to the various areas of the apartment.

GARDEN

- Landscaping will be provided in the common areas with plants, along with an irrigation system to ensure proper maintenance.

**ADDITIONAL COST
OPTIONS TO
PURCHASER**

1. Alarm system.
2. Automation, monitoring, and control systems for Electrical and Mechanical installations (smart home system).
3. Electric shutters.