

# **TECHNICAL SPECIFICATIONS – SAKYRCO ARIADNE**

## **1. FOUNDATIONS & STRUCTURE**

- Reinforced Concrete Frame with high yield strength steel reinforcement, comprising of footings, columns, roof flat slab and external walls in compliance with Anti-Seismic Eurocodes and according to civil engineering design by ASD Sotiriou advanced structural design office.

## **2. WALLS - PLASTERING**

- EXTERNAL WALLS - 20cm + 25cm clay bricks as shown in architectural plans produced according to European Standard CYS EN 771-1:2011 (Category II). The building envelope will be thermally insulated according to the Cyprus Energy Department. The external walls will be thermally insulated with 8cm polystyrene and according to the study of the Mechanical engineer of the project.
- INTERNAL WALLS - Internal partition walls (excluding the walls separating the apartments) will be constructed using a drywall system consisting of two layers of 15mm mounted on a galvanized steel framework. This system offers high impact resistance, enhanced acoustic insulation, excellent load-bearing capacity, and a fire resistance rating of 60 minutes. The surface will be finished with joint treatment, followed by two layers of spatula and three coats of high-quality emulsion paint, providing a smooth and durable finish suitable for residential environments.
- CEILING – fair-faced concrete treated with 3 layers of spatula & finished with high quality of emulsion paint (3 Coats) in all areas except corridors where there is a false ceiling with spot lights.
- EXTERNAL RETAINING / BOUNDARY WALLS - fair-faced concrete with high yield strength steel reinforcement.

## **3. INSULATION / WATERPROOFING**

- Foundations: 3 coats bitumen emulsion
- Bathrooms: 2 coats of polyurethane based membrane “PU coating”
- Balconies and Slabs: waterproofing membrane LOTUS 4/20 or equal, with “non-woven” polyester reinforcement of 200gr/m<sup>2</sup> weight and with sand silicate finish.

## **4. TILING, FLOORING & WORKTOPS**

- LIVING & DINING AREAS –high quality porcelain rectified tiles of size 60cm x 120 cm. Price €38.00/m<sup>2</sup>
  - KITCHEN AREAS –high quality porcelain rectified tiles of size 60cm x 120cm. Price €38.00/m<sup>2</sup>
  - BATHROOMS –high quality porcelain rectified tiles of size 60cm x 120cm. Price €38.00/m<sup>2</sup>
  - BEDROOMS – high quality laminate parquet flooring AC4 grade made for heavy commercial use. Selection from a preselected range of different colours. Price €25.00/m<sup>2</sup>
  - VERANDAS & ROOF GARDEN AREAS - quality heavy-duty none-slip external porcelain rectified tiles of Price €32.00/m<sup>2</sup>.
  - INTERNAL STAIRCASE – Marble or Granite tiles according to architect’s choice.
  - WORKTOPS – Granite material. Selection from a preselected range of different materials. €170.00/m
- (All floors will be finished with matching skirting)
  - All above prices are showroom prices from **suppliers of our choice**

## **5. WARDROBES AND KITCHEN CABINETS**

- High quality design Kitchens – *laminate finish*
- High quality design built-in wardrobes – *laminate finish*

## **6. DOORS AND WINDOWS (BY MUSKITA)**

- (1) External sliding doors and windows “MU 114” double glazing and exterior glass with low e coating.
- (2) Opening aluminium doors “MU 2075” with double glazing and exterior glass with low e coating.
- (3) Storage room doors in accordance to architect’s drawings
- (4) Marble window sill (plinth) – Type KAVALAS or similar

- INTERNAL DOORS - High quality Medium Density Fibreboard – laminate matte finish. Complete with metal door handle, lock, doorstop and hinges.
- EXTERNAL MAIN DOOR OF FLATS – High security armoured door with steel frame and according to the European standards of fire resistance regulations.

## **7. RAILINGS / BALUSTRADES**

- BALCONIES –Glass balustrades as per architect’s design with aluminium base.
- EXTERNAL – Colour coated metal railings as per architect’s design.
- STAIRCASE – Aluminium railings.

## **8. SANITARY WARE AND MIXER TAPS**

- Choice of High-quality Sanitary Fittings in white porcelain complete with chrome plated accessories, vanity unity, mirror, soap holders & towel ring.
- Grohe Chrome finish single lever taps.
- High-quality stainless-steel sink for kitchen.

## **9. PLUMPING & WATER SUPPLY**

- According to attached Mechanical and Electrical specifications document.

## **10. ELECTRICAL INSTALLATION**

- According to attached Mechanical and Electrical specifications document.

## **11. HEATING & COOLING**

- According to attached Mechanical and Electrical specifications document.

## **12. ELEVATOR**

- Elegant high speed KONE elevator according to Mechanical and Electrical specifications.
- Load bearing capacity: 8 persons Elevators are designed for use by disabled persons.
- Elevator Doors are certified for Fire protection for 120 mins.