

Technical Specifications

[Core]
PACKAGE

squareone

SUBJECT PAGE

01 Exterior

02 Specs

03 Upgrades



STRUCTURE

Concrete Frame



The building complies with the **Eurocode 8 (EN1998)** - European standard for earthquake resistant buildings design



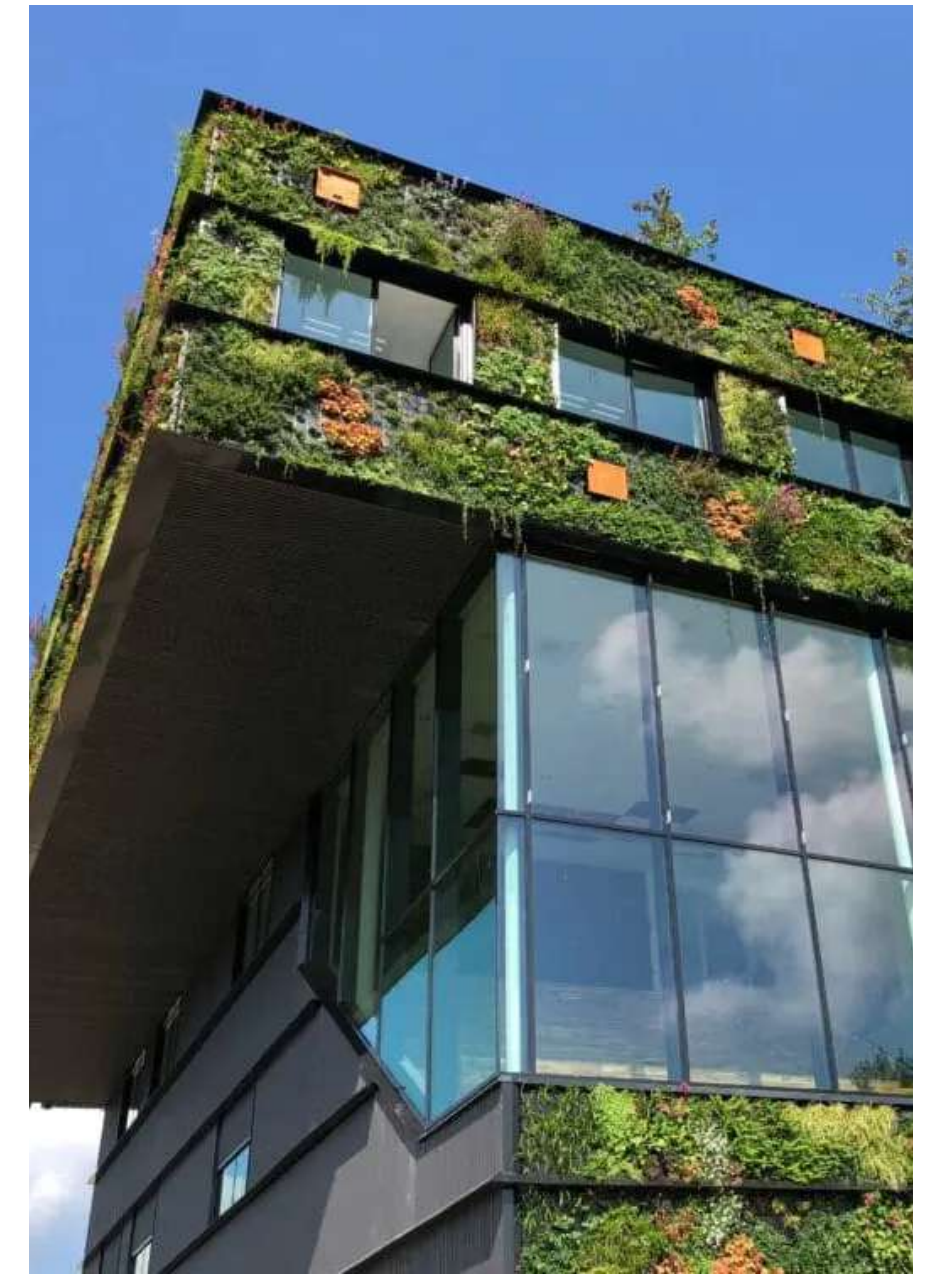
Reinforced concrete structure



Exterior walls are of 25cm thickness, composed by bricks



Internal Walls are of 10cm thickness composed by bricks

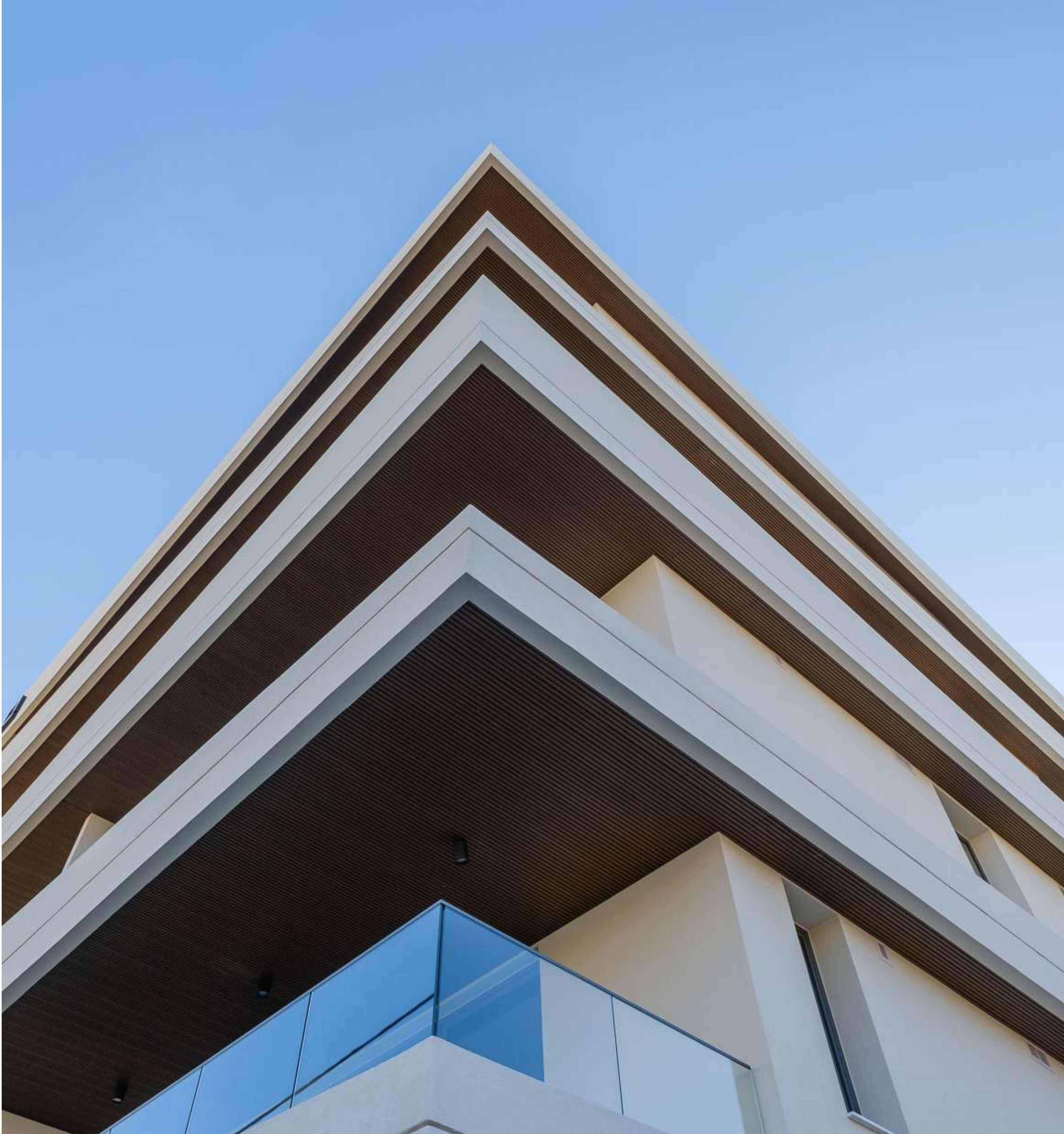
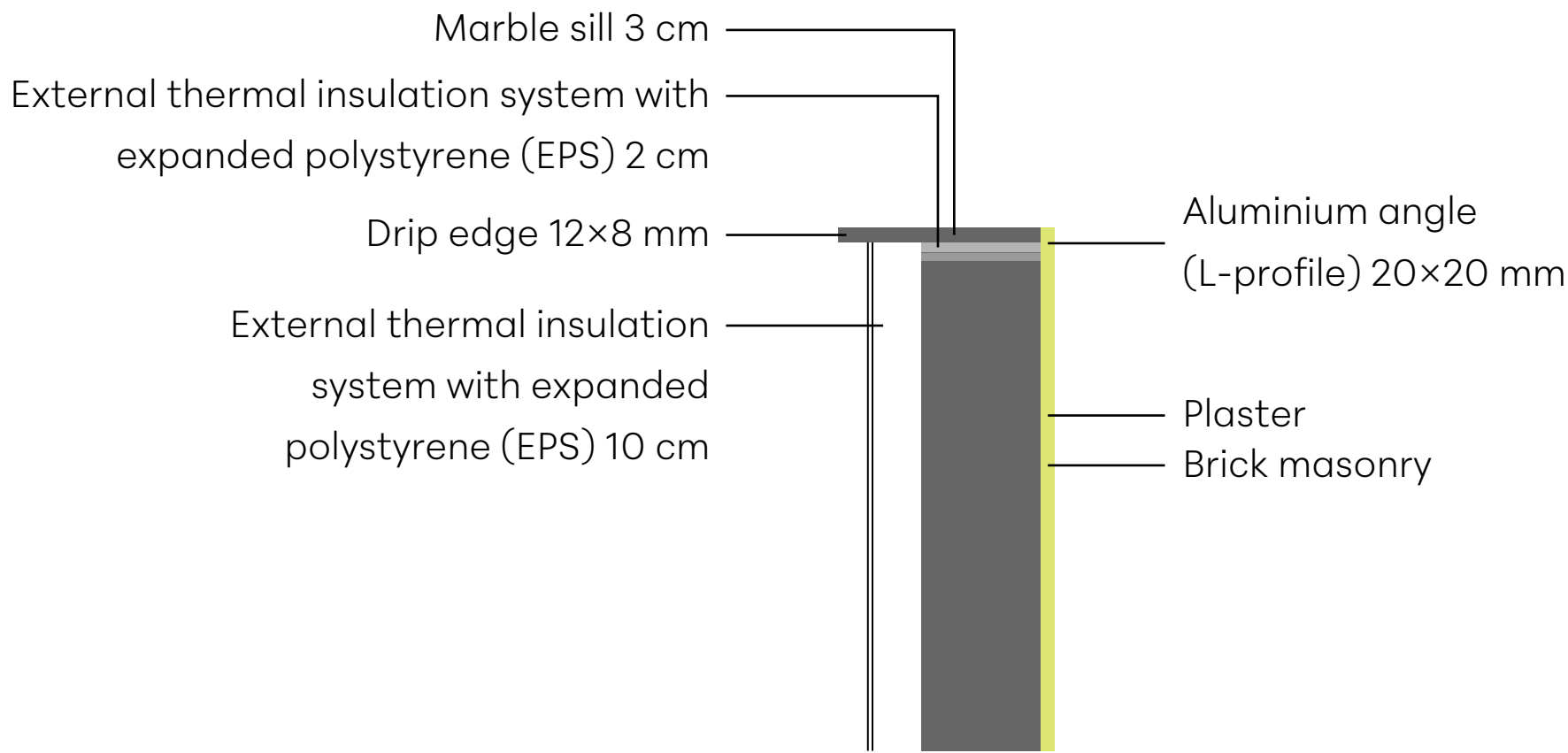


Energy Efficiency Rating: A

THERMAL, WATER & SOUND INSULATION

Our buildings are designed with advanced thermal, water, and sound insulation systems to ensure year-round comfort, durability, and privacy. High-performance thermal insulation enhances energy efficiency and maintains stable indoor temperatures, while robust waterproofing solutions protect the structure from moisture and long-term wear. At the same time, carefully engineered sound insulation minimizes noise transfer, creating calm and comfortable living environments. Together, these systems contribute to healthier, more efficient, and higher-quality homes.

Thermal U-value 0.30–0.35 W/m²·K
Sound insulation 45dB



ALUMINIUM

Subheading



GLASS BALUSTRADES MU585
(or equivalent)
(RAL7021 or equivalent)
Height : 1.1m



BALCONY DOORS MU114
Thermal Insulation : ≥ 1.0
Sound Insulation : 46 dB
Height : 2.65



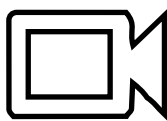
BEDROOMS Double glazing
MU114 (if sliding window)



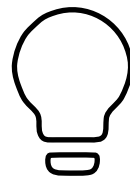
BEDROOMS MU2075
(If vertical) Tilt & Turn
Thermal Insulation : ≥ 1.2
Sound Insulation : 50 dB

PLUMBING & ELECTRICAL

ELECTRICAL INSTALLATIONS



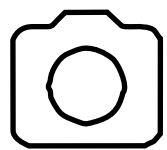
Video Intercom system at the main entrance of the building.



Automatic lights in the entrance lobby of the building.



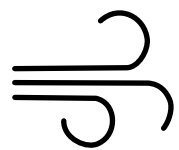
Provision for concealed air-conditioning units in living room/kitchen area



CCTV Provision in common areas



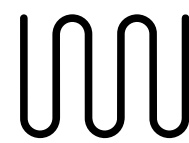
Provision for washing machine and fridge in each apartment



Provision for air-conditioning units (split unit system) in all bedrooms



Provision for telephone line, internet and TV



Provision for underfloor heating (upon request)

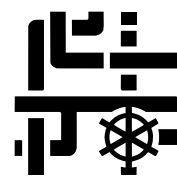


Provision for electrical wall mounted heating units

PLUMBING INSTALLATIONS



Installation of pressure pump system



Pipe in pipe system used in plumbing installation

Electrical installation is based on the regulation of the electricity authority of Cyprus and the Electrical Study Issued by the Consultant of the Project.





KITCHEN SINK
MATERIAL



CARPENTRY
Melamine: Off White Matt
Surface: Silk – Smooth



FIXTURES MATERIAL
CHROME



LAMINATE FLOOR
Colour: Oak Opera House
Surface: Linear brushed
Dimensions: 1288 x 195 x 8mm



CERAMIC TILE 1
Collection: Overland
Colour: Pearl



CERAMIC TILE 2
Collection: Overland
Colour: Sand



CERAMIC TILE 3
Collection: Alpen Slate
Colour: Bone



CERAMIC TILE 4
Collection: Munich
Colour: White

FLOORING



FLOORING

Veranda

- The standard ceramic tile size across all projects shall be 60 x 60cm.
- To ensure visual consistency, all balconies will be finished with the same tile throughout all apartment units. The selected finish for balcony areas is Overland Sand.



NOTE: Selections are subject to available supply and may change.



FLOORING

Living Room & Bedrooms

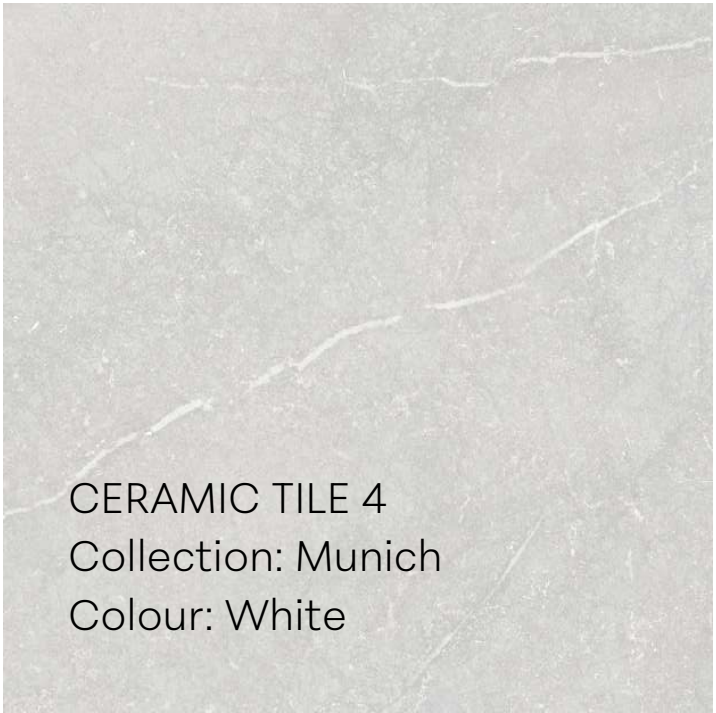


LAMINATE FLOOR
Colour: Oak Opera House
Surface: Linear brushed
Dimensions: 1288 x 195 x 8mm



FLOORING

Bathroom



KITCHEN



KITCHEN

Design & Finishes



CARPENTRY

White Painted MDF Lacquered
Surface: Silk – Smooth

COUNTERTOP

Technogranite: White Zenith
Surface: Polished

SPLASHBACK

Marble: Volakas Kasta
Surface: Brushed

HANDLES

Gola in Brushed Chrome

SKIRTING

Material: PVC
Finish: Brushed Chrome

KITCHEN

Tap & Sink

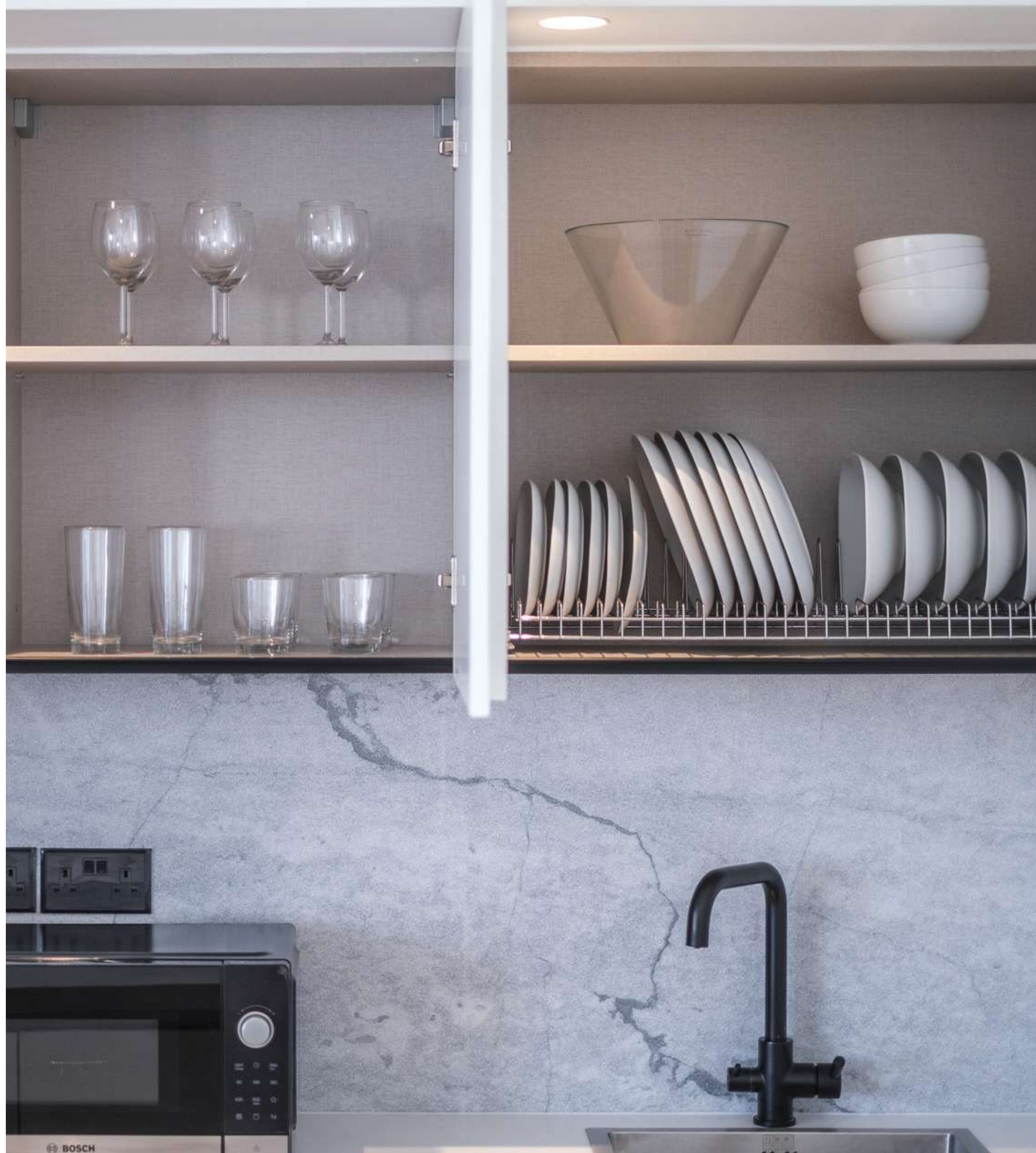


MODI SINK MIXER
Modena
Code: 10886-652A
Finish: Chrome
Details: 3 Way



MODI SINK QUADRA 1B S/S
Finish: Stainless Steel
Details: Undercounter
Dimensions: 49x44cm

All kitchen sinks shall be installed as undermounted,
fixed beneath the countertop for a seamless finish.



WARDROBES



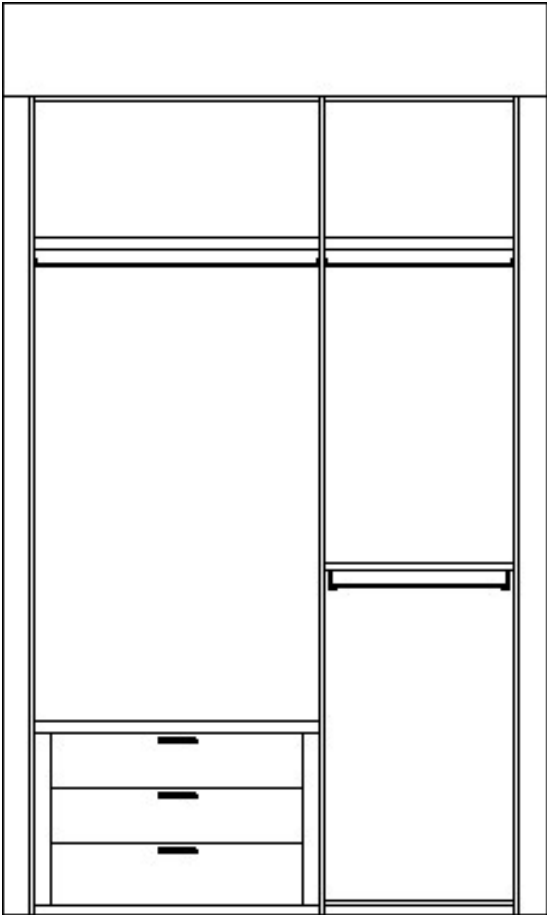
WARDROBES

& Laundry Cabinets

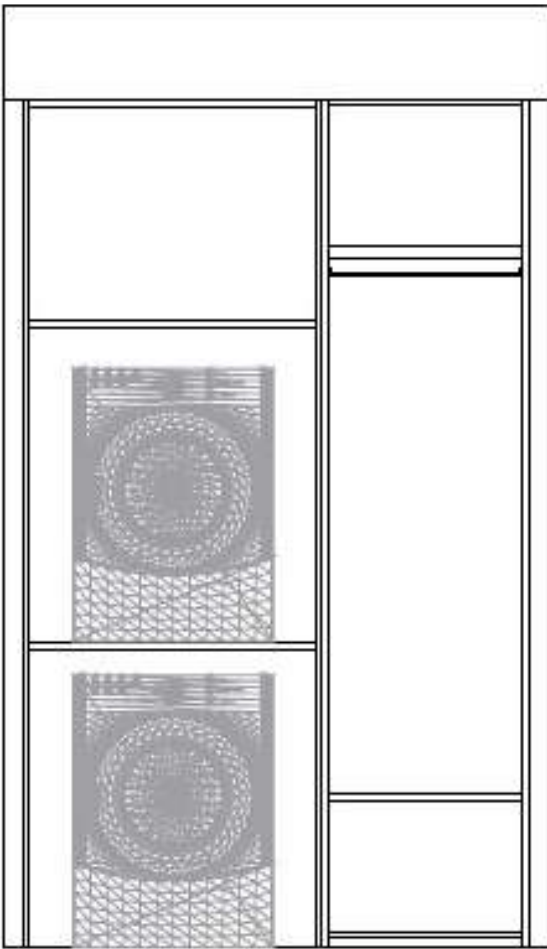
CARPENTRY
Melamine: Off White Matt
Surface: Silk – Smooth

WARDROBE
The wardrobe shall include a combination of hanging space, upper storage shelves, and lower drawers, arranged to optimize functionality and storage capacity.

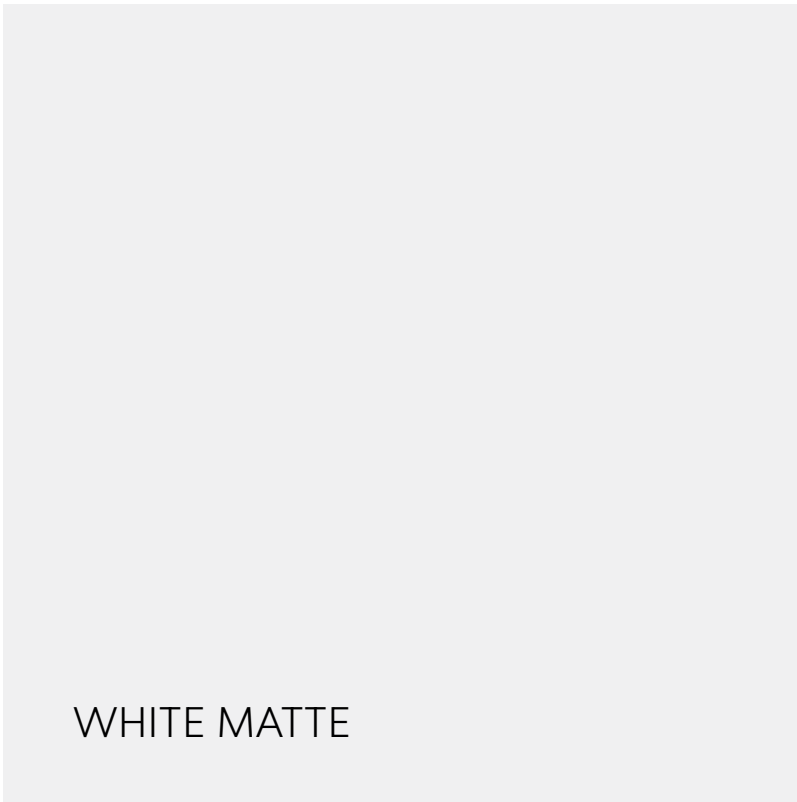
LAUNDRY CABINET
The laundry cabinet shall be designed to accommodate stacked washer and dryer units, with overhead storage cabinets above and adjacent vertical storage where space allows. A minimum internal space of 70 × 70 cm shall be provided to ensure proper appliance fit, ventilation, and adequate clearance for plumbing connections.



WARDROBE



LAUNDRY CABINET



WHITE MATTE



BATHROOM



BATHROOM

Finishes & Vanity



TECE FLUSH PLATE
Finish: Chrome

MODI MAGENTA WALL
HUNG TOILET
Code: MD2353
Finish: White Gloss
Flushing System : Rimless



MODI BLUE BTW
FLOORSTANDING TOILET
Code: MD3381
Finish: White Gloss
Flushing System : Rimless



MODI BASIN MIXER
Code: MD89414-299A
Finish: Chrome

COY BASIN FURNITURE SET
Finish: White Gloss
Details: W.600 x D450 mm



KARAG LINEAR DRAIN
Code: Line 550 S/S
Size: L550 x W66 mm
Finish : Stainless steel
Details: Frameless

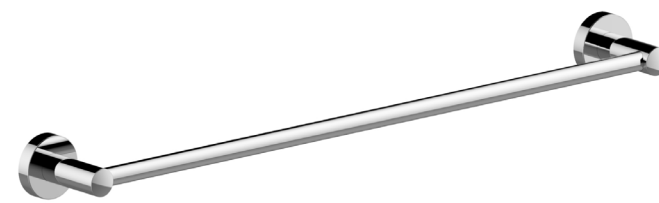


MODI SLIDING RAIL
Code: SA5053A
Finish: Chrome

NOTE: In cases where a reverse beam is present along the wall, a wall-hung WC cannot be installed. Provide a floor-standing WC with concealed flush plate instead.

BATHROOM

Fixtures & Vanity



MODI BARCELONA Single Towel Bar
Code: LM1402-19(60)
Finish: Chrome
Details: Single



MODI BARCELONA Toilet Paper Holder
Code: LM1402-11A
Finish: Chrome
Details: Without Cover



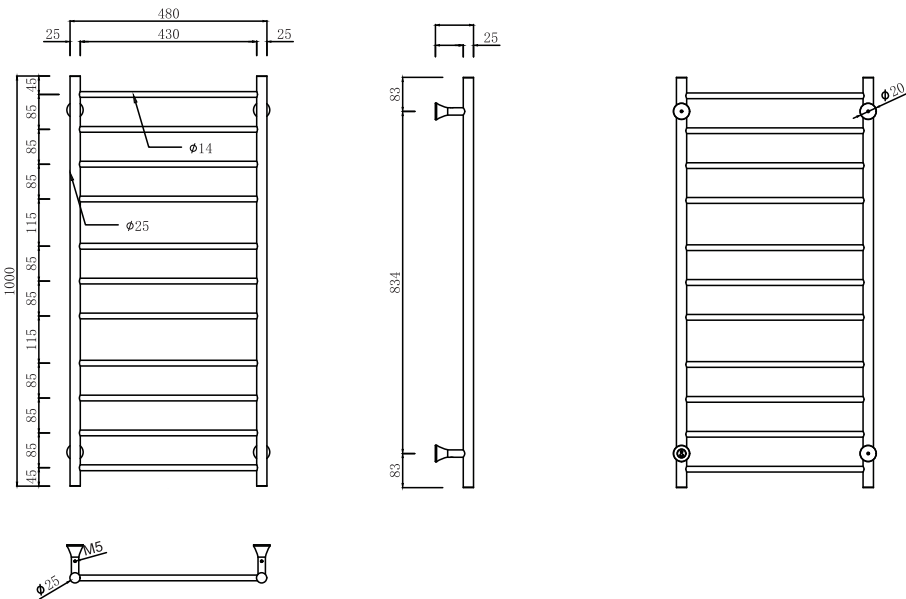
MODI BARCELONA Robe Hook
Code: LM1402-10
Finish: Chrome
Details: x1 pcs for hand towel



BATHROOM

Fixtures & Vanity

The following items are not included in the original specifications. They may be supplied and/or installed at an additional cost, subject to availability and confirmation.



COYCAMA SUN MIRROR
Size : W50/60/70/80/90/100/120 x H80 cm
Finish : 4mm Clear Glass
Details : Frameless



MODI TREND SLIDING SHOWER DOORS
Code: MDNAO6121
Size : L100-160 x H195 cm
Finish : 6mm Clear Glass, Chrome
Details : Sliding Wall to Wall Shower Doors



MODI TREND WALK IN SHOWER DOOR
Code : MDNAR6310C
Size : L 80-120 x H200 cm
Finish : 6mm Clear Glass, Chrome / Black
Details : Walk-In Shower Doors



MODI TREND CORNER SHOWER DOORS
Code: MDNAO1142
Size : L80/90 X W80/90/100/120 x H195 cm
Finish : 6mm Clear Glass, Chrome
Details : Corner Shower Doors



KARAG TRUMPET Heated Towel Rail
Size: W48 x D10 x H100 cm
Finish: Chrome
Details: 110 Watt, 1Kg



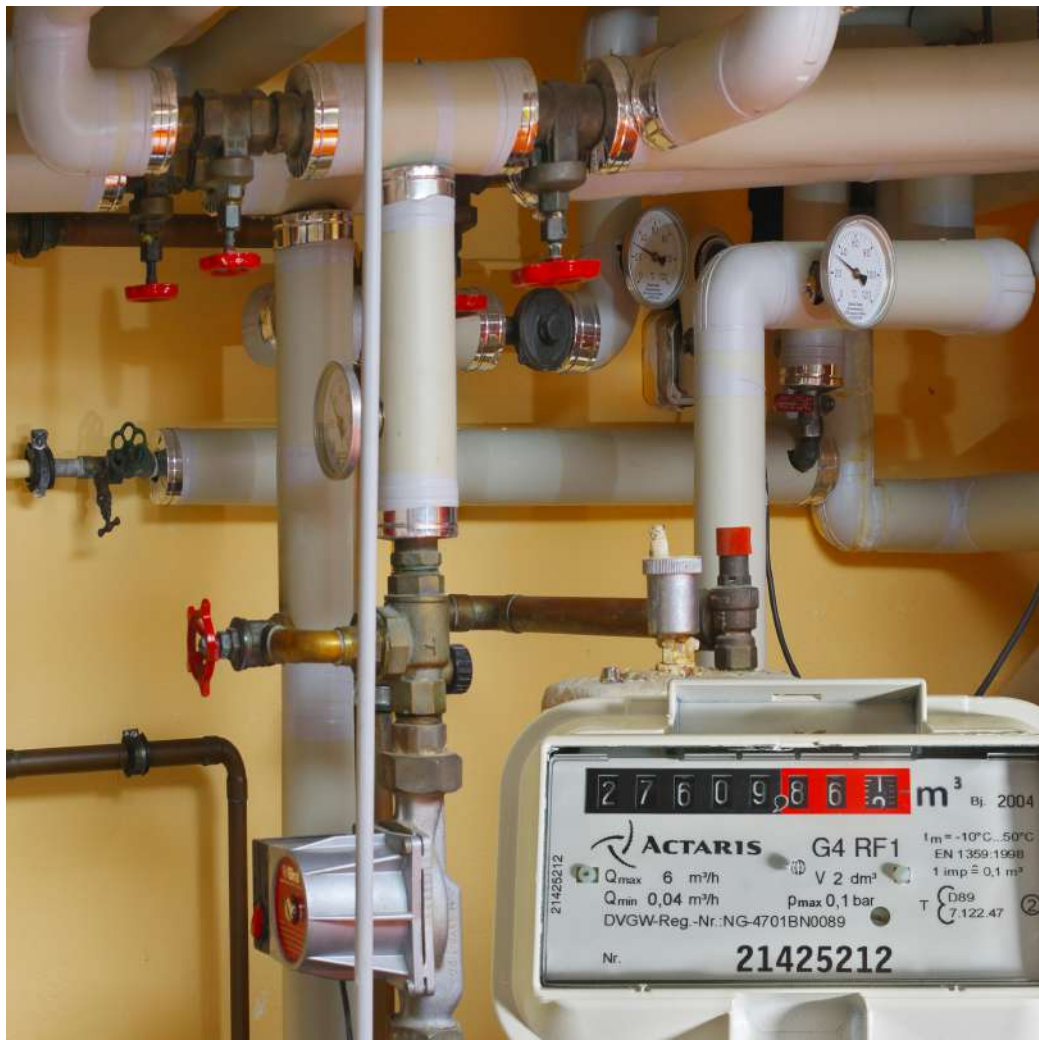
COYCAMA VERONA LED MIRROR
Size : W60/70/80/100/120/140 x H80 cm
Finish : 4mm Clear Glass
Details : Frameless, Anti-fog system,
Ambient light with sensor

NOTE: Where the shower opening width exceeds 1.30 m, a fixed glass screen shall be installed for a walk-in shower.
Where the shower opening width is less than 1.29 m then sliding doors shall be installed.

Mechanical



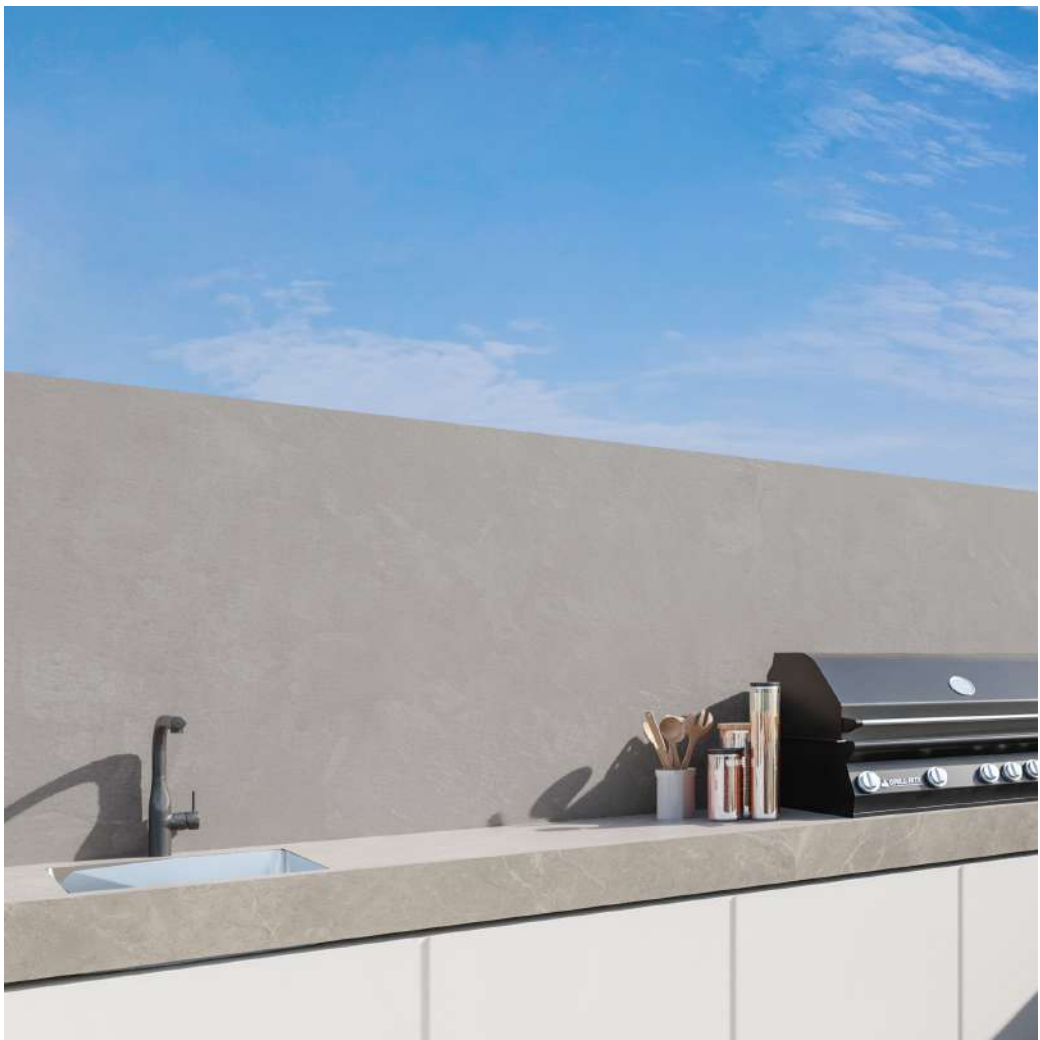
PHOTOVOLTAICS



WATER HEATING



SOLAR BOILER 150L OR HEAT PUMP 150L



WATER AND ELECTRICITY POINT ON VERANDA

*DISCLAIMER: Solar panels come at extra cost.

SECURITY

& Intercom Systems



AUDIO & VIDEO INTERCOM
Location: Ground Floor Entrance gates
Code: DNAKE S414
Installation: Surface mounted
Dimensions: 176 x 85 x 29.5 mm



AUDIO & VIDEO INTERCOM
Location: Apartments
Code: DNAKE E214
Installation: Surface mounted
Dimensions: 123 x 121 x 23.2 mm



CARPENTRY UPGRADES

Kitchen Upgrades



COLOUR CHANGES



LAYOUT CHANGE



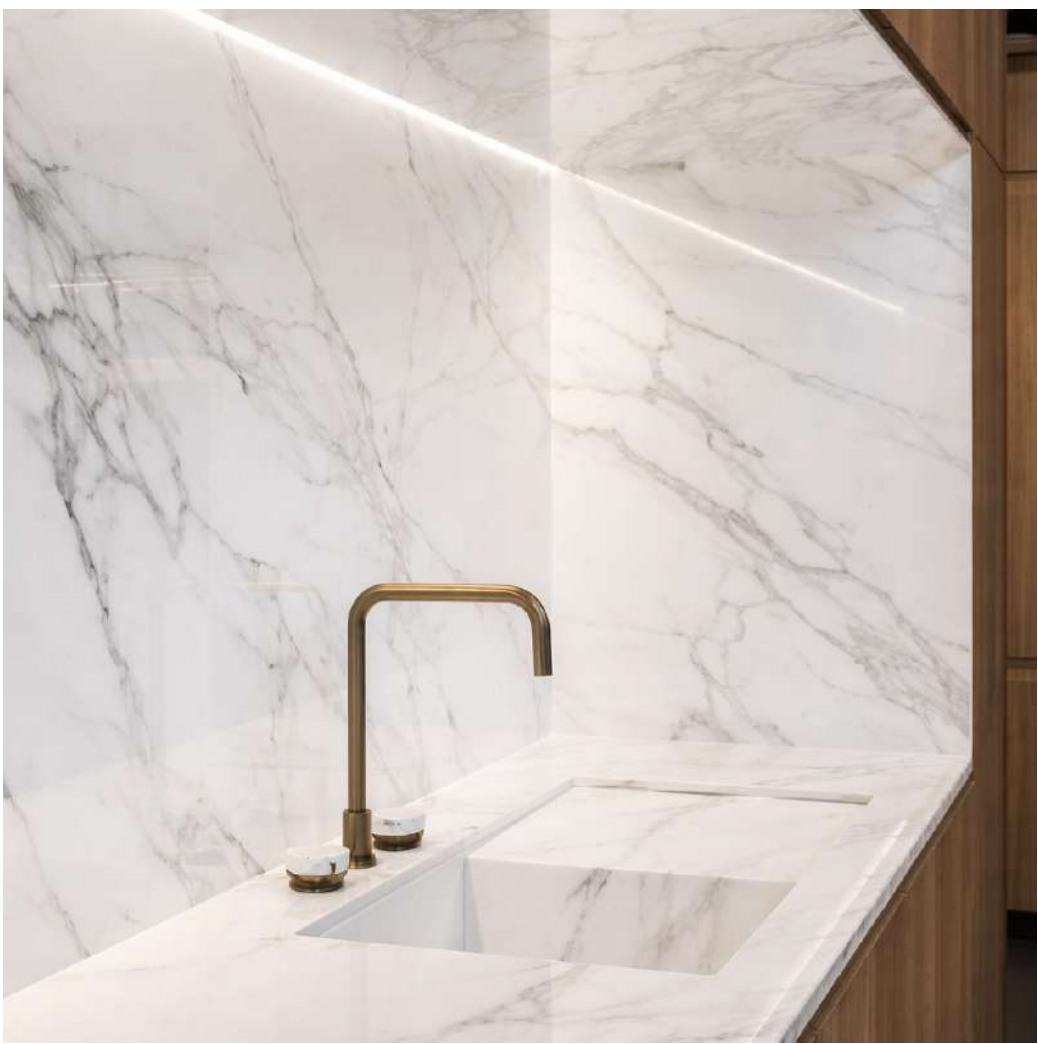
MATERIAL CHANGES



HIDDEN LIGHTING



HARDWARE CHANGES



COUNTERTOP CHANGES (MATERIAL & COLOUR)



BACKSPLASH CHANGES (MATERIAL & COLOUR)

CARPENTRY UPGRADES

Wardrobe Upgrades



COLOUR



MATERIAL



HIDDEN LIGHTING



HARDWARE



LAYOUT

CARPENTRY UPGRADES

Height Upgrades



WARDROBE HEIGHTS



INTERNAL DOOR HEIGHTS



KITCHEN HEIGHTS

LIGHTING UPGRADES

False Ceilings & Hidden Lighting Upgrades



LIVING ROOM



BEDROOMS



BATHROOM



KITCHEN

LIGHTING UPGRADES

Hardware Upgrades



AC UPGRADES

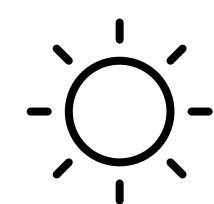


HIDDEN AC (SPLIT OR VRV)

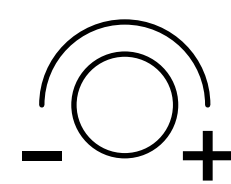


HARDWARE SELECTION

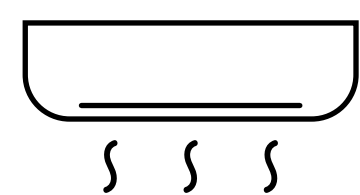
SMART HOME UPGRADES



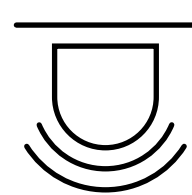
On/Off Lighting Control



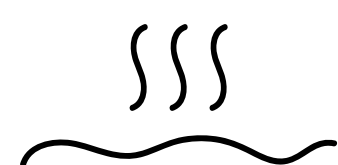
Dimmable Smart Single-Switches



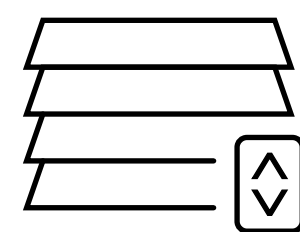
AC Split Unit Control



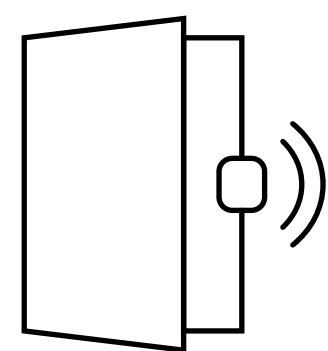
Smoke Detectors



Domestic Hot Water Control



Electric Shading Motor Control



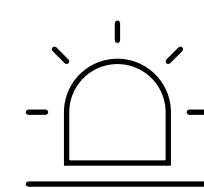
Magnetic Door/Window Contacts



Motion Detectors



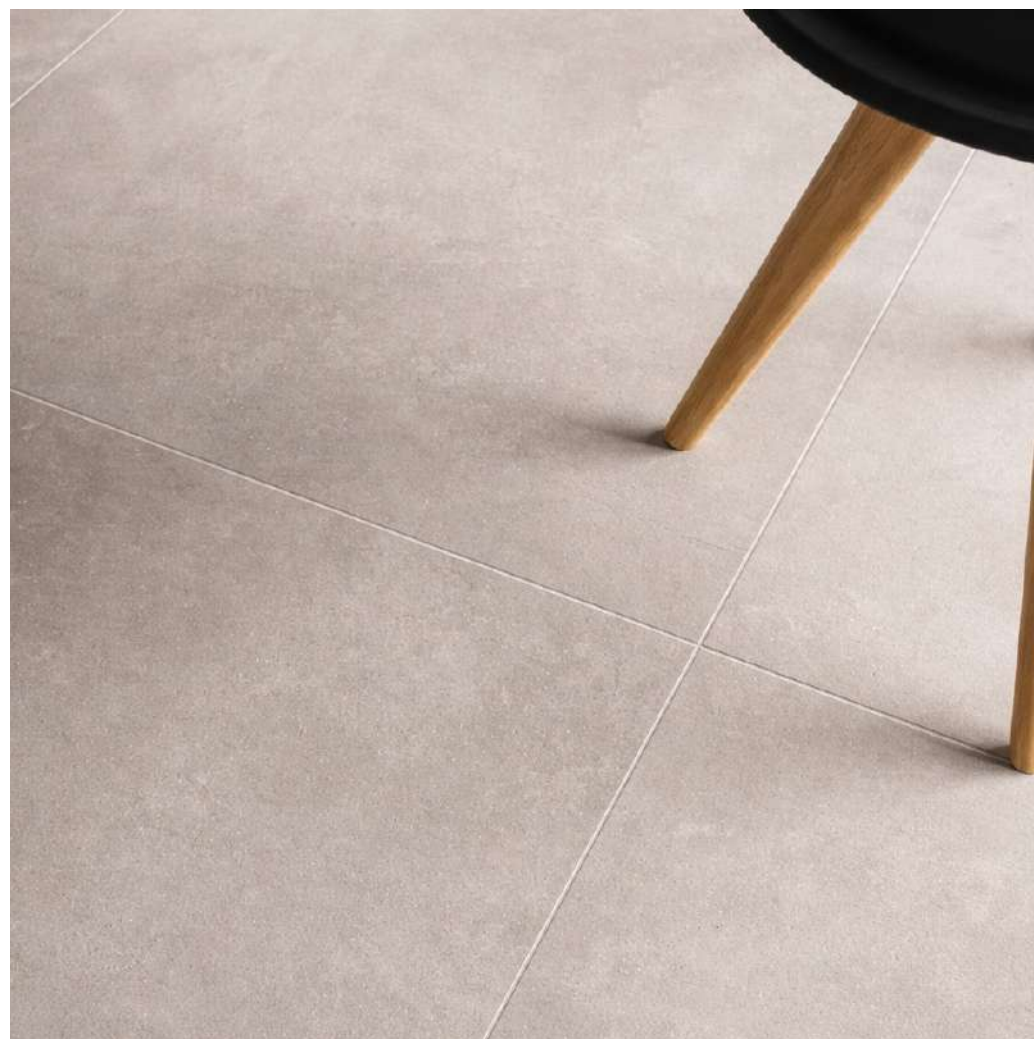
Smart lock



Indoor Siren



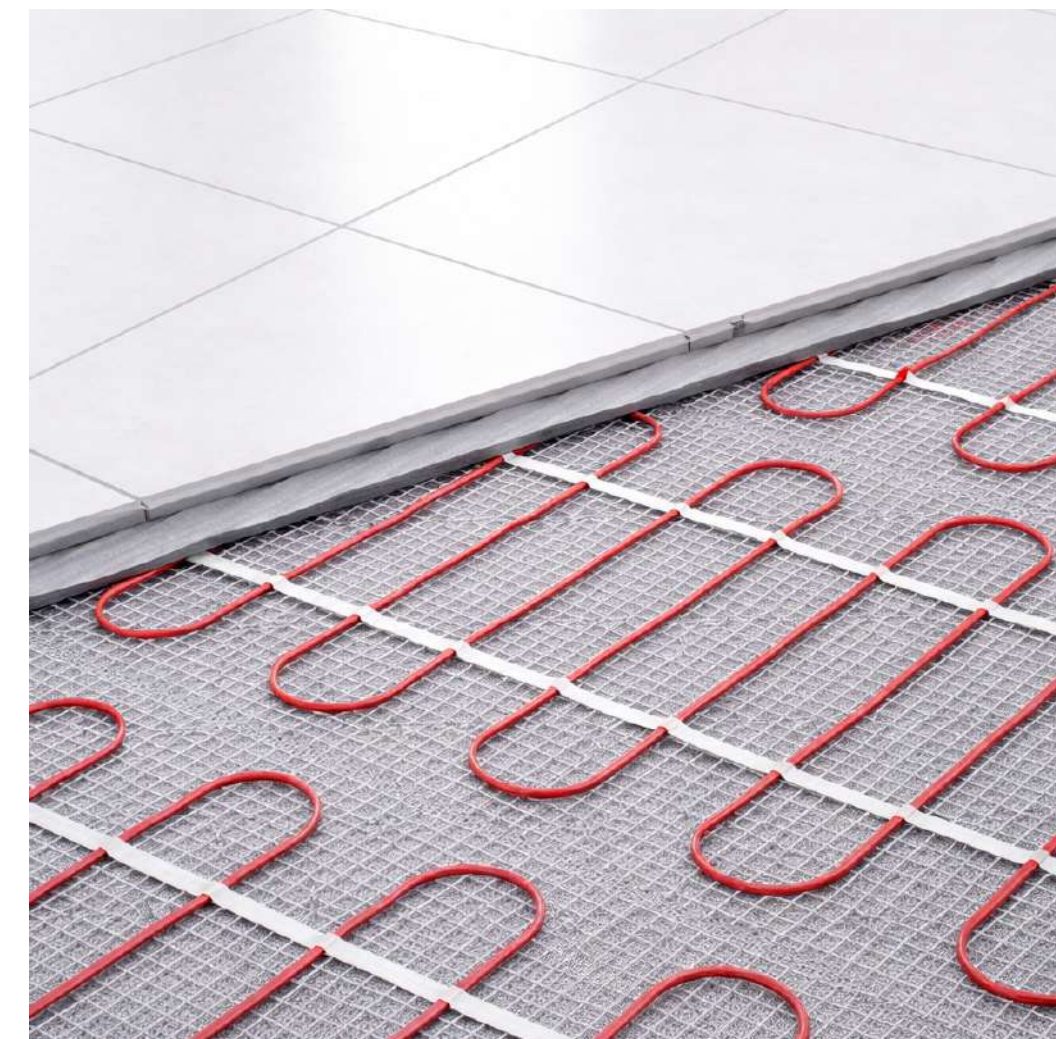
FLOORING UPGRADES



TILES



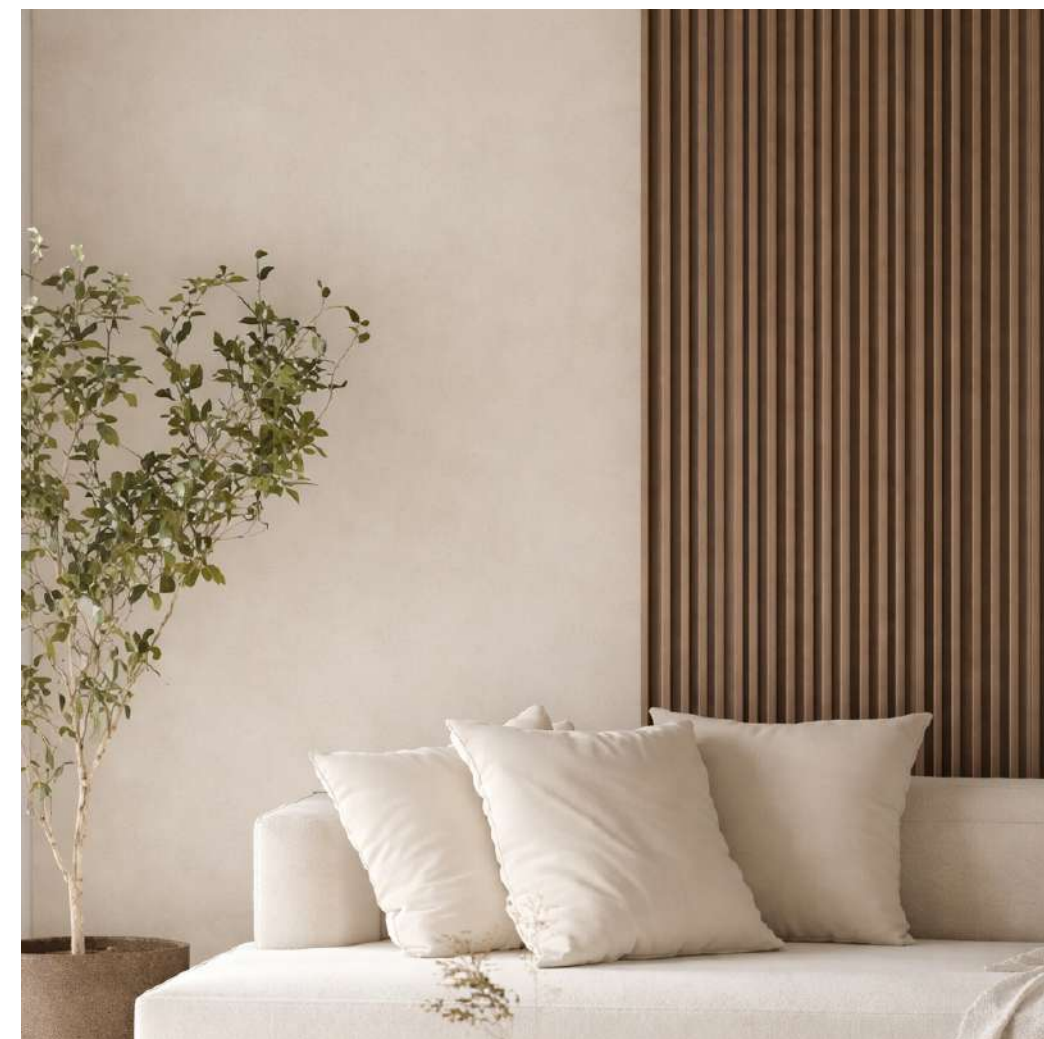
SEMI-SOLID FLOORING (OR EQUIVALENT)



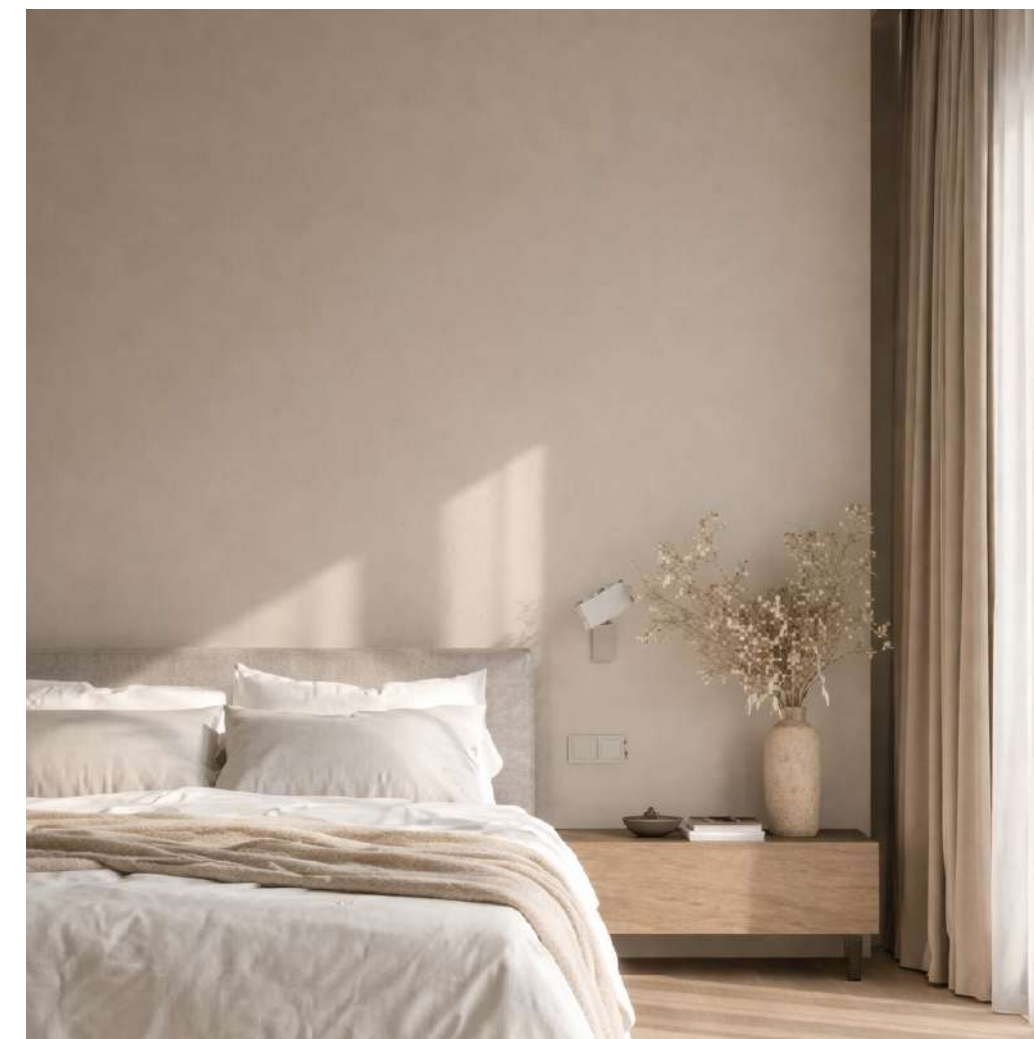
UNDERFLOOR HEATING (ELECTRIC)*

*DISCLAIMER: The developer can refuse changes in the event that the construction is progressed beyond the point where this change is not possible.

WALL FINISHES



WALL APPLIED MATERIALS



WALL COLOUR CHANGE

APPLIANCES CORE BUNDLE

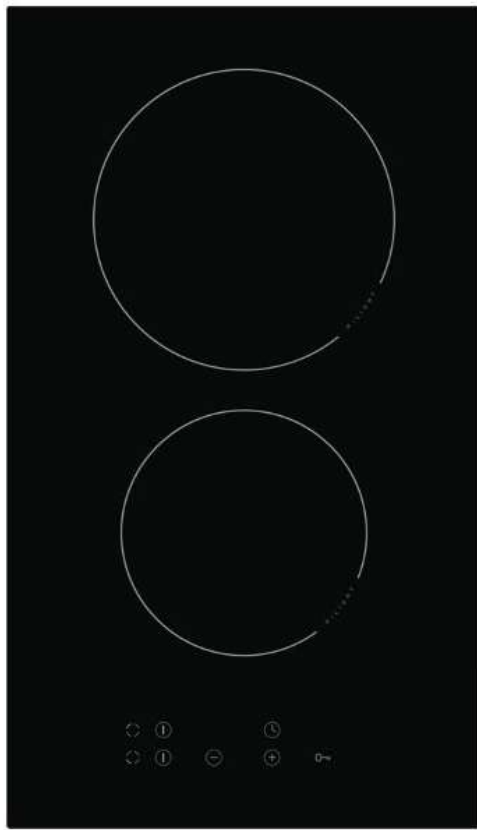
Studio



Build-In Oven | Black 60cm
AMICA



Built-in Mini Fridge | White 55cm
GORENJE



Ceramic Hob | Domino 30cm
AMICA



Extractor Fan | 60cm
BOSCH



Washing Machine | 9kg Inverter 60cm
Hisense



APPLIANCES SIGNATURE BUNDLE

Studio



Build-In Oven | Black 60cm
BOSCH



Built-in Mini Fridge | White 55cm
GORENJE



Ceramic Hob | Domino 30cm
NEFF



Extractor Fan | 60cm
BOSCH



Washing Machine | 8kg Series 4 60cm
BOSCH



APPLIANCES CORE BUNDLE

1 Bedroom



Build-In Oven | Black 60cm
AMICA



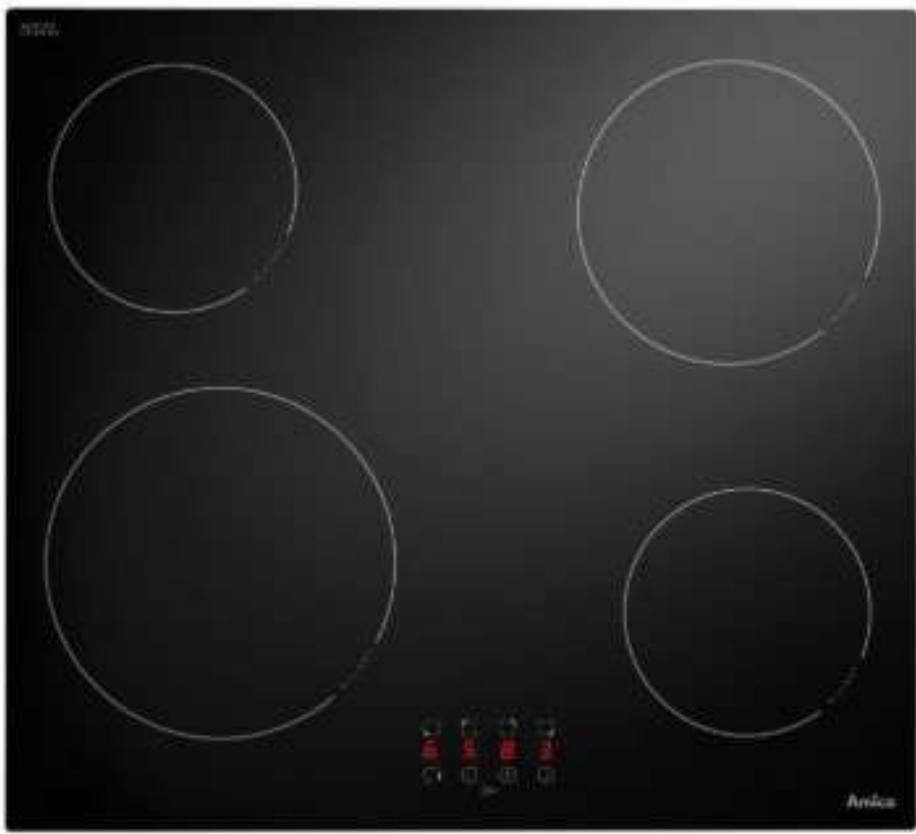
Dishwasher | Fully Integrated 45cm
CANDY



Extractor Fan | 60cm
BOSCH



Fridge | Built-in 60cm
MIDEA



Ceramic Hob | 60cm
AMICA



Washing Machine | 9kg Inverter 60cm
Hisense



APPLIANCES SIGNATURE BUNDLE

1 Bedroom



Build-In Oven | Black 60cm
AMICA



Dishwasher | Fully Integrated 60cm
PITSOS



Extractor Fan | 60cm
BOSCH



Fridge | Built-in 70cm
BOSCH



Ceramic Hob | 60cm
AMICA



Washing Machine | 8kg Series 4 60cm
BOSCH



APPLIANCES CORE BUNDLE

2 Bedroom



Build-In Oven | Black 60cm
AMICA



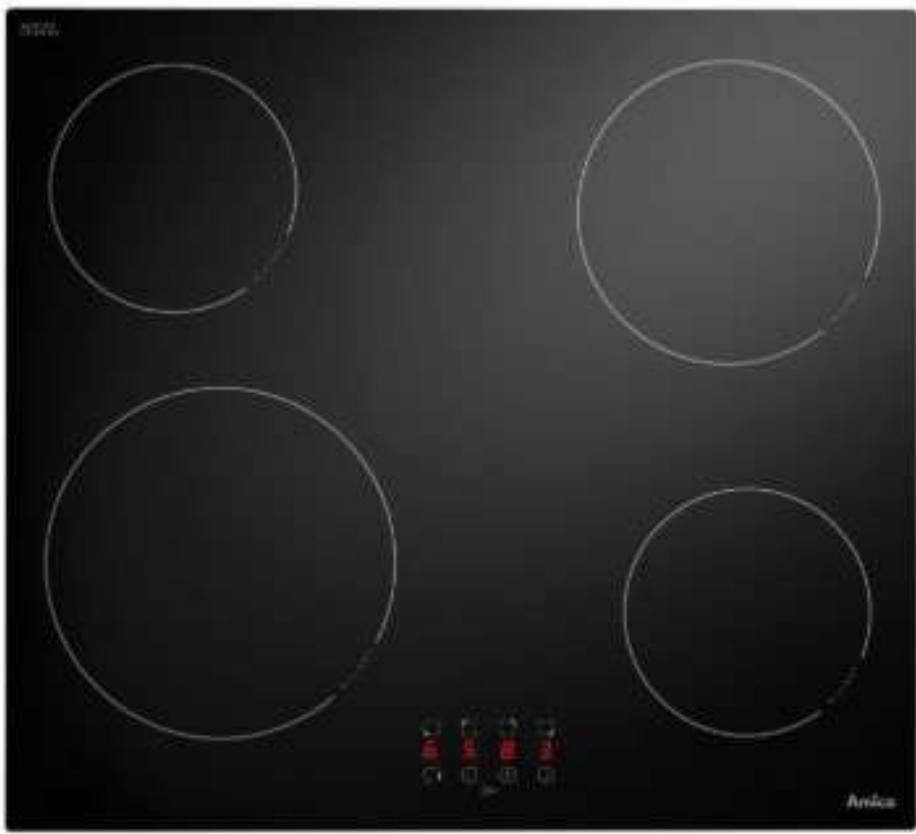
Dishwasher | Fully Integrated 60cm
PITSOS



Extractor Fan | 60cm
BOSCH



Fridge | Built-in 70cm
BOSCH



Ceramic Hob | 60cm
AMICA



Washing Machine | 9kg Inverter 60cm
Hisense



APPLIANCES SIGNATURE BUNDLE

2 Bedroom



Build-In Oven | Black 60cm
AMICA



Dishwasher | Fully Integrated 60cm
PITSOS



Extractor Fan | 60cm
BOSCH



Fridge | Built-in 70cm
BOSCH



Ceramic Hob | 60cm
AMICA



Washing Machine | 8kg Series 4 60cm
BOSCH



APPLIANCES CORE BUNDLE

3 Bedroom



Build-In Oven | Black 60cm
AMICA



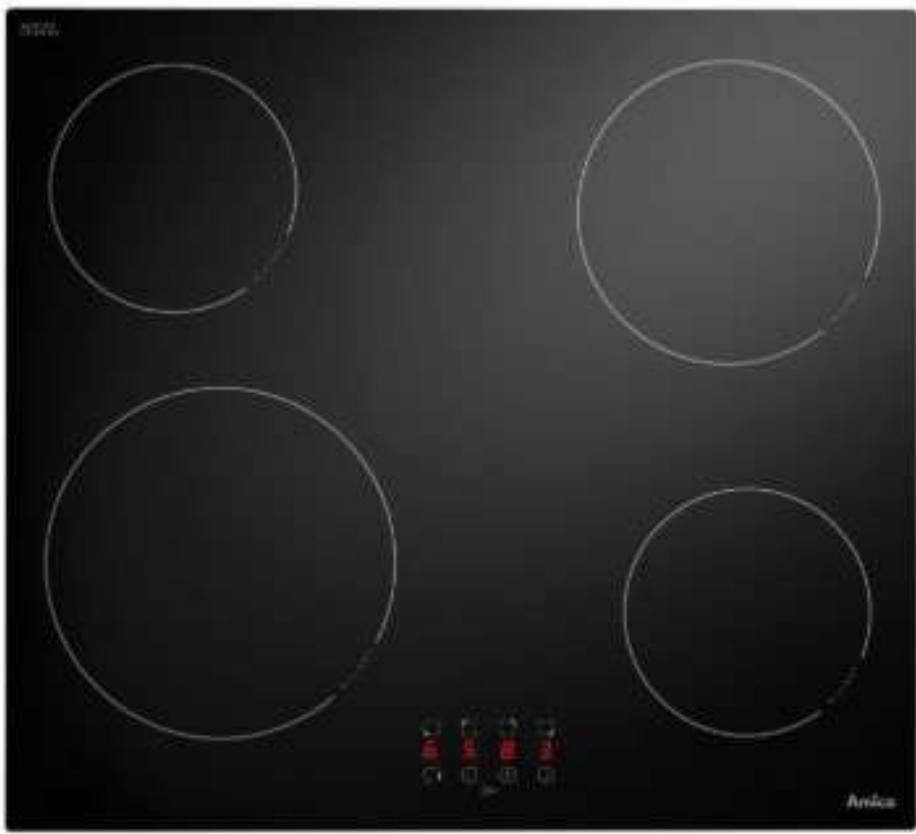
Dishwasher | Fully Integrated 60cm
PITSOS



Extractor Fan | 60cm
BOSCH



Fridge | Built-in 70cm
BOSCH



Ceramic Hob | 60cm
AMICA



Washing Machine | 9kg Inverter 60cm
Hisense



APPLIANCES SIGNATURE BUNDLE

3 Bedroom



Build-In Oven | Black 60cm
AMICA



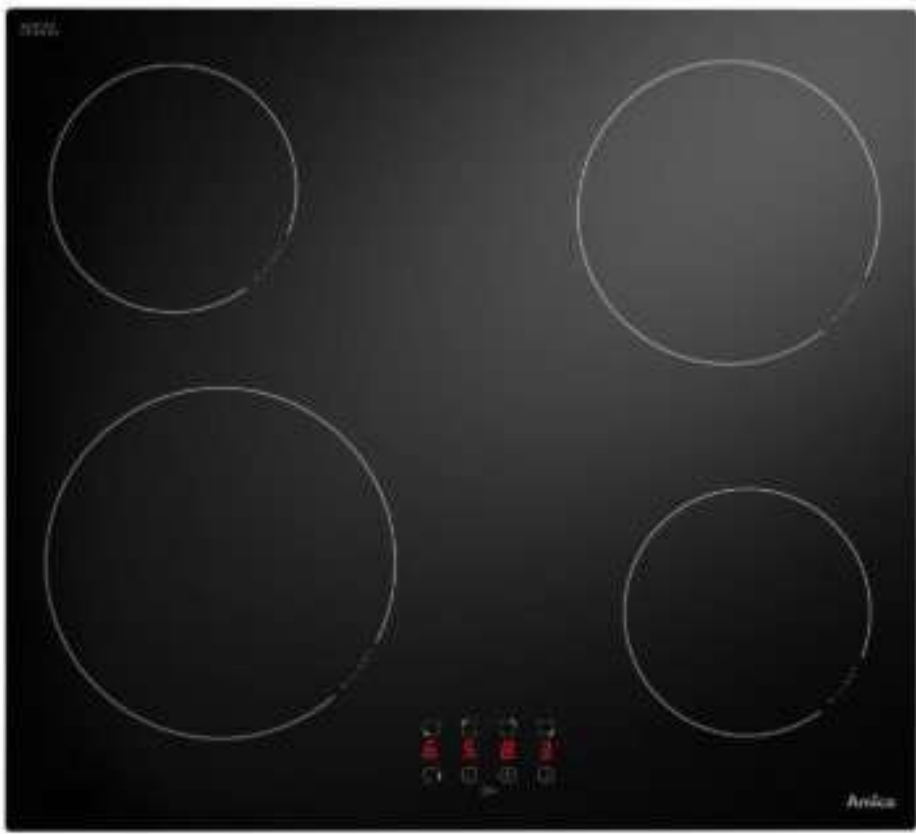
Dishwasher | Fully Integrated 60cm
PITSOS



Extractor Fan | 60cm
BOSCH



Fridge | Built-in 70cm
BOSCH



Ceramic Hob | 60cm
AMICA



Washing Machine | 9kg Inverter 60cm
Hisense



STUDIO FURNITURE BUNDLE

Living room, bedroom & veranda

.x1 3-SEATER SOFA
229x106x78cm



.x1 COFFEE TABLE SET OF 2
45x45x50cm / 60x60x40cm



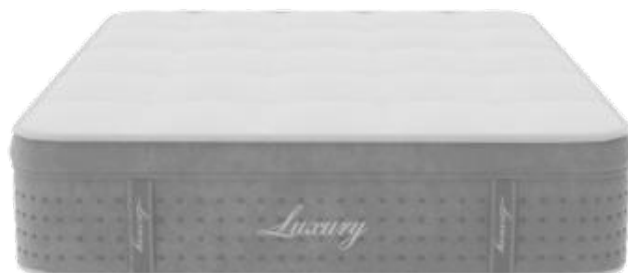
.x1 TVSTAND
180x31.6x29.6cm



.x1 DOUBLE BED
173x221x123.2cm



.x1 MATTRESS
160x200cm



.x1 DECORATIVE ARTWORK
62x82x4cm



.x1 DECORATION VACE L



.x1 RUG
170x240



.x2 OUTDOOR ARMCHAIRE
73,5x62x77cm



.x1 OUTDOOR COFFEE TABLE
50x50cm



1 BEDROOM FURNITURE BUNDLE

Living room, bedroom & veranda

.x1 DINING TABLE
CERAMIC TOP
140x80cm



.x4 DINING CHAIR
44x58x81cm



.x1 DECORATIVE ART WORK
62X68X4CM



.x1 3-SEATER SOFA
229x106x78cm



.x1 ARMCHAIR
63x80x80cm



.x1 TVSTAND
160x30x29cm



.x1 COFFEE TABLE SET OF 2
45x40cm/50x45cm



.x1 RUG
170x240



.x1 DECORATION VACE L



.x1 DOUBLE BED
173x221x123.2cm



.x2 NIGHTSTAND
45x50cm



.x1 MATTRESS
160x200cm



.x2 OUTDOOR ARMCHAIRE
73,5x62x77cm



.x1. OUTDOOR COFFEE TABLE
50x50cm



2 BEDROOM FURNITURE BUNDLE

Living room, bedroom & veranda

.x1 DINING TABLE
120x72cm



x4 DINING CHAIR
58x57x80cm



.x1 DECORATIVE ARTWORK
62x82x4cm



.x1 3-SEATER SOFA
229x106x78cm



x1 ARMCHAIR
69x63x76.5cm



.x1 COFFEE TABLE SET OF 2
45x45x50cm / 60x60x40cm



.x1 RUG
170x240



x1 TVSTAND
180x31.6x29.6cm



.x1 DECORATION VACE L



.x1 DOUBLE BED
173x221x123.2cm



x1 MATTRESS
160x200cm



.x2 NIGHTSTAND
45x50cm



.x2 OUTDOOR ARMCHAIRE
73,5x62x77



x1 OUTDOOR COFFEE TABLE
50x



3 BEDROOM FURNITURE BUNDLE

Living room, bedroom & veranda

.x1 DINING TABLE
120x72cm



.x4 DINING CHAIR
58x57x80cm



.x1 DECORATIVE ARTWORK
62x82x4cm



.x1 3-SEATER SOFA
229x106x78cm



.x1 ARMCHAIR
69x63x76.5cm



.x1 COFFEE TABLE SET OF 2
45x45x50cm / 60x60x40cm



.x1 RUG
170x240



.x1 TVSTAND
180x31.6x29.6cm



.x1 DECORATION VASE L



.x1 DOUBLE BED
173x221x123.2cm



.x1 SINGLE BED
109x217x120cm



.x2 NIGHTSTAND
45x50cm



.x2 NIGHTSTAND
45x50cm



.x1 MATTRESS
160x200cm



.x1 MATTRESS
90x200x28cm



LIGHTING BUNDLE

Studio



Track Lighting | black or white 2m with 5spotlights
Viokef



Lisboa Ceiling Light | black or white 40cm
ABC



Estudo Floor Lamp | black
MAYTONI



Agzar Table Lamp | black or white
KALNUX



Haru Ceiling Light | black or white
FARO



LIGHTING BUNDLE

1 Bedroom



Track Lighting | black or white 2m with 5spotlights
Viokef



Haru Ceiling Light | black or white
FARO



Lisboa Ceiling Light | black or white 40cm
ABC



Agzar Table Lamp | black or white
KALNUX



Estudo Floor Lamp | black
MAYTONI



Bergamo Ceiling Light | black or white
MAYTONI



Curve Pendant | black or gold
MAYTONI



LIGHTING BUNDLE

2 Bedroom



Track Lighting | black or white 2m with 5spotlights
Viokef



Haru Ceiling Light | black or white
FARO



Lisboa Ceiling Light | black or white 40cm
ABC



Agzar Table Lamp | black or white
KALNUX



Estudo Floor Lamp | black
MAYTONI



Bergamo Ceiling Light | black or white
MAYTONI



Curve Pendant | black or gold
MAYTONI



LIGHTING BUNDLE

3 Bedroom



Track Lighting | black or white 2m with 5spotlights
Viokef



Agzar Table Lamp | black or white
KALNUX



Haru Ceiling Light | black or white
FARO



Estudo Floor Lamp | black
MAYTONI



Bergamo Ceiling Light | black or white
MAYTONI



Lisboa Ceiling Light | black or white 40cm
ABC



Curve Pendant | black or gold
MAYTONI



Estudo Table Lamp | black or white
MAYTONI



Rim Pendant | black or gold
MAYTONI



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