



## Technical Specifications

**Project Introduction:** Construction of a 3<sup>th</sup> story residential building which is located in the heart of Columbia area in Germasogia. The building consists of 8No. flats with parking and storage spaces for each unit, and roof garden for each of the 2 penthouses.

### Specification Included in initial Price

#### 1. TECHNICAL SPECIFICATIONS

- 1.1. The building is designed to comply fully with the Eurocode 8 (EN1998) – European standard for earthquake resistant buildings design.
- 1.2. Reinforced concrete structure.
- 1.3. Exterior walls are of 25cm thickness, composed by bricks
- 1.4. Internal Walls are of 10cm thickness composed by bricks

#### 2. FLOOR COVERINGS

- 2.1. Common areas & staircase: high quality ceramic tiles 60x60cm.
- 2.2. Apartment living room corridors, bedrooms & kitchen: high quality wooden finish laminate, in a linear arrangement.
- 2.3. Bathroom: high quality ceramic tiles 60x60cm.
- 2.4. Verandas & Roof Garden: high quality ceramic tiles 60x60cm.

#### 3. THERMAL INSULATION & WATER PROOFING

- 3.1. Thermal insulation: according to the legal requirements and the mechanical survey Issued by the Consultant of the Project.
- 3.2. Water proofing: Cementitious waterproofing layer below the whole ground floor level and every exterior spaces (verandas & roof garden). High-quality polyurethane waterproofing layer where the mechanical equipment is located (on the roof).

#### 4. WALL FINISHES / FACADE

- 4.1. External walls: graffiato
- 4.2. Internal walls: two layers of emulsion paint.
- 4.3. Kitchen: backsplash composed of techno-granite
- 4.4. Bathroom and W.C walls: cladded with high quality ceramic tiles



## **5. CARPENTRY**

- 5.1. Common Area Doors: manufactured according to the European Standards of fire resistance regulations.
- 5.2. Internal Doors: wooden doors finished with white melamine.
- 5.3. Apartment entrance doors: manufactured according to the European Standards of fire resistance regulations, finished with white melamine.
- 5.4. Kitchen: countertops composed of techno-granite.
- 5.5. Kitchen cabinets and drawers finished with melamine.
- 5.6. Wardrobes: finished with high quality melamine.

## **6. ALUMINIUM/METAL**

- 6.1. General sliding balcony doors and windows: Double glazed thermal windows in aluminum frame.
- 6.2. Glazed balustrades with aluminum profile (1.100/1.200mm height)

## **7. EXTERNAL SPACE**

- 7.1. Landscaping: at the external areas on the ground floor and balconies
- 7.2. Doorbells: Dedicated doorbell for each apartment.
- 7.3. Storage: one storage unit per apartment (as indicated on title plan)

## **8. SANITARY & PLUMBING**

- 8.1. All apartments will be equipped with high quality European sanitary fittings and accessories.
  - W.C.
  - Washbasin
  - Shower
  - Mixers
  - Kitchen sink
  - Sink mixer
- 8.2. The building provides solar heater for each apartment.
- 8.3. Installation of pressure pump system.
- 8.4. Pipe in pipe system used in plumbing installation

## **9. ELECTRICAL INSTALLATIONS**

- 9.1. Electrical installation is based on the regulation of the electricity authority of Cyprus and the Electrical Study Issued by the Consultant of the Project.
- 9.2. Intercom system at the main entrance of the building.
- 9.3. Automatic lights in the entrance lobby of the building.
- 9.4. Provision for washing machine and fridge in each apartment.
- 9.5. Provision for telephone line, internet and TV.
- 9.6. Provision for underfloor heating (upon request).
- 9.7. Provision for concealed air-conditioning units in living room/kitchen area (upon request)
- 9.8. Provision for air-conditioning units (split unit system) in all bedrooms.



**10. NOTES:**

- 10.1. Sanitary All Public and external area's Lightings are according to the Architects / interior designers' choice.
- 10.2. Any Movable Furniture shown in the attached are for concept reasons and are not included in the responsibility of the seller unless agreed otherwise.
- 10.3. Any exterior and interior ceiling finishes or installations are for concept reasons only , and are not included in the responsibility of the seller, unless agreed otherwise
- 10.4. Appliances such as TV, Washing machine, Oven, Fridge, Cooker A/C etc. are not included unless agreed otherwise.
- 10.5. Lighting fixtures as shown in the attached are for concept reasons only, and are not included in the responsibility of the seller, unless agreed otherwise

**11. THE CLIENT HAS THE OPTION TO CHANGE ANY INTERNAL FITTINGS SUCH AS\*:**

- 11.1. Floor type (Ceramic size/parquet quality)
- 11.2. Floor color / finish
- 11.3. Sanitary ware – floor standing (default) / wall mounted (optional)
- 11.4. Mixers - Counter mounted (default) / built-in (optional)
- 11.5. Kitchen design – Color – Material
- 11.6. Internal doors (Color and design)
- 11.7. Wall finishes / paint color
- 11.8. Internal Lighting (as shown in the option provided by the architect)
- 11.9. Additional Electricity Sockets and TV / Internet Provisions

All the above changes are subject to additional / extra costs that will be agreed with the client prior any agreement for purchase and installation at the discretion of the vendor.