

Project Introduction: A new development consisting of 3 floors / 25 studio flats, a roof garden with bbq and lounge area and a gym. It is located in the heart of Limassol, inside the city center. The building is close to the most known commercial road in Limassol, Anexartisias Str., a 5 min walk from the Cyprus University of Technology and a 6 min walk from Saripolou Str. and Limassol Agora.

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. Steel structure frame
- 1.3. Exterior walls are brick with a 20cm thickness
- 1.4. Internal Walls are brick with a 10cm thickness

2. FLOOR COVERINGS

- 2.1. Common areas & staircase: high quality European ceramic tiles 60x120cm (see reference F01) up to €20/sq. m.
- 2.2. Apartment living room corridors, bedrooms & kitchen: high quality laminate / wooden finish (see reference F04), €22/sq. m.
- 2.3. Bathroom: high quality Spanish ceramic tiles €20/sq. m.
- 2.4. Verandas & Roof Garden: high quality Spanish ceramic tiles €20/sq. m.

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. FINISHES

- 4.1. External walls: coated with paint (graffiato finish is optional)
- 4.2. Internal walls: two layers of emulsion paint.
- 4.3. Bathroom and W.C walls: clad with high quality European ceramic tiles
- 4.4. Vertical louvres as part of the façade composition coated with paint

5. WOODWORK

- 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: bespoke design, countertops composed of melamine
- 5.5. Kitchen cupboard and drawer doors finished with high quality wooden melamine
- 5.6. Wardrobes: full height with bespoke design, finished with high quality wooden melamine

6. ALUMINIUM/METAL

- 6.1. Balcony Doors and windows: Double glazed in aluminium frame
- 6.2. Glazed balustrades (1.10m height)

7. EXTERNAL SPACE

- 7.1. Doorbells: Dedicated doorbell for each apartment.
- 7.2. Roof Garden: high quality Spanish ceramic tiles

8. SANITARY & PLUMBING

- 8.1. All apartments will be equipped with high quality European sanitary fittings (accessories are not included).
 - W.C. up to €175/piece
 - Washbasin up to €100/piece
 - Shower up to €240/piece
 - Shower heads up to €170/piece
 - Mixers up to €150/piece
 - Kitchen sink up to €110/piece
 - Sink mixer up to €300/piece
- 8.2. 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. (Video-intercom Optional)
- 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 electric heating units (optional).
- 9.7. Provision for air-condition units (split unit system).

10. NOTES:

- 10.1. 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.
- 10.3. Any exterior and interior wall finishes shown in the attached are for concept reasons only, and may vary.
- 10.4. Any exterior and interior ceiling finishes or installations are for concept reasons only, and are not included in the responsibility of the seller.
- 10.5. Appliances such as TV, Washing machine, Oven, Fridge, Cooker etc. are not included
- 10.6. Lighting fixtures as shown in the attached are for concept reasons only, and are not included in the responsibility of the seller.

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

- 11.1. Floor type (Ceramic size/laminate)
- 11.2. Floor color / finish
- 11.3. Decorative brick is optional and will be priced extra
- 11.4. Toilet – floor standing (default) / wall mounted (optional)
- 11.5. Mixers - Counter mounted (default) / built-in (optional)
- 11.6. Kitchen design – Color
- 11.7. Internal doors' color
- 11.8. Wall finishes / paint color
- 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.

12. PACKAGES ARE AVAILABLE FOR THE CLIENT TO CHOOSE FROM A WIDE RANGE OF AUTOMATIONS AT EXTRA COST:

- 12.1. Lighting
- 12.2. Curtains
- 12.3. Sound
- 12.4. Heating
- 12.5. Cooling
- 12.6. Ventilation
- 12.7. Alarm
- 12.8. CCTV system
- 12.9. Door Communication