

# Technical Specifications

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. Concrete Frame Structure.
- 1.3. Exterior walls are composed of bricks.

## 2. THERMAL INSULATION & WATERPROOFING

- 2.1. Thermal insulation: according to the legal requirements and the ETA survey Issued by the Consultant of the Project.

## 3. WALL FINISHES/ FLOORS

- 3.1. Internal walls: two layers of emulsion paint.
- 3.2. Bathroom and W.C walls & floors: Covered with high quality ceramic tiles.
- 3.3. The verandas are covered with external quality ceramic tiles.

## 4. CARPENTRY

- 4.1. Common Area Doors: manufactured according to the European Standards of fire resistance regulations.
- 4.2. Internal Doors: finished with melamine.
- 4.3. Apartment entrance doors: manufactured according to the European Standards of fire resistance regulations.
- 4.4. Kitchen cabinets and drawers finished with melamine.
- 4.5. Wardrobes: finished with high quality melamine.

## 5. ALUMINIUM/METAL

- 5.1. General sliding balcony doors and windows: Double glazed windows in aluminum frame.

## 6. EXTERNAL SPACE

- 6.1. Doorbells: Dedicated doorbell for each apartment.



## **7. SANITARY & PLUMBING**

- 7.1. Water heating system is provided for each apartment.
- 7.2. Installation of pressurized pumping system.
- 7.3. Pipe in pipe system.

## **8. ELECTRICAL INSTALLATIONS**

- 8.1. Electrical installation is based on the regulation of the electricity authority of Cyprus and the Electrical Study Issued by the Consultant of the Project.
- 8.2. Intercom system at the main entrance of the building.
- 8.3. Provision for washing machine and fridge in each apartment.
- 8.4. Provision for telephone line, internet and TV.
- 8.5. Provision + supply for concealed air-conditioning units in living room/kitchen area where applicable
- 8.6. Provision for non concealed air-conditioning units (split unit system) in living room/kitchen where applicable
- 8.7. Provision for air-conditioning units (split unit system) in all bedrooms.
- 8.8. Provision for electrical towel rail in bathrooms

## **9. NOTES:**

- 9.1. All Public and external area's Lightings are according to the Architects / interior designers' choice.
- 9.2. Any Movable Furniture shown in the attached are for concept reasons and are not included in the responsibility of the seller unless agreed otherwise.
- 9.3. Any exterior and interior finishes or installations are for concept reasons only , and are not included in the responsibility of the seller, unless agreed otherwise
- 9.4. Appliances such as TV, Washing machine, Oven, Fridge, Cooker, dishwasher, non concealed A/C units, etc. are not included unless agreed otherwise.
- 9.5. 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.

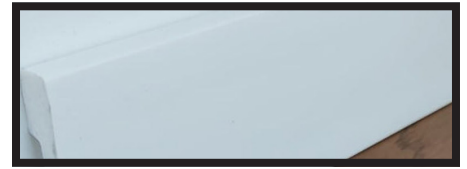
The above specifications are to be adhered to as they are presented. Any requests for changes will not be considered.



**Q** SQone

**SILVER**PACKAGE

# FLOORFINISHES



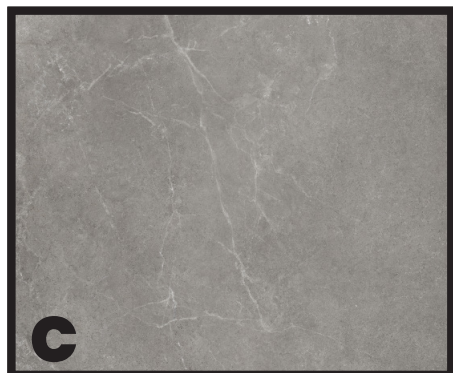
PVC skirting in all areas  
white



**Bedroom**  
**Living room**  
Laminate floor  
Oak Opera House



**Bathroom**  
Ceramic tiles  
60x60

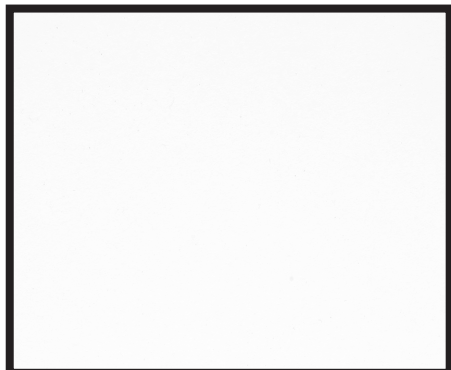


**A** CIFRE Munich White  
**B** CIFRE Norwich pearl

**C** ARGENTA Storm grey  
**D** ARGENTA Storm cream

# KITCHEN FINISHES

\*There is an extra charge for black finish



**BIANCO**  
semi-matt laminate  
cabinet doors



**QUARTZ BIANCO**  
backsplash  
countertop



**MODI SINK QUADRA 1B S/S**  
49X44CM  
Undercounter sink



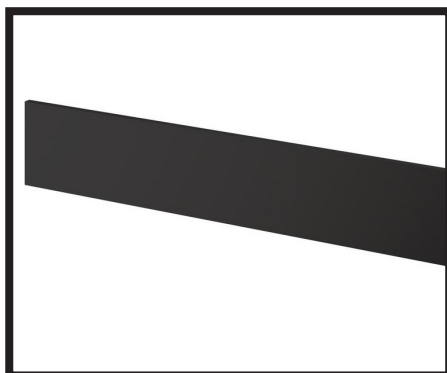
**MODI PARMA**  
Sink Mixer 3WAY  
CHROME or



**EPOS**  
SINK MIXER 3WAY  
\*Black matt



**GOLA SYSTEM**  
L profile black



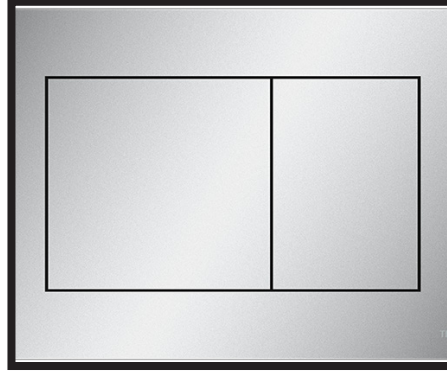
**PLINTH**  
13 mm black PVC

# SANITARYWARE

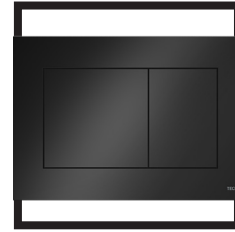
\*There is an extra charge for black finish



**MODI2353**  
Wall hanging WC



**TECE NOW**  
Flush plate  
Chrome or



**TECE NOW**  
Flush plate  
\*Black matt



**COYCAMA**  
Basin furniture set Niza  
60x45 or 80x45 White glossy or



**COYCAMA**  
Basin furniture set  
Niza 60x45 or 80x45  
Oak



**MODI MILANO**  
Washbasin mixer  
single-lever chrome or  
\*black finish

**KARAG**  
Shower drain seamless  
Confluo frameless line  
550S/S



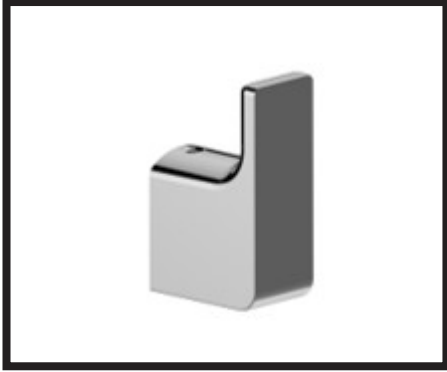
**MODI MILANO SA5053A**  
Shower system  
Chrome or



**MODI MILANO SA5053H**  
Shower system  
\*Black matt

# BATHROOM ACCESSORIES

\*There is an extra charge for black finish  
 \*\* Towel rail and mirror are optional and not included in the package



**MODI SIENA**  
 Robe hook  
 Chrome or



**MODI SIENA**  
 Robe hook  
 \*Black matt

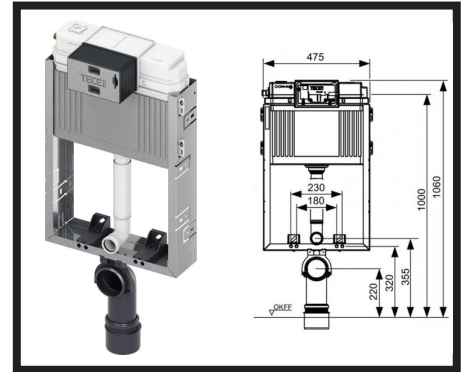
**\*\*COYCAMA STAR**  
 Mirror 60x80



**MODI SIENA**  
 Toilet paper holder  
 Chrome or



**MODI SIENA**  
 Toilet Paper holder  
 \*Black matt

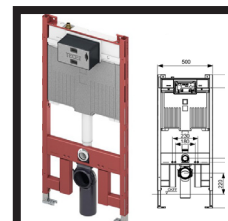


**MODI SIENA**  
 Towel bar 35cm or 60cm  
 Chrome or



**MODI SIENA**  
 Towel bar  
 35cm  
 or 60cm  
 \*Black matt

**TECE**  
 Unicistern 13cm  
 brick wall



**TECE**  
 Unicistern  
 8cm  
 gypsum  
 board  
 wall



**\*\*KARAG TRUMPET**  
 Electric towel rail  
 Chrome or



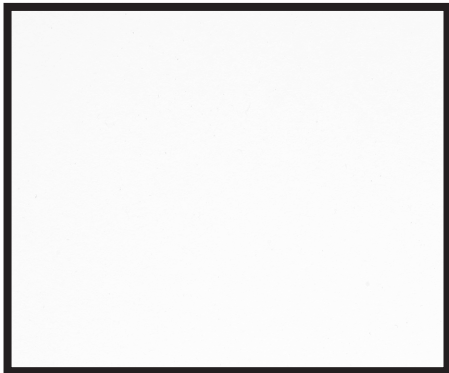
**KARAG TRUMPET**  
 Electric  
 towel rail  
 \*Black matt

# **CARPENTRY** FINISHES

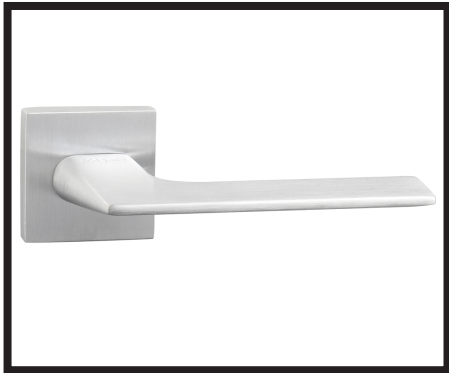
\*There is an extra charge for black finish



**BIANCO**  
semi-matt laminate  
wardrobes



**BIANCO**  
semi-matt laminate  
interior doors



**SATIN SILVER**  
handle  
interior doors or



\***BLACK**  
handle  
interior doors

# LIGHTING FEATURES

\* Track + track spotlights are optional and for extra charge

\*\*There is an extra charge for non white finish

\*\*\* Any other decorative lights are not included in the package



**Spotlight general**  
Downlight Trimless  
w/1xGU socket WH or



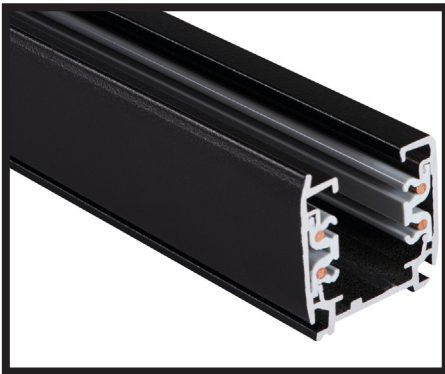
**Spotlight**  
Downlight Trimless  
w/1xGU socket WH



**Spotlight bathroom**  
Downlight Semi trimless IP65 w/  
GU lamp IP65 Round White or



**Spotlight**  
Downlight Round  
w/GU lamp holder  
IP65



**\*Track**  
Track 3 circuit 2 or 3 meter  
black or white



**\*Track spotlight**  
Track Light 1xGU10  
Black or white



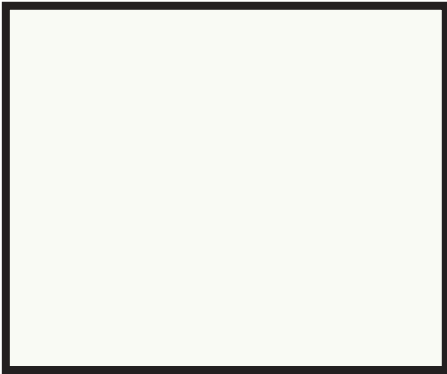
**switch, socket Le Grand**  
Belanko white matt finish  
or \*\*black finish

# **GENERAL** FINISHES



## **ALUMINIUM**

Double glazed windows  
Aluminium frames  
Anthracite/Black finish



## **RAL 9016**

semi-matt paint color  
interior walls