



TECHNICAL SPECIFICATIONS

Diamond Residence



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DESCRIPTION

1. FRAMEWORK

- 1.1. The framework is comprised of reinforced concrete of strength C30 and high tensile strength steel of grade S500s.
- 1.2. The structural design is in accordance to the Cyprus Anti-seismic Regulations.

2. MASONRY

- 2.1. The external (25cm) and internal (10cm) walls will be constructed with hollow bricks of the finest quality, laid with cement paste in widths according to the architectural plans and the detail drawings.
- 2.2. Plastic mesh will be placed at the joints of masonry with reinforced concrete members.
- 2.3. Damp proof course will be placed at ground floor walls.

3. COATINGS

3.1. Internal

- 3.1.1. Masonry will receive two coats of sand/cement plastering and final layer of spatula.
- 3.1.2. The ceilings will have a fair face finish and will be given two coats of spatula.
- 3.1.3. The walls and ceilings will be painted with three coats of emulsion paint of the finest quality of which the color will be chosen by the vendor.

3.2. External

- 3.2.1. External walls will be insulated with kelyfos system (50mm of polystyrene).

4. DAMP PROOF AND WATERPROOF COURSES

4.1. Foundation

The concrete surfaces in contact with soil will receive two coats of bitumen emulsion.

4.2. Ground Floor Verandas

The external joint between ground floor slab and walls will receive two coats cementitious waterproof course reinforced with plastic net.

4.3. Balconies

Balconies will receive two coats cementitious waterproof course over the screed.
The joint between the concrete floor and the walls will be reinforced with plastic net.

4.4. Roof gardens and planters

Roof gardens and planters will receive polyester sheet 4m/m.

4.5. Roofs

Exposed flat roofs will receive 50mm polystyrene & polyester sheet 4m/m. Sand – cement triangular fillet will be constructed at the joint between parapet walls and concrete slab.

5. FLOORING

5.1. All the ceramic flooring will be selected by the purchaser from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.

5.2. Ceramic tiles with matching skirting will be placed on all floors and will be to a selling price of €12/m².

5.3. On the floors of W.C.s, showers and bathroom the ceramic tiles will be to a selling price of €12/m².

5.4. In verandas and patio's, the tiles and skirting will be of a selling price of €12/m² and will be a choice of the vendor.

5.5. In the cases where purchasers choose to use tiles that exceed the monetary allowances specified by the vendor, they will be charged the additional cost of purchasing.

5.6. The prices of the ceramic tiles are predefined, and refer to pricelist rates of non – special offers.

5.7. The stairwell will have synthetic marble cladding, which will be a choice of vendor at the price of €30/m².

5.8. Common Areas lift & Lobby granite at the price of €30/m².

6. WALLTILES

6.1. The walls of W.CS, showers and bathrooms will be tiled up to the height of the door lintel, with tiles of a selling price of €12/m² from an available selection predefined by the vendor.

6.2. In the kitchens, the part of the walls between working surfaces and the top cupboards will be tiled of a selling price of €12/m² from an available selection predefined by the vendor.

6.3. The prices of the wall tiles are predefined and refer to pricelist rates of non- special offers.

7. SANITARY FIXTURES & FITTINGS

- 7.1. Sanitary units and fittings will be Grohe or equivalent and will be placed according to the plans in white colour and of high quality.
- 7.2. The purchaser has a choice to convert from shower tray to walk-in-shower. This must be requested by the purchaser from an early stage of construction.
- 7.3. The purchase of the sanitary units, defined by the vendor at €1800 for apartments with 3 bathrooms, at €1500 for apartments with 2 bathrooms and at €1300 for apartments with 1 bathroom.

8. DRAINAGE PIPES

- 8.1. The pipes and accessories for the drainage system will be of the finest quality and will be laid in accordance to the relevant elevation plans.
- 8.2. The pipes will be plastic and will meet the terms of the prototype BS 4514.
- 8.3. External drainage installation will be connected with the main sewerage system. In the case which it doesn't exist at the specific domain, then the drainage installations will be constructed with provision for future connection.

9. ELECTRICAL INSTALLATION

- 9.1. The electrical installation will be in accordance to the relevant plans and the current EAC regulations. All electrical conduits will be cast within slabs, floors and walls.
- 9.2. All accessories, conduits and cables will be of the finest quality.
- 9.3. The following will be included in the electrical installation:
 - Electric door bell
 - Provision for kitchen hood extractor (where applicable)
 - Provisions for electric oven, washing-machine and dishwasher (if indicated on architectural drawings)
- 9.4. Provision for installation of a T.V. outlet in all rooms
- 9.5. Provision for installation of telephone outlet in all rooms
- 9.6. Provision for two exterior lights at locations predefined by the vendor
- 9.7. Provision for installation of a satellite T.V.
- 9.8. Provision for installation of cable T.V. and internet, if this is included in the electrical plans.
- 9.9. In cases where the purchasers choose to install light fittings other than the ones predefined by the vendor, they will be charged with the cost of the purchase and

installation of those fittings. The installation of those fittings will be done after the final approval of the E.A.C. (Electricity Authority of Cyprus).

The current supply for the requirements of each apartment is considered imperative.

10. AIR CONDITIONING

- 10.1. All necessary electrical and mechanical piping and wiring provisions for air-conditioning installations will be done in accordance with the electrical and mechanical drawings.

11. PLUMBING INSTALLATION

- 11.1. The plumbing installation to all sanitary units and to the solar water heating panel will be of pipe in pipe aluminum (pex) of high pressure, according to international standards.
- 11.2. The plumbing installation includes cold and hot water supply to the kitchen sink, bathtubs, shower columns and washbasins. In addition, the plumbing installation includes cold water supply for washing machine and dishwasher wherever indicated on the drawings.

12. CARPENTRY

- 12.1. The ground floor main entrance door will be of solid wood or Aluminium of high quality chosen by the vendor. In cases where the door is of solid wood the door frame will be of soft wood 200 x 75mm and will be painted to match the door's colour.
- 12.2. All the internal doors will be laminated prefabricated doors chosen by the Purchaser at an earlier stage of construction otherwise the vendor will choose.
- 12.3. Bedroom wardrobes will be laminated and will be made in accordance with the dimensions as shown in the architectural drawings.
- 12.4. The Apartment main entrance door and communal door will be fire proof with a certification chosen by the vendor.

13. KITCHEN

- 13.1. All kitchen worktops and cupboards will be made of laminated wood or melamine chosen by the vendor
- 13.2. The kitchen worktop will be of granite at €150/m.
- 13.3. The kitchen sink will comprise of a stainless-steel single bowl, single drainer unit of the value of €80,00.
- 13.4. All Kitchen mechanism will be soft close

14. ALUMINUM WORKS

- 14.1. All the exterior openings will have thermal insulated aluminum frames, in the color chosen by the vendor and will be either sliding or opening, in accordance to the architectural drawings, with thermal double glazing of thickness of 4mm.
- 14.2. Internally the glass will be clear, while the exterior will be shaded.
- 14.3. In case the purchaser requires aluminum shutters and/or fly screens, they will be charged with the additional cost for the purchase and installation.

15. HEATING SOLAR PANELS

- 15.1. Each apartment will be provided with electric boiler and storage, two solar heating panels. At 1000lt water tank and a pressure system will be placed either in the roof space or on a flat roof.

16. STEEL CONSTRUCTIONS

- 16.1. In the internal side of the stairwell will be placed either metal rail or handrail, depending on the architectural plans.
- 16.2. All metal surfaces will be painted with one coat of anti-rust primer and two coats of oil paint of the finest quality.

17. ELEVATOR

- 16.1. Elevator According for EU Standard (KONE)

18. EXTERIOR CLADDING

Define by the architectural drawings

- HPL or Marble

19. BALCONY FENCING.

Glass fence will apply

20. ROOF GARDEN

- 20.1. Roof garden will be private for the top floor apartment/s with private exterior staircase.

20.2. Roof garden will be supplied with a water tap and the provisions for Kitchen and BBQ station.

20.3. Aluminium fencing (white) to divide the roof garden from the communal area can be requested by the purchaser. There will be an additional charge for supply & installation.

21. GENERAL

21.1. All apartments will have their own designated parking space and storage room.

21.2. The main entrance of the building will operate by intercom camera for each apt. The main door opening will be with a card slot or code pad or equivalent too.

NOTE:

- a) 19% VAT is included in the prices quoted.
- b) All prices are showroom retail prices.
- c) Quoted prices are only available at our associate's stores.