

► *Technical Specifications*

Earthworks

Excavation of plot to reach good soil conditions, a polyester membrane will be applied to minimize moist rising before pouring one layer of concrete thickness around ten centimeters.

Foundations & Framework

Anti seismic reinforced concrete according to the relevant Cyprus Standards and the earthquake code.

Brickwork

"Thermo-insulated bricks, 250mm wide externally and 100mm wide internally according to Cyprus Standards, internally three coats plastering and three coats emulsion paint and externally Polystyrene 5cm applied to the external surface rendered in three coats and exterior graffiato paint as shown in the perspective. "

External appearance

Synthetic wood on the external walls of the project in accordance with the architectural plans as shown in the perspective.

Floor & Ceramic Tiles

All living room, dining area, kitchen, corridors, bathrooms and bedroom areas will be finished with European tiles of supply price €15 per m2 including VAT (retail price). Bathrooms will be tiled (floor and walls up to 2.4 meters high).

External Aluminum Doors & Windows

All external doors and windows will be of double-glazed aluminum sections and they will include opening or sliding sections (as per drawings).

Carpentry

High quality interior & entrance doors of melamine beech-wood veneer covered in plywood or similar kind, apartment entrance doors will be fire resistant in accordance with the Cyprus fire-brigade regulations."

Wardrobes & Kitchen Units

"High quality wardrobes laminate as shown on the drawings with a modern kitchen base laminate matt-wall units and white glossy. The worktop surface is granite at €500 including VAT (retail price)."

Sanitary Fittings

All of 1st quality sanitary fittings & fixtures including accessories are according to EU Standards of supply price €1000 per one bedroom flat & 1500 per two bedrooms flats including VAT (retail price).

Plumbing and Sanitary installation

According to British standards U.P.V.C. pipes for drainage and pipe-in-pipe system for cold/ hot water supply.

Water Supply

Hot and cold water supply and installation according to EU Standards and solar panels with PVC water tank to be installed at roof level as shown on drawings.

Presurized System

Presurized pump at roof level for each apartment.

Electrical Installation

All electrical installations are made as required by the Cyprus Electricity Authority. Power supply points and switches are as shown on electrical drawings.

Videophone

Installation of videophone at the main entrance .

Elevator

A very luxury cabin stainless steel with the latest gearless technology to minimize sound during operation.

Air-conditioning

Full installation of piping (provisions) for air conditioning units in all areas in the apartments..

Insulation

Below the tiles, all balconies and roof gardens are insulated against moisture.

Parking

Automatic parking gates as shown in the perspective. One Covered parking space to each apartment.

Entrance Lobby

A five star luxury entrance lobby designed with mirrors, wood marble & granite.

Corridors & Stairs

Marble to be used on the stairs and in all common areas

External Areas

All external areas will be finished according to the Perspective.

NOTES

Clients are entitled of carrying out any internal alterations with the approval of the architect and subject to project progress. The vendors and/or the architects of the building have the right to make any minor alterations to any part of the building and its specifications for aesthetic or technical reasons provided the individual apartments are not affected.

“**TRUST** is just one of the things
We **BUILD** Well.
Whatever It **TAKES**...
We Build **TOMORROW**”