



TECHNICAL SPECIFICATIONS

IDEAL 5 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 receive 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. (or SW)

3.2. External

- 3.2.1. External walls will be insulated with kelyfos type 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. Admix for moisture will be used as approved by the supervising Engineer.

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 4mm bitumen sheet reinforced with plastic net.

4.4. Roof gardens and planters

Roof gardens and planters will receive 4mm bitumen sheet.

4.5. Roofs

Exposed flat roofs will receive 50 mm polystyrene and 4mm bitumen sheet. 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. The selection should be made at an early enough stage of the construction or else the vendor reserves the right to make the choice on behalf of the purchaser.
- 5.2. Ceramic tiles with matching skirting will be placed on all floors and will be at a selling price of €15/m².
- 5.3. On the floors of W.C.s, showers and bathroom the ceramic tiles will be to a selling price of €15/m².
- 5.4. Verandas and roof garden tiles and skirting will be of a selling price of €15/m² and will be at the choice of the vendor.
- 5.5. In the cases where the purchaser chooses to use tiles that exceed the monetary allowances specified by the vendor, they will be charged the additional cost for the supply and installation of such tiles (in cases where an extra cost is applicable).
- 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 at the choice of vendor at the price of €45/m².
- 5.8. Lobby will be with marble of €35/m².

6. WALL TILES

- 6.1. The walls of W.C.S, showers and bathrooms will be tiled up to the ceiling with tiles of a selling price of €15/m² from an available selection predefined by the vendor.
- 6.2. Part of the Kitchen walls between the work surface and the top cupboards will be tiled with a selling price of €15/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 purchase of the sanitary units is complied with the following prices (per item):
- 7.3. The total cost will not exceed
 - For 3bed Sanitary areas €1,800
 - For 2bed Sanitary areas €1,500
 - For 1bed Sanitary area €1,300
- 7.4. The purchaser has a choice to convert from shower tray to walk-in-shower or vice-versa. This must be requested by the purchaser from an early stage of construction.

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 to 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:
 - 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 installation of a satellite T.V.
- 9.7. Provision for installation of cable T.V. and internet, if this is included in the electrical plans.
- 9.8. 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).

- 9.9. Full electrical installation switch and sockets will be LEGRAND or equivalent.
- 9.10. All the above will be based on the electrical drawings.

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

10. AIR CONDITIONING

- 10.1. Provisions to all necessary electrical, mechanical piping and wiring 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 apartment main entrance doors will be laminated wood with solid wood frame and the door handle €15/piece. All the internal doors will be imported prefabricated doors with solid wood frame chosen by the vendor. Main apartment door and communal stairwell doors will be fire approved with certification.
- 12.2. Bedroom wardrobes will be laminated and will be made in accordance with the dimensions as shown in the architectural drawings.
- 12.3. Bathroom worktop will be of granite at €150/m.

13. KITCHEN

- 13.1. All kitchen worktops and cupboards will be made of laminated wood or melamine imported from Italy
- 13.2. All Kitchen mechanism will be soft close.
- 13.3. The kitchen worktop will be of granite at €150/m.

13.4. The kitchen sink will comprise of a stainless-steel single bowl, single drainer unit of the value of €80,00.

14. ALUMINUM WORKS

14.1. All the exterior openings will have aluminum frames, in the colour chosen by the Vendor and will be either sliding or opening, in accordance to the architectural drawings, with double glazing 4mm -14mm-5mm.

14.2. Internally the glass will be clear, and the exterior will be shaded.

14.3. In case the purchasers require aluminum shutters and/or fly screens, they will be charged with the additional costs for the purchase and fitting of them.

15. HEATING SOLAR PANELS

15.1. Each apt will be provided with electric boiler and storage (volume 150 /160 liters), one solar heating panels of 2.42m² each for 2 bd apt and 1.5 m² for one bd(copper pipes). A 1000lt water tank and a pressure system will be placed on the roof space

16. EXTERNAL WORKS

16.1. Balconies as shown in the architectural plans with glass fencing.

17. STEEL CONSTRUCTIONS

17.1. In the internal side of the stairwell will be placed either metal rail or handrail, depending on the architectural plans.

17.2. All metal surfaces will be painted with one coat of anti-rust primer and two coats of oil paint of the finest quality.

18. ROOF GARDEN

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

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

18.3. 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.

19. SPECIAL PROVISIONS

- 19.1. Energy performance of the building and apt will be class A. All the materials will meet the class based on study and the certificate. Wall insulation, roof insulation.
- 19.2. Elevator will be European Brand Kone. (1sec/m) (No engine room,mrl, with marble at the floor)
- 19.3. All apartments will have their own designated parking space and storage room.
- 19.4. 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 pat or equivalent too.
- 19.5. External cladding will be from HPL or Alucobond in the color based on the architectural drawings. Marble will be used according to the architectural drawings.

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.