

## **TECHNICAL SPECIFICATIONS**

### **SUBSTRUCTURE & SKELETON**

The static load of the construction is made of reinforced concrete in compliance to the Cyprus Seismic Code and Eurocodes.

### **BUILDING SHELL AND THERMAL INSULATION**

The building shell (walls, exposed floors and roof) will be constructed based on the study of an Energy Engineer regarding the building's energy efficiency. An external thermal insulation system will be installed, as well as 0,05 cm polystyrene on the roof. The building's thermal insulation will be classified Class A.

### **WALLS**

The exterior walls will be made of high-quality bricks, 0,25 cm thick.

The internal walls will be made of 0,10 cm-thick bricks in accordance with the Plans.

### **PLASTERING AND OIL PAINTING**

#### **External Surfaces:**

The external surfaces will be coated with décor acrylic plast. Its color is upon the architect's choice.

#### **Internal Surfaces:**

The interior walls will be coated and painted with three coats of Class A emulsion paint.

#### **Ceilings/ Suspended Ceilings**

All ceilings will be coated and painted with 3 coats of Class A emulsion paint.

### **PLUMBING**

An independent and complete plumbing with a "pipe in pipe" distribution system will be installed. Each apartment will have its own high efficiency and quality solar heating unit.

### **ALUMINIUM**

Double-glazed thermal aluminum frames of high energy efficiency for better sound and thermal insulation.

## **LIFT**

The modern lifts comply with the City Planning Authority regulations.

## **COMMON AREAS**

All the common internal and external areas will be coated with high quality materials. The lighting will include sensors for automatic lighting control and extra security. Entrance to the building will be permitted with an access card and/ or keyboard. Intercom systems will also be installed in each unit.

## **FLOOR LINING**

### **Living Room/Dining Room, Kitchen**

Ceramic tiles of €20.00/m<sup>2</sup> market value with matching wall-skirting.

### **Bedrooms**

Laminated wood flooring worth €20.00/m<sup>2</sup>, including fitting.

### **Verandas**

Ceramic tiles of €15.00/m<sup>2</sup> market value with matching wall-skirting.

## **WALL CLADDING**

### **Bathroom**

Ceramic tiles valued at €20.00/m<sup>2</sup>

## **SANITARY WARE**

### **One bedroom apartments**

Sanitary ware value for two bedrooms apartments will amount to €1000.00, including sinks, mirrors and all the necessary accessories.

### **Two & three bedrooms apartments**

Sanitary ware value for three bedrooms apartments will amount to €1700.00, including sinks, mirrors and all the necessary accessories.

## **WOODWORK**

### **Front Door/ mechanisms and handles**

Fireproof front door in accordance with the specifications of Fire Department.

### **Interior Door**

Interior doors of laminate type in a color chosen by the Architect.

### **Kitchen**

Inside parts of cupboards made of 18mm waterproof melamine; laminate type doors. A granite will be fitted in the kitchen countertops.

### **Wardrobes**

Wardrobes of melamine type (include shelves, handles and drawers). The client will visit the woodwork company for a custom design of the wardrobes and kitchen and to choose the color.

## **PARKING SPACES AND STORAGE UNITS**

For each apartment there will be an allocated parking space and storage unit as specified in the Architectural Plans (the apartment number will be indicated on both).

## **AC-HEATING UNITS**

Provision and installation in accordance with the engineering study for air conditioning of both hot and cold air.

## **HEATING SYSTEM**

There will be provisions for heating systems in all the apartments.

## **ELECTRICAL PROVISIONS**

All electrical installations will be conducted as detailed in the Architectural Plans and in accordance with the regulations of the Cyprus Electricity Authority.

The power supply will be adequate to cover the needs of the delivered building.

All apartments will be fitted with television provisions in the living room and the bedrooms.

## **SECURITY SYSTEM**

Provision for alarm system with movement sensors.

## **GENERAL NOTES**

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All the above are the specifications, materials and unit values provided for the construction of the apartment buildings.

If the buyer requires any modifications or changes made to the materials, the amendments should be agreed upon beforehand and in writing within 30 days from the signing of the contracts.

Any changes requested after the above mentioned period of 30 days shall not be accepted.

Should the Buyer decide to buy hygiene products from a vendor of their choice, then a standard 20% discount of the amount of the package corresponding to the respective apartment will be made.

The same applies to ceramic on walls and flooring.

Demolition works on already constructed parts should be agreed and charged before execution. Buyers have no right to change the external appearance of the building, and are not entitled to any addition that exceeds the allowed coverage in square meters against the current building regulations.