

BUILDING TECHNICAL SPECIFICATIONS

1- FRAMEWORK

- Framework is comprised of reinforced concrete C30 / C25 and High Tensile strength steel grade S500s
- Structural design is Energy Efficient and in accordance with Cyprus Anti-Seismic regulations

2- MASONRY

- External (25cm) and Internal (10cm) walls will be constructed with hollow bricks of finest quality, laid with cement paste in width according to architectural plans and detail drawings.
- Plastic mesh will be placed at the joints of masonry with reinforced concrete members.
- A minimum of 2 cm cement masonry will be applied to all interior walls.
- Damp proof course will be placed at ground floor walls.

3- COATINGS

Internal

- Internal walls will receive three layers of plastering
- Ceiling will have a fair face finish & will receive two coats of spatula (leveling compound)
- Internal walls and ceiling will receive three coats of Acrylic Paint of finest quality, color to be chosen by the end client (Dulux, SW or Equivalent)

External

- External walls will be insulated with Viodom Clima Plus system with 8 cm of polystyrene
- External walls will be covered with first grade "monocouche render" and HPL or Alucobond according to architectural drawings.

4- DAMP-PROOF & WATERPROOF COURSES

- Foundation :

Concrete surfaces in contact with soil will receive two coats of bitumen emulsion. Admixture for moisture will also be used.

- Verandas / Balconies / Roof gardens / Planters

These areas will receive two coats cementitious water proof course reinforcement with mesh over the screed. Joints between concrete floors and walls will be reinforced with a plastic net.

- Roofs

All Exposed roofs will receive a waterproofing membrane. Sand-cement triangular fillet will be constructed at the joint between parapet walls and concrete slab.

5- FLOORING

- Building entrance and staircase will have granite or marble or synthetic marble to the choice of the owner at a price of 60 euro /m2
- Floors (internal, verandas, balconies) will be covered by first choice European ceramic tiles, with a price that will not exceed 20 euro/m2.
- Flooring will be selected by the purchaser from the available range and within the above indicated price. In the case where purchasers wish to choose tiles exceeding the above mentioned price, they will be charged the additional induced cost.

6- WALL TILES

- WC's, Showers and Bathrooms will be dressed up to the ceiling with first choice European ceramic tiles with a price up to 20 euro/m2.
- In the Kitchens, the part of the wall between working surfaces and the top cupboard will be dressed with tiles with a price not exceeding 20 Euro/m2
- Tiles will be selected by the purchaser from the available range and within the above indicated price. In the case where purchasers wish to choose tiles exceeding the above mentioned price, they will be charged the additional induced cost.

7- SANITARY

- 2 Acrylic shower tray 80x120 "Acrylan slim line" or equivalent Price € 120/pc
 - 2 Shower mixers : Grohe eurosmart cosmopolitan or equivalent Price €65/pc
 - 3 Washbasin mixers : Grohe eurosmart cosmopolitan or equivalent Price €80/pc
 - 1 Grohe Tribble Kitchen Tab or equivalent Price €180/pc
 - 3 wash basins Price €60/pc
 - 2 Grohe tempesta shower set or equivalent Price €65/pc
 - 1 Stainless Steel kitchen sink Frankee or equivalent €150/pc
 - 3 Ideal Standard wall hung WC €250/pc
 - Accessories of total value €200
- Total value of sanitary ware for each 2 bedroom apartment will be €2.200,00 including all accessories.

8- DRAINAGE PIPES

Pipes and accessories for drainage will be of first grade category.
Pipes will be in UPVC plastic and will meet BS4514 norms
External drainage will be connected to the main sewage system

9- KITCHEN

Kitchens' design will be produced as per architectural drawings
Technical specifications

- Kitchen cupboard will be made of laminated wood or melamine produced in Italy.
- Internal structure thickness 18mm
- Doors thickness 22mm
- Kitchen included accessories:
 - o Metal drawers with soft close mechanism from Blum Company.
 - o Handles
 - o Chrome dust bin
 - o Soft close mechanism for all doors

- Aluminum base covering
- Protected hinges
- Counter tops of wet areas should be in granite

10- PLUMBING

The plumbing installation should be according to drawings, including cold and hot water supply to the kitchen sink, bathtubs, washbasins and roof garden. In addition the plumbing installation includes cold water supply for washing machine and dishwasher as per drawings.

Technical specifications:

- Intubation piping throughout (pipe-in-pipe) for hot and cold water (PEX)
- Plastic pipe for drinking water in the kitchen (PPR)
- 2 Solar panels 150x100 (water heater)
- Pressurized system, Water Tank 1000 L,
- Boiler for hot water 150 L will be connected with the heater & the pressure system.

11- CARPENTRY

Internal Doors: Laminate doors. Price €300, per unit including the handle and the lock.
Main Door: Main outdoor made from Laminate .Fire rating 30 minutes Price: 550 €/unit
Cupboards in Bedrooms: embossed melamine 18 mm . PRICE 170€ per meter

Melamine wood is imported from Italy.

12- ALUMINUM WORKS

- All external doors and windows of the bedrooms and lounges are aluminum frames with double glazing in silver color (natural). Frame color is to be defined as per architect choice.
- Frame and Glass specifications:
- Frame model is MU3000 and MU 2075 thermal.
- Glass : i-PLUS LIGHT 4MM + CLEAR 4MM Argon 90% 16MM SPACER
- $U_w = 2 - 3.2 \text{ W}/(\text{m}^2.\text{K})$
- All openings will be equipped with fly screens.

13- RAILINGS AND EXTERNAL WORKS

- Balconies will be executed as shown in the architectural rendering with movable aluminum sunscreens.
- Rails will be made in glass, (up to international standards) with a price not exceeding 170euro/m.

14- ELECTRICAL INSTALLATION

Electrical works will be executed according to 17th Edition of IEE Regulation for Electrical installation and other regulations as required by the Cyprus Electricity Authority. Power supply points and switches are as shown on electrical drawings. Brand LEGRAND.

- 3 double sockets, antenna plug and phone line for each room.

- 3 double sockets and phone line on kitchen counter.
- 2 double sockets and antenna plug in the kitchen area.
- 2 double waterproof sockets, antenna plug and phone line in the roof garden
- 2 double sockets antenna plug and phone line on TV area in living room.
- 1 double socket on dining room.
- 3 double socket on living room.
- 1 waterproof socket on balcony.
- Audio door entry kit
- Building entrance will be equipped with an intercom and camera related to each apartment. Main door should be also operated with a code pad.

15- ELEVATOR

Electrical elevator will be installed with a door on each floor with the following specifications:

- Number of people /load – 7/525K
- Moving machine : Liftquip – Germany ; 1m/sec
- Type : Gearless PMC 145 M VVVF
- The interior of the elevator will be covered with brushed stainless steel, Mirror at the back and granite/marble floor
- No engine room on rooftop

16- AIR CONDITIONNING

All necessary electrical and mechanical piping and wiring for air conditioning will be executed according to mechanical drawings, to have the possibility of installing a split unit system in each room.

Any change in these specs need to have the written consent of the owner.