

# GENERAL Specifications

- **Structure:**

Anti-seismic reinforced concrete in conformity with the European Code and seismic regulations.

- **Masonry:**

Thermo-insulated hollow clay brick walls of 25 cm width for external walls and 10 cm width for internal walls. For insulation purposes, polystyrene panels of 8 cm to be installed on the external surfaces.

- **Exterior Finish:**

High Pressure Laminate (HPL) cladding on the front elevation. Three (3) layers of plastering and one (1) coat of acrylic paint.

- **Interior Finish:**

Three (3) layers of plastering, three (3) layers of spatula and three (3) layers of paint.

- **Floor Covering:**

**Living, dining, kitchen and corridor:** Imported high quality ceramic tiles of 20€/m<sup>2</sup> at supply price.

**Interior:** Bedrooms – laminated parquet with skirtings 20 € with installation.

**Bathrooms:** Imported high quality ceramic tiles of 15€/m<sup>2</sup> at supply price. Walls to be tiled up to the ceiling.

**Balconies:** Imported high quality anti-slip ceramic tiles of 15€/m<sup>2</sup> at supply price.

**Interior Common Areas:** Monolithic granite in lobby and staircase.

**Exterior Common Areas:** Stamped concrete.

**Storage:** Ceramic tiles or stamped concrete.

**Roof Garden:** Imported high quality antislip deck tiles of 15€/m<sup>2</sup> at supply price.

- **Aluminum Works:**

MU 3000/2075 powder-coated thermo-insulated and double-glazed sliding and/or opening doors and windows according to Cyprus energy efficiency regulations. High quality marble of 3 cm under all windows.

**Balcony Balustrades:** Front balustrades with 16 mm laminated glass with rail on top.

- **Woodworks:**

**Entrance Doors:** Laminated and thirty-minute fire-resistant according to the Fire Department Regulations of Cyprus.

**Interior Doors:** Laminated doors.

**Kitchen:** Upper/lower melamine cabinets with laminated doors and drawers with soft-close accessories.

**Countertop:** Granite of 130€/m<sup>2</sup> at supply price. Decorative tiles between cupboards of 15€/m<sup>2</sup> at supply price.

**Wardrobes and Bathroom Closets:** Melamine cabinets.

- **Sanitary Ware:**  
Sanitary fittings and accessories of European standards totaling 1200 € for bathroom/toilet and 150 € for kitchen at supply price.
- **Plumbing:**  
PPR piping from roof to manifold and pipe-in-pipe from manifold to sanitary fittings.  
Solar system with 150 L. boiler heated also electrically.  
PVC water tank of 1000 L capacity with pressurized system.
- **Electrical Works:**  
All wirings and points according to the electrical engineer's study and the 17<sup>th</sup> edition of E.A.C. Power supply points and switches as per electrical drawings.  
Motion detectors in common areas.
- **Air Conditioning:**  
Provision for A/C split units in bedrooms & living/dining room.
- **Videophone:**  
Coloured videophone unit for each apartment.
- **Elevator:**  
Otis or equivalent hydraulic elevator in accordance with European standards.
- **Gypsum Works:**  
Gypsum false ceilings in bathroom/toilet and lobby with spotlights.
- **Insulation:**  
**Roof:** Extruded polystyrene of 8 cm thick on roof covered with screed concrete and 4 mm thick bitumen membrane.  
**Balconies:** Elastomeric polymer bitumen water-proofing under tiles.
- **Sewage Works:**  
All provisions for connection to the main sewage system of Larnaca.
- **Parking & Storage:**  
One covered parking spot for each apartment and one storage room at ground floor level.
- **Energy:**  
Building according to Cyprus Class A energy efficiency regulations.  
Photovoltaic panels to be installed on the roof for reducing energy consumption.