

SERAY 12 – CENTRUM

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€/m² at supply price.
Bedrooms: laminated parquet with skirtings and installation 27€/m².
Bathrooms: Imported high quality ceramic tiles of 20€/m² at supply price. Walls to be tiled up to the ceiling.
Balconies: Imported high quality anti-slip ceramic tiles of 20€/m² at supply price.
Interior Common Areas: Granite or marble in lobby and staircase.
Exterior Common Areas: Stamped concrete.
Storage: Ceramic tiles of €20 at supply price.
Roof Garden: Imported high quality antislip deck tiles of 20€/m² at supply price.
- **Woodworks:**
Entrance Doors: Laminated and thirty-minute fire-resistant according to the Fire Department Regulations of Cyprus.
Internal Doors: Laminated doors at €350 each.
Kitchen: Upper/lower melamine cabinets with laminated doors and drawers with soft-close accessories €180/lm.
Countertop: Granite with installation of 150€/lm at supply price. Decorative tiles between cupboards of 20€/m² at supply price.
Wardrobes and Bathroom Closets: with installation 180€/m².
- **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.
All exterior doors and windows are according to architectural plans.

- **Sanitary Ware:**
Wall-hung type WCs, sanitary fittings and accessories of European standards totaling 1700 € at supply price for bathrooms and kitchen.
- **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 17th edition of E.A.C.
Power supply points and switches as per electrical drawings.
Motion detectors in common areas.
Provision for a 32amp EV Charging point will be installed at private parking area one for each car (covered).
Supply and installation of Photovoltaic System on the roof area (optional).
- **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:**
Moisture-resistant gypsum false ceilings in bathrooms and lobby with spotlights.
- **Insulation:**
Roof: Extruded polystyrene of 8 cm thick on roof covered with screed concrete and 4 mm thick bitumen membrane.
Verandas, Balconies and Showers: High quality cementitious waterproofing together with fiberglass mesh.
- **Sewage Works:**
All provisions for connection to the main sewage system of Larnaca.
- **Parking & Storage:**
One parking spot for each apartment and one storage room at ground floor level.
- **Energy:**
Building according to Cyprus Class A energy efficiency regulations.

N.B:

- VAT is not included in the above prices.
- The Developer reserves the right to substitute suppliers and/or materials with similar quality and value.
- Customers have to choose the materials from designated suppliers by the Developer.
- All the above prices are showroom prices (market value) from the Developer's suppliers.