

SERAY 12 – CENTRUM

GENERAL SPECIFICATIONS

- **STRUCTURE:**

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

- **THERMAL INSULATION AND WATER PROOFING:**

External Surfaces: Polystyrene panels of 8 cm to be installed on all external surfaces. Polyethylene membrane to be installed beneath the surface of the flooring prior to screed.

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.

- **ENERGY PERFORMANCE:**

Building according to Cyprus Class A Energy Efficiency Regulations.

- **MASONRY:**

Thermo-insulated hollow clay brick walls of 25 cm width for external walls and 10 cm width for internal walls.

- **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: Cifre grade A Spanish tiles 120x60 cm of 30€/m².

Bedrooms: Cifre grade A Spanish tiles 120x60 cm of 30€/m².

Bathrooms Floor and Walls: Cifre grade A Spanish tiles 120x60 cm of 30€/m². Walls to be tiled up to the ceiling (120x60 cm).

Balconies: Cifre grade A Spanish tiles 120x60cm of 30€/m².

Interior Common Areas: Granite or marble in lobby.

Staircase: Granite or marble in lobby of 70€/m² per step.

Exterior Common Areas: Glossy concrete.

Storage: Ceramic tiles of €20.

Roof Garden: Cifre grade A Spanish tiles 120x60 cm of 30€/m².

- **WOODWORKS (OCRIAM KITCHENS LTD):**

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

Internal Doors: Laminated doors with locks and handles of €435 each.

Kitchen: Upper/lower melamine cabinets with laminated doors and metallic soft-close drawers and accessories of €320/lm.

Countertop: Granite with installation of 180€/lm. Decorative tiles between cupboards of 30€/m².

Wardrobes: Laminated closets and drawers with soft-close accessories of 270€/m² with installation.

Bathroom Cabinets: Melamine cabinet with laminated doors with granite countertop of € 350 each.

- **ALUMINIUM 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.

All external doors and windows are according to architectural plans.

- **SANITARY WARE:**

Grohe Euro Ceramic floor standing soft close WC with Grohe concealed built-in mechanism. Grohe BauEdge mixers for bathrooms and Grohe Blue Pure three-in-one mixer for kitchen.

Franke sink in kitchen. European fittings and accessories. Total package of € 2300 for bathrooms and kitchen.

- **PLUMBING:**

PPR piping from roof to manifolds and pipe-in-pipe from manifolds 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 at each covered parking area.

Supply and installation of photovoltaic system on the roof area (optional).

- **AIR CONDITIONING:**

Provision for A/C split units in bedrooms and living/dining room.

- **VIDEOPHONE:**

Coloured videophone unit for each apartment.

- **ELEVATOR:**

Kone or equivalent hydraulic elevator in accordance with European standards.

- **GYPSUM WORKS:**

Moisture-resistant gypsum false ceilings in bathrooms and lobby with spotlights.

- **SEWAGE WORKS:**

All provisions for connection to the main sewage system of Larnaca.

- **PARKING AND STORAGE:**

One parking spot for each apartment and one storage room at ground floor level.

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 the designated supplier i.e. Cykings Ceramics Ltd.
- All the above prices are showroom prices (market value) from the Developer's suppliers.

Sanitary Ware

Pure Freude
an Wasser

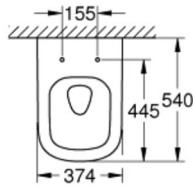
GROHE

Toilets

Grohe Euro Ceramic WC FTW 39339000

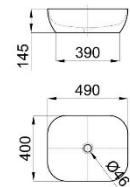
Grohe Euro Ceramic WC-seat soft close 39330001

Grohe Wall Plates Button Cosmopolitan 38732000



Wash basins

Noken Slender W/Basin Rect. 50x40 100255360



Mixers

Grohe BauEdge OHM shower exp 23636000



Grohe NTempesta 100 I shower rail set 600mm 27853001

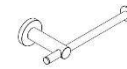
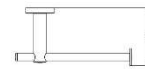
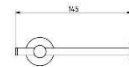


Grohe BauEdge OHM vessel basin smth b 5,7l XL 23761001

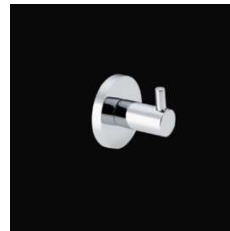


Accessories

Sigma Xartothiki Chrome 3030422



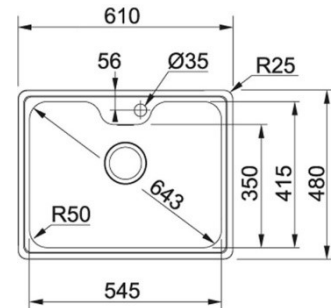
Sigma Hook Mono Chrome 3030222



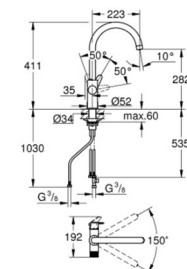
Sigma Hook Diplo A Chr. 3031222



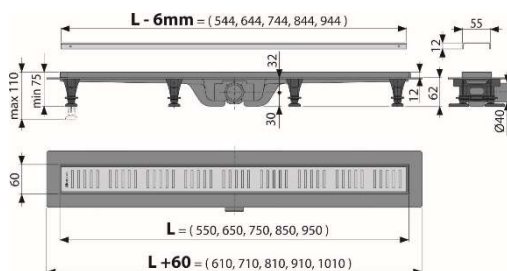
Sink Franke Bell BCX 610-61 61x48 3011850108



Grohe Blue Pure BauCurve C-spout 30580000



APZ10-550M Plastic Lin. Drain 8595580538989



Tiles

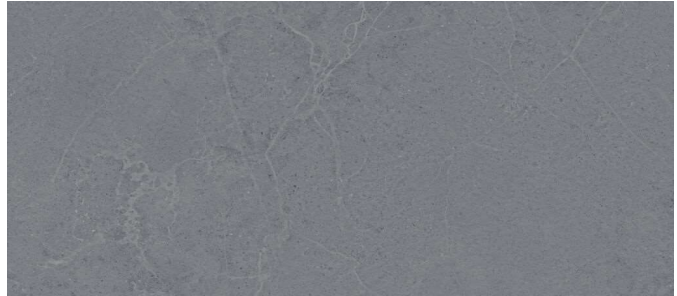
Norwich White (60x120) Rect. Mate

(All interior floor, balcony, baths floor+walls, roof)



Norwich Antracita (60x120) Rect. Mate

(1 Feature wall in bathrooms)



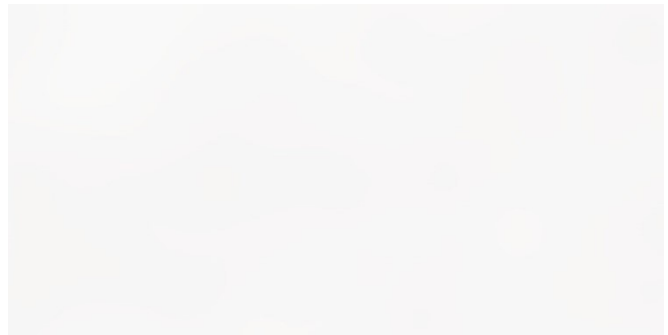
Azuvi Neeko Taupe (60x120) Artech Rect.

(Azuvi Lobby and Lift)



Glaciar Mate (60x120) Rect.

(Kitchen backsplash)



Electrical lights



9053

Categories: Ceiling, Exterior Wall Lights by Special Lights - Cyprus Outdoor, Products

Technical Specifications

Light Source: E27 / 1 x 26w
Materials: Aluminium, Glass
Dimensions: D 108 x H 140 mm
IP: 54
Available Colours: Dark Grey / Silver / White / Black

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Page 1

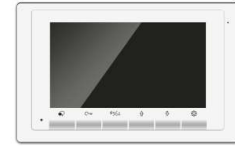
LANITIS ELECTRICS - MK ESSENTIALS 2024			
LANITIS NO.	PICTURE	PART NO.	DESCRIPTION
0801E1042		MV1042 W/WHI	CON UNIT SWITCH FUSE 13A 1G+PL
0801E5205		MV5205N W/WHI	SWITCH 45A 1G DP + PL
0801E2747		MV2747 W/WHI	S/SOCKET 13A 2G SP DE
0801E2757		MV2757 W/WHI	S/SOCKET 13A 1G SP DE
0801E3521		MV3521 W/WHI	TV OUTLET FEMALE NON-ISOLATED
0801E3827		MV3827 W/WHI	BLANK PLATE 1G
0801E3828		MV3828 W/WHI	BLANK PLATE 2G
0801E0428		MV428 W/WHI	DATA SOCKET 1G RJ45 CAT6
0801E4329		MV4329 W/WHI	SHUTTER SWITCH - ROLLER BLINDS

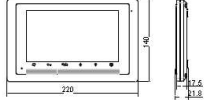
VIDEOPHONE

DMR 18 S



DT147S
2-Wire Indoor Monitor



DESCRIPTION	FEATURES
2-wire system 7 inch digital color TFT monitor with dummy mechanical button.	<ul style="list-style-type: none"> ▶ Ultra thin design; ▶ Dummy mechanical button-layer design; ▶ Sensitive touch sensor button; ▶ High qualified ABS plastic with signal white color; ▶ Simplified and intuitive menu style;
DIMENSION	
	

ALUMINIUM

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.

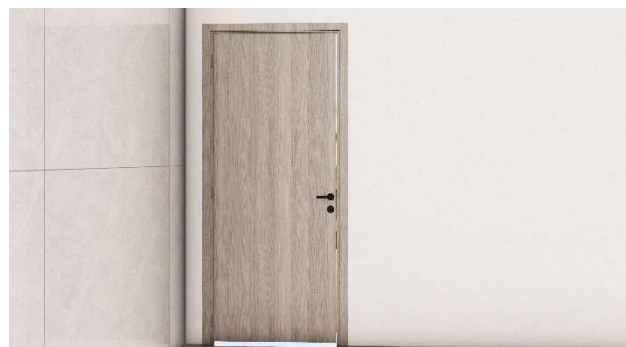


WOODWORKS (OCRIAM KITCHENS LTD)

Bathroom Cabinets



Internal Doors



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

