



1. Structure

- Concrete with flat slab system (EC2, EC8 and Cypriot Eurocode)
- Net Ceiling height 2.8m

2. Walls

- External walls: 1st Class hollow Clay Bricks 25cm thick and 8cm XPS Insulation.
- Interior separating walls between the apartments: 1st Class hollow Clay Bricks 25cm thick.
- Internal dividing walls of the apartments: brick 10cm.

3. Thermal Insulation and Energy Performance

- Energy Classification A.

4. Painting

- Internal walls: Smooth finish of stucco to three coats of emulsion paint.
- Finish of fine graffiato will be applied in all external areas.
- Exterior paintings/Colors will be at the discretion of the Architect.
- External walls: Three coats of weather shield acrylic paint where graffiato is not applied.
- Three coats of painting Paramatti ferromicaceo or equivalent will be applied on all metal works.

5. Floors

- Living, dining area, Kitchen, WC and corridors will be covered with 1.20m x 0.60m R7 or R8 for internal and R9 or R10 ceramic tiles for externals.
- Bedrooms will be covered with laminated parquet Class 32 AC4 ANGLE LOCK.
- Common areas will be covered with marble or ceramic tiles.
- Verandas and storage rooms will be covered with ceramic tiles.

Area	Material	Rate
Living, Dining area, Corridors	*Ceramic 60X120	€25,00 / m ²
Kitchen	*Ceramic Floor 60x120	€25,00 / m ²
WC Areas	*Floor – Ceramic 60x120	€25,00 / m ²
Bedrooms	Parquet laminated Kronostep Solar Oak (KST832-K405NL) AC4-32 1285X192X8mm	€20,00 / m ²
Stores	Ceramic floor	€10,00 / m ²
Verandas	*Ceramic 60x120	€20,00 / m ²

*STN Ceramica Austral Serie Matt



6. Wall Finishes

- WC walls cladding will be covered with 1.20 x 0.60m ceramics at full height.
- The kitchen, walls, between benches and cupboards, will be covered with ceramic tile 1.20 x 0.60m
- Veranda and windowsills will be made of marble.

7. Sanitary Ware

- Relevant sanitary accessories such as towel ring/bar, toilet roll holder, mirror etc. are included.
- Wash basin worktop will be of engineered synthetic granite, where applicable.

8. Woodworks

- Italian metal black door frames and white wood finish laminated door leaf of fire rated materials.
- A safety lock and a handlebar on the outside with black ironmongery.
- All internal doors will be made of high-quality melamine.
- Wardrobes will be made of 18 mm thick melamine structure and high-quality doors.
- Kitchen benches and cupboards will be made of 18 mm thick melamine white interior structure and 18 mm thick melamine doors of chosen collections.
- The countertop will be engineered synthetic granite/corian.
- Kitchens will have soft-close mechanisms.

9. Aluminium Works

- The main entrance to the building will be of tempered laminated glass with an electric lock and a handle on the outside.
- All external openings doors and windows in common areas will be of thermal insulating system Alumil Smartia System.
- Opening frames: See through double glazing 6mm-12mm cavity 6mm.
- All external openings doors and windows in the apartments will be of thermal insulating system series, Alumil Smartia System.
- Color of all aluminum frames will be RAL 9017
- Electrical shutter provision.

10. Insulations /Roof and Verandas

- At roof level there will be concrete screed to slopes, 4mm special polyester insulating membrane, extruded polystyrene and asphalt membrane in 2 layers.
- For verandas there will be concrete screed to slopes, cement based waterproof insulation, mortar and ceramic tile 1.20m x 0.60m finish.



11. Railings

- Railings will be painted white color on the roof top common areas and clear color 10mm thick laminated glass in all verandas.
- Staircase railings will be of steel tubes/members and as per the Fire Departments Specifications and indications.
- Metal electric sliding door with remote control in the parking area.
- Electric gates in all lobby areas on the ground floor.

12. Electrical Installations

- In compliance with the specifications of the Electricity Authority of Cyprus.
- Purchase of all internal lighting fittings will be at the buyer's cost. Any additional lighting cost requirements deriving from the Buyer will be covered by them.
- Every single apartment will have provision for TV antenna, internet, video answering screen with doorbell. There will be a CCTV at the main entrance of the building and a doorbell in each apartment.
- All electric outlets/sockets will be of MK, Legrand or equivalent type.

13. Mechanical Installations

- Hot and cold-water supply systems will consist of polypropylene pipes.
- Each apartment will have:
 - ❖ Cold water storage tank of 1.000 liters Pressurized system
 - ❖ Hot water circulation system
 - ❖ Hot water storage cylinder 200 liters
 - ❖ One Solar Water Heater in each apartment
 - ❖ Provision for electric towel rails at bathrooms
 - ❖ Provision for Split Unit air conditioning in all bedrooms, living room, dining room and kitchen.
 - ❖ Provision for electric wall heating.
 - ❖ Ventilation in all bathrooms and toilets.

* Furniture and Electrical appliances are not included