

Technical Specifications

- The building is designed to comply fully with the European regulation of the anti- seismic code.
- External and internal walls are 25cm and 10cm thick, respectively.

Floor Coverings

- **Common areas & staircase:** flooring based on architect's choice.
- **Apartment living room corridors & bedrooms:** covered with quality laminate Wooden floor. Selection from a preselected range of different finishes and colours.
- **Bathroom:** covered with excellent quality ceramic tiles which can be chosen from our pre- selected collection.
- **Kitchen : 2 and 3 bedrooms apartments:** Ceramic tiles .
- **Verandas:** covered with fine mosaic tiles pre selected by the architect of the project.
- **Parking:** will be made of reinforced concrete 12cm high.

Thermal Insulation & Water Proofing

- Thermal insulation, according to the legal requirements. Two layers of bituminous membrane are covering the roof and the verandas.

Wall Finishes

- **External walls:** two layers of cement plaster finished with a third coat of plaster & three coats of paint for external use.
- **Internal walls:** Two layers of cement plaster, one layer of finishing plaster and three coats of emulsion paint.
- **Kitchen, Bathroom and W.C:** ceramic tiles of high quality.

Woodwork

- **Main door of the building:** Door and frame made of solid wood.
- **Common Area Doors:** are manufactured according to the European Standards of fire resistance regulations.
- **Apartment doors:** Italian doors conformed to safety and fire regulations. The client has the option to choose from five different finishes.
- **Safety locks:** All apartment front doors will have security locks.
- **Kitchen:** Structure in waterproof ennobled white colour 18mm. Cupboards made of chipboard with laminate, prostformed in different colour options.
- **Wardrobes:** Structure in waterproof ennobled white colour 18mm. Cupboards made of chipboard with laminate, prostformed in different colour options.

Aluminium/Metal

- Storage Doors: Made of metal: colour based on architects choice.
- Doors and windows: Double glazed with colored glass in aluminium frame.

Landscape

- Gates: Electrical gate/sensor opening. Operated with remote control.

Sanitary & Plumbing

- All apartments will be equipped with high quality sanitary fittings and accessories. Pipe in pipe system is used for the plumbing installation. The building provides solar heater with one tank (1 tone).
- Installation of pressure pump system.

Electrical Installations

- Electrical installation is based on the regulation of the electricity authority of Cyprus.
- Telephone lines will be installed and connection points in all the rooms.
- A central antenna system, satellite system and TV connection points will be provided for all the rooms.
- Sufficient number of power points will be installed in all the areas of the apartment.
- Security access key rings and video-intercom system at the main entrance of the building.
- Automatic lights in the entrance lobby and parking area of the building.
- Installation of electric shutters in all bedrooms, except those which are on the building facade. On these windows internal electric rollers will be installed.
- Provision for a "Smart Home" solution (ability to control lighting, motorized blinds and curtains, audio-video distribution etc, with the use of automation).
- Provision for wired alarm.
- Provision for air conditioning installation in the entire apartment.
- Provision for installing storage heaters (electrical) in all apartment areas.
- Provision for the installation of Plasma TV.
- Provision for dish-washer, washing machine and dish dryer in the kitchen.
- Provision for Internet access points.

Parking Places & Storage Rooms

- Parking Place: Each apartment has one private covered parking place.
- Store Room: Each apartment has one private Store.