

Technical Specifications

- The building is designed to comply fully with the European regulation of the anti- seismic code.
- External walls are of 25cm thickness clad with polystyrene slabs for thermal insulation plaster to meet the standards for insulation.

Floor Coverings

- Common areas & staircase: flooring based on Architect's choice.
- Apartment living room corridors & bedrooms: covered with high quality laminated parquet. Selection from a preselected range of different colours.
- Bathroom: covered with excellent quality ceramic tiles (**Mirage- Italy**) which can be chosen from our pre- selected collection.
- Kitchen: Laminated parquet of high quality. Selection from a preselected range of different colours.
- Verandas & Roof garden: Ceramic tiles of Architects choice.

Thermal Insulation & Water Proofing

- Thermal insulation, according to the legal requirements and the mechanical Study Issued by the Consultant of the Project.
- Water proofing: A layer of bituminous membrane is covering the roof and the verandas.

Wall Finishes

- External walls: Special System for thermal insulation.
- Internal walls: 3 layers of plaster, spatula and emulsion paint.
- Kitchen (cupboards Zone): excellent quality ceramic tiles (**Mirage- Italy**) which can be chosen from our pre- selected collection.
- Bathroom and W.C: ceramic tiles (**Mirage- Italy**) of high quality. Selection from our pre- selected collection.

Woodwork

- Main door of the building: Based on the architectural drawings.
- Common Area Doors: manufactured according to the European Standards of fire resistance regulations.
- Internal Doors: Made in Italy – HPL Finish. Selection from a preselected range of colors. Local Distributor: Rooms. Manufacturer: **Door Arreda- Italy**.
- Apartment entrance doors: Manufactured according to the European Standards of fire resistance regulations. Supplier: **Rooms**. Manufacturer: **Porta Block**- Security door, design according to Architectural Plans.
- Kitchen: According to the detailed kitchen plans propose by our consultants. Local Distributor: ROOMS. Manufacturer: **GM (Ventidue) Italy**. Selection from a preselected range of Colors in HPL finish.
- Wardrobes: Local Distributor: ROOMS. Manufacturer: **ZG (model Easy) Italy**. Selection from a preselected range of Colors according to Architectural Plans.

Aluminium/Metal

- Storage Doors: Based on architectural drawings.
- Doors and windows: Double glazed with coloured glass in aluminium frame. Aluminium system/ series will be determined by the Architect in to comply with the energy study of the building.

External space

- Gates: Electrical gate/sensor opening. Operated with remote control.
- Landscaping will take place at the external areas of the building.

Sanitary & Plumbing

- All apartments will be equipped with high quality sanitary fittings and accessories. Client can choose any sanitary from available selection of the local distributor in Cyprus of the brand **CIELO- Italy/NOKEN by Pocelanosa**.
- Pipe in pipe system is used for the plumbing installation. The building provides solar heater for each apartment.
- Installation of pressure pumps system.

Electrical Installations

- Electrical installation is based on the regulation of the electricity authority of Cyprus and the Electrical Study Issued by the Consultant of the Project.
- Structure cabling provision.
- Central provision for satellite dish.
- 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.
- Provision for dish-washer, washing machine and dryer in each apartment.
- Installation of USB ports in all the apartments.
- Provision for telephone line, internet and TV.
- Provision for electric heating units.
- Provision for air-condition SPLIT UNITS.

Parking Places & Storage Rooms

- Parking Place: The apartment has a private a parking place.
- Store Room: The apartment has one private Store.

Notes

- Appliances such as Tv, Dishwasher, Oven, Fridge, Cooker, hoot etc are not included.
- All Public and external area's Lightings are according the Architects choice.
- Any Movable Furniture shown in the attached are for concept reasons and are not included in the responsibility of the seller.
- Changes on the above Described specifications can be made. Any additional cost will be calculated and will proceed after the client's approval.