

3-4 Bed Detached Houses for Sale in Palodia, Limassol

SALES SPECIFICATIONS / BUILDING ENVELOPE

- **External walls:** 330mm total composite wall. 250mm clay bricks and 80mm external thermal insulation system by Weber or similar.
- **Internal Partitions:** 100mm clay brick wall.
- **Aluminum Doors & Windows:** Sliding Doors: MU 3000 series with double-glazed panels with laminated glass and argon filled void for better energy performance. Openable Doors & Windows: MU 3000 series with double-glazed panels with laminated glass and argon filled void for better energy performance.
- **Insulations:** Roof - Thermal insulation 100mm, Roof/Balconies Water proofing – Derbigum Foundation Waterproofing – Acrylic insulation with net Boundary wall – Flint coat

STRUCTURAL FRAME

- Reinforced Concrete structural frame according to the structural design.

INTERNAL FINISHES

- **Flooring:** Living-Dining Areas: Ceramic tiles p/p 15€/m2. | Kitchen: Ceramic tiles p/p 15€/m2 | Bedrooms: Engineered parquet p/p 20€/m2 | Bathrooms: Ceramic tiles p/p 15€/m2 | Verandas – External | Common Areas: Anti-slip ceramic tiles p/p 15€/m2; concealed rainwater drainage
- **Bathrooms:** Walk-in showers: finished as per Bathroom floor tile; concealed drainage; satin stainless-steel handheld shower combination unit. Bathtubs: Porcelain bathtub where applicable. WC: Floor mounted WC with soft close seat and push button flush. Wash-basin: Bespoke melamine carcass vanity unit; large format mirror; integrated ceramic basin; feature satin stainless-steel mixer tap; built-in storage
- **Ceilings-Doors-Wardrobes:** Ceilings (where applicable): Suspended plasterboard ceilings; moisture resistant emulsion paint; recessed light fittings as described in



- electrical provisions section. Entrance door: Security entrance door. Internal doors: Quality laminate veneer with satin stainless-steel accessories. Wardrobes: Bespoke quality laminate; soft close doors; included shelving, hanging rails and soft close drawers.
- **Kitchens:** Carcass: Melamine Fronts: Bespoke quality laminate veneer; soft closing system Worktops: Quartz, Sink: Stainless steel unit with satin stainless-steel worktop-mounted feature mixer tap, Extractor hood: Integrated.
- **Ground Floor External:** Covered Parking

MECHANICAL

- **Heating and Hot Water:** Hot Water solar system. Hot water radiators heating system (provision only)
- **Air Condition Systems:** Hot and cold air-conditioning split units, one per each room (provision only)
- **Ventilation:** Mechanical ventilation system, for bathrooms and WC without window, connected to the light switch and feature operation timer

ELECTRICAL

- Entry phone with provision for videophone system.
- TV access, Coaxial RG6 and Ethernet points in lounge and bedrooms.
- Lighting via low voltage recessed luminaires throughout and LED strip feature lighting in selected locations; provisions for pendant lighting in the dining areas; provision for table and floor lamps to be provided in the lounge and bedrooms