

TECHNICAL SPECIFICATIONS

SUBSTRUCTURE & SKELETON	The static load of the construction is made of reinforced concrete in compliance to the Cyprus Seismic Code and Eurocodes.	
BUILDING SHELL AND THERMAL INSULATION	The building shell (walls, exposed floors and roof) will be constructed based on the study of an Energy Engineer regarding the building's energy efficiency. An external thermal insulation system will be installed, as well as 0,05 cm polystyrene on the roof. The building's thermal insulation will be classified Class B+.	
WALLS	The exterior walls will be made of high-quality bricks, 0,25 cm thick. The internal walls will be made of 0,10 cm-thick bricks in accordance with the Plans.	
PLASTERING AND OIL PAINTING	External Surfaces:	The external surfaces will be coated with décor acrylic plast. Its color is upon the architect's choice.
	Internal Surfaces:	The interior walls will be coated and painted with three coats of Class A emulsion paint.
	Ceilings/ Suspended Ceilings	All ceilings will be coated and painted with 3 coats of Class A emulsion paint.
PLUMBING	An independent and complete plumbing with a "pipe in pipe" distribution system will be installed. Each apartment will have its own high efficiency and quality solar heating unit.	
ALUMINIUM	Double-glazed thermal aluminum frames of high energy efficiency for better sound and thermal insulation.	
LIFT	The modern lifts comply with the City Planning Authority regulations.	

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COMMON AREAS		All the common internal and external areas will be coated with high quality materials. The lighting will include sensors for automatic lighting control and extra security. Entrance to the building will be permitted with an access card and/ or keyboard. Intercom systems will also be installed in each unit.
FLOOR LINING	Living Room/Dining Room, Kitchen	Ceramic tiles of €20.00/m ² market value with matching wall-skirting.
	Bedrooms	Laminated wood flooring worth €20.00/m ² , including fitting.
	Verandas	Ceramic tiles of €15.00/m ² market value with matching wall-skirting.
WALL CLADDING	Bathroom	Ceramic tiles valued at €20.00/m ²
SANITARY WARE	Two - Three bedrooms apartments	Sanitary ware value for two and three bedrooms apartments will amount to €1800.00, including sinks, mirrors and all the necessary accessories.
WOODWORK	Front Door/ mechanisms and handles	Fireproof safety front door in accordance with the specifications of Fire Department.
	Interior Door	Interior doors of laminate type in a color chosen by the Architect.
	Kitchen	Inside parts of cupboards made of 18mm waterproof melamine; laminate type doors. A wooden cover will be fitted in the kitchen countertops.
	Wardrobes	Wardrobes of melamine type (include shelves, handles and drawers). The client will visit the woodwork company for a custom design of the wardrobes and kitchen and to choose the color.

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PARKING SPACES AND STORAGE UNITS	For each apartment there will be an allocated parking space and storage unit as specified in the Architectural Plans (the apartment number will be indicated on both).
AC-HEATING UNITS	Provision in accordance with the engineering study for air conditioning of both hot and cold air.
HEATING SYSTEM	There will be provisions for heating systems in all the apartments.
ELECTRICAL PROVISIONS	All electrical installations will be conducted as detailed in the Architectural Plans and in accordance with the regulations of the Cyprus Electricity Authority. The power supply will be adequate to cover the needs of the delivered building. All apartments will be fitted with television provisions in the living room and the bedrooms. There will also be a provision for electronic shutters.

GENERAL NOTES

All the above are the specifications, materials and unit values provided for the construction of the apartment buildings. If the buyer requires any modifications or changes made to the materials, the amendments should be agreed upon beforehand and in writing within 30 days from the signing of the contracts. Demolition works on already constructed parts should be agreed and charged before execution. Buyers have no right to change the external appearance of the building, and are not entitled to any addition that exceeds the allowed coverage in square meters against the current building regulations.

Property buyers are not allowed to make any alterations on the exterior of the building. Any alterations or additions that exceed the allowed covered space based on the construction plans and construction license are strictly prohibited. During construction, the Architect may modify certain features, products and suppliers without informing the Buyer, provided that the quality of the project will remain intact. The Buyer may choose the materials only among the selection of choices provided from the suppliers indicated by the Seller.