

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 wooden floor.
- Bathroom: covered with excellent quality ceramic tiles.
- Kitchen: Laminated wooden floor of high quality.
- Verandas & Roof garden: Floor of Architects choice.

Thermal Insulation & Water Proofing

- Thermal insulation, according to the legal requirements. The building will be energy **class A** (A study has been issued from the Mechanical Engineer of the project, which is included to the building permit of the project).
- Water proofing: A layer of bituminous membrane covering the roof and the verandas.

Wall Finishes

- External walls: Special System for thermal insulation.
- Internal walls: 3 layers of plaster and 3 layers of paint.
- Kitchen, Bathroom and W.C: ceramic tiles of high quality.

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 – flush doors, provided by Rooms.
- Apartment entrance doors: Manufactured according to the European Standards of fire resistance regulations. Provided by Rooms, security locks, design according to Architects plans.
- Kitchen: Made in Italy – manufactured in quality polymeric finish. The kitchen is provided by Rooms.
- Wardrobes: Made in Italy – manufactured in polymeric finish, provided by Rooms.

Aluminium/Metal

- Doors and windows: Double glazed with coloured glass in aluminium frame. Based on the standards for the thermal insulation.

External space

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

Mechanical Installation & Sanitary

- 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 for each apartment.
- Installation of pressure pumps system.

Electrical Installations

- Electrical installation is based on the regulation of the Electricity Authority of Cyprus. A Study has been issued by the Consultant Electrical Engineer, which is included in the building permit of the project.
- Provision for Structure & TV Network Cabling.
- Central provision for satellite dish.
- Security access key rings and video-intercom system at the main entrance of the building.
- Provision for wireless alarm.
- Provision for air-condition SPLIT UNITS in the bedrooms and living rooms.
- Provision for dish-washer, washing machine and dryer in each apartment.
- Installation of electric shutters in all bedrooms.

Parking Places & Storage Rooms

- Parking Place: Each apartment has one private parking place including provision for electric car charge station.
- All Public and external area's Lightings are according the Architects choice.
- Appliances such as Tv, Dishwasher, Oven, Fridge, Cooker, hoot etc are not included.
- Any Movable Furniture shown in the attached are for concept reasons and are not included in the responsibility of the seller.