

Eliza Residence

TECHNICAL SPECIFICATION

GENERAL STRUCTURE

•Reinforced flat concrete slabs, frame beams, and columns in accordance with seismic design standards •Walls: 25cm thick hollow clay brick external walls •Internal separation walls: System comprising from plasterboard secured on metal frame with internal lining of 50mm thickness of Rockwool for heat and sound insulation.

WALLS & CEILING FINISHES

•External wall finishes: acrylic coating, part of Thermo-prosopsis system and/or exterior paint except in areas where decorative aluminium panels are installed •Clay brick walls internal: two layers of traditional cement based plaster or ready-made plaster, two layers of finishing putty and 3 coats of emulsion paint •internal plasterboard walls: two layers of finishing putty and 3 coats of emulsion paint •Suspended false ceilings in bathrooms from special water resistance plasterboards secured on metal frame •Internal ceiling finishes: rendered with 2 coats of finishing putty and finished with 3 coats of emulsion paint.

WATER AND THERMAL PROOFING

•Bituminous compound applied by brush on foundations •Cement based compound reinforced with synthetic net, applied by brush on the verandas. •Polyurethane coating with synthetic net, applied by brush on the roof garden areas •Bituminous membrane (Derbigum) 4mm in thickness with pebble covering is applied at the common areas on the roof of the building •Thermal insulation of the building in accordance to design standards. Thermo-prosopsis system with 50mm thick extruded or expanded polystyrene on all external walls, columns and beams of the building. •50mm thick extruded polystyrene on the roof of the building and the roof of the parking area •Aerated concrete in all floor areas inside the apartments •Energy performance certificate - Class A.

FLOOR AND WALL COVERINGS

•Living room, kitchen, corridor, bathrooms, verandas, roof gardens (if applicable) floors are covered with quality ceramic tiles. •The bedrooms floors are covered with laminated wooden floor. •Quality ceramic tiles cover the bathroom walls up to the height of 240cm and the kitchen walls between the cabinets.

GLAZING AND METAL WORKS

• Aluminium windows and door •Standard cross section series MU3000TH for sliding and MU2000 for hinged doors and windows, double-glazed glass (4mm+4mm external glass LOW-E) •Provision for mosquito nets •Electric aluminium roller shutters with polyurethane insulation are fitted in the bedrooms' windows and doors. •Clear laminated glass railings 8+8mm thickness on the verandas •Decorative electric galvanized steel gates for the parking area of the building operated by remote control •Decorative aluminium panels on some external wall.

PLUMBING AND SANITARY WARE

•Water meter for each apartment •Pipe in Pipe system with pex pipes with bronze manifolds for hot and cold water and PPR pipes for potable water. •4" PVC drainage pipes for toilets and

2.5" for basins and bath tabs. • Solar heater with 1000lt water tank and hot water tank 150lt (1 & 2-bedroom flats) and 200lt (3-bedroom flats) •Water pressure system •All bathrooms and WC's are fitted with quality sanitary ware and fixtures from reputable manufacturers. •Quality single lever mixers installed to all sanitary fittings. •Additional provision is made for hot water re-circulation system.

TIMBER WORKS

•Imported high security and fireproof entrance door •Imported laminate interior doors in a selection of colours with door frames of same material •Imported laminate closets in a selection of colours. Each closet includes 3 drawers, shelves and metal rails •Laminated washbasin furniture with mirror in all bathrooms •Quality stainless steel door and closet handles.

KITCHEN FITTINGS

•Imported kitchen with cupboards and overhead wall units in a selection of colours •Man-made granite kitchen countertop 20mm thickness in a selection of colours •Quality sinks with single lever mixers are fitted.

ELECTRICAL INSTALLATION

•Complying with all requirements of the Cyprus Electricity Authority •Net-metering 1.2 KW solar photovoltaic (PV) system for 2&3 bedroom flats •Electricity meter for each apartment •Three phase electricity supply •Sufficient number of power points is installed whereas telephone and television jacking points are installed in the living room, kitchen and all bedrooms •Supply and installation of spot lights in all bathrooms and guest toilet. •Decorative lighting fittings in the verandas •All fittings are of high quality •An audiovisual entry phone is installed with remote push button opening facility for the entrance door of the building.

HEATING AND AIR CONDITIONING

•Provision for installation of electric heaters in all areas of the apartments •Supply and installation from a reputable manufacturer of recess split type air conditioning units in the living room/kitchen (build-in type) •Provision for installation of split type air conditioning units in bedrooms (wall mounted type).

ROOF GARDENS (If applicable)

•internal connecting staircase covered in marble between the 4th floor apartment and roof garden •Provision for the installation of spa bath (extra charge) •Metal/Wooden pergola •Bbq area with countertop covered with ceramic tiles, S/steel sink or equivalent and quality single lever mixer •Additional storage room and shower room.

COMMON AREAS

•The floors of the main entrance of the building, the corridors and the stairs are covered with marble. •Electrically driven elevator, 8 persons (640Kg) with 5 stops, automatic sliding doors. In accordance with the EU directives. CE marked.

NOTE

The client may request changes to the specification or drawing, the cost of which is negotiable, but the seller reserve the right to refuse changes which are considered unsafe or spoiling the architectural design and/or character of the project. This document is set out as a general outline only for guidance of prospective purchasers, and does not constitute an offer or part of an offer contract.

Prices and specifications are subject to change without notice