

PLUS 61

All units (except#401)

CONSTRUCTION & TECHNICAL SPECIFICATIONS

BUILDING ENERGY CLASS A

ARCHITECTURE & STRUCTURE

- Structure: seismic concrete structure building according to the Eurocodes (EC2 & EC8) and Cyprus National Annexes.
- Façade finishing: Walls with Thermal insulation system by wall (STO or KNAUF) with final organic coating.
- The walls between apartments shall have 25 cm Thickness.
- All walls shall be rendered/plastered with a minimum of three layers of rendering plastering material.
- Windows and openings: the Aluminium frames shall conform to the approved Architectural views/drawings and will be thermally insulated of manufactures of equivalent quality per Energy Design.

MECHANICAL

- Lift: OTIS/KONE or equivalent
- Water system and piping: Hydraulic collector with valves and multilayers pipe system.
- Sewage and drainage: PVC pipes
- Hot water system: An individual solar system coupled with electrical connection.
- Cooling & heating system: **split type in living area and in bedrooms /**
Floor Heating " Optional subject extra cost "

ELECTRICAL

- According to CYPRUS legislation standards.
- Switches and Sockets: European standard fixtures.
- Video intercom: European with access control for the building entrance
- Electrical Curtains provision in reception and bedrooms.
- Electrical Heater " Optional subject extra cost "
- The panel board and circuit breakers shall be heavy duty by LeGrand/HAGER/or equivalent.
- **EIB System, 'optional subject at extra cost'**

FLOORS

- Lobby/staircase: Ceramic flooring - 120x60
- Storages: Ceramic flooring.
- Parking: Stamped Concrete
- Living area/kitchen: ceramic flooring- 120x60
- Bedrooms: Laminated parquet flooring.
- Balconies and Terraces: Non-slip ceramic flooring
- Bathrooms: Ceramic on floors and walls
- Kitchen backsplash: European ceramic tiles (8-12mm)

WALLS

- Painting Indoor: Acrylic emulsion over stabilizer (Colour as per Architect selection).
- Painting Outdoor: High performance coating (Colour as per Architect selection).

CEILING

- False ceiling with patty and paint (layout as per the Architect design)

DOORS

- Apartment door: the main external doors of the apartments shall be fire-rated board doors.
- Internal doors: Acrylic finishing.
- Wardrobes & Cupboards: Acrylic finishing, with melamine framing and shelves.
- Lobby Entrance door: Twin safety frameless glass assembly with floor self-closer

ALUMINIUM

- Double Glazing Aluminium
- Balustrades: Tempered laminated glazing (as per Architect design).

SANITARY WARES & FIXTURES

- LAUFEN, Duravit or equivalent. Suspended hanging toilet with GROHE wall encased cistern.
- GROHE or Equivalent brand Faucets and Mixers.

KITCHENS

- **Doors and other visible parts: Acrylic finishing with melamine shelves.**
- Worktops & countertops: White Techno-Granite
- Sink Type: Kitchen sinks shall be metal from stainless steel by FRANKE, BLANCO or equivalent.
- Soft closing for all mechanisms drawers and cabinets.

GENERAL

- One Parking for each apartment.
- One water tank for each apartment.
- Storage