

## PLUS 70

### **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: reservation for AC in bedrooms and the living area/  
Floor Heating is "Optional subject extra cost".

#### **ELECTRICAL**

- According to CYPRUS legislation standards.
- Switches and Sockets: European standard fixtures.
- Video intercom: European full coloured screen with access control for the building entrance
- Electrical Curtains provision in reception and bedrooms.
- The panel board and circuit breakers shall be heavy duty by LeGrand/HAGER/or equivalent.

## **FLOORS**

- Lobby/staircase: Ceramic flooring
- Parking: Stamped Concrete
- Living area/kitchen: ceramic flooring
- Bedrooms: Laminated parquet flooring.
- Balconies and Terraces: Non-slip ceramic flooring
- Bathrooms: Ceramic on floors and walls

## **WALLS**

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

## **DOORS**

- Apartment door: the main external doors of the apartments shall be security shielded with MDF panelling.
- Internal doors: shall be in Melamine.
- Wardrobes & Cupboards: Melamine framing, shelves, and doors.
- 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**

- High quality melamine kitchen cabinets and shelves.
- Doors and other visible parts: Melamine.
- 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: at extra cost (only for 4 /of 8 apts.)

## PLUS 71

### **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: reservation for AC in bedrooms and the living area/  
Floor Heating is "Optional subject extra cost".

#### **ELECTRICAL**

- According to CYPRUS legislation standards.
- Switches and Sockets: European standard fixtures.
- Video intercom: European full coloured screen with access control for the building entrance
- Electrical Curtains provision in reception and bedrooms.
- The panel board and circuit breakers shall be heavy duty by LeGrand/HAGER/or equivalent.

#### **FLOORS**

- Lobby/staircase: Ceramic flooring

- Parking: Stamped Concrete
- Living area/kitchen: ceramic flooring
- Bedrooms: Laminated parquet flooring.
- Balconies and Terraces: Non-slip ceramic flooring
- Bathrooms: Ceramic on floors and walls

## **WALLS**

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

## **DOORS**

- Apartment door: the main external doors of the apartments shall be security shielded with MDF panelling.
- Internal doors: shall be in Melamine.
- Wardrobes & Cupboards: Melamine framing, shelves, and doors.
- 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**

- High quality melamine kitchen cabinets and shelves.
- Doors and other visible parts: Melamine.
- 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: at extra cost (only for 4 /of 8 apts.)