# PLUS 21

## 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.
- 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.
- One water tank for each apartment.
- Cooling & Heating system: Concealed in reception & Split in bedrooms.

### 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
- The panel board and circuit breakers shall be heavy duty by LeGrand/HAGER/or equivalent.
- Electrical provision for curtains in reception & bedroom.

### 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
- Painting Outdoor: High performance coating

**DOORS**

- Apartment door: Fire Rated melamine.
- Internal doors: shall be in Acrylic.
- Wardrobes & Cupboards: Melamine framing & shelves. Acrylic doors.
- Lobby Entrance door: Aluminium door with glass panel

**ALUMINIUM**

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

**SANITARY WARES & FIXTURES**

- LAUFEN. Suspended hanging toilet with GROHE wall encased cistern.
- GROHE brand Faucets and Mixers.
- Mirrors for washbasin.
- Shower Glass.

**KITCHEN**

- High quality acrylic kitchen cabinets and melamine shelves.
- Doors and other visible parts: Acrylic.
- 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.
- 2 remote controls/apartment for parking.
- One Storage room/Apartment.
- Common swimming Pool.
- Common Gym.