PLUS 63

CONSTRUCTION & TECHNICAL SPECIFICATIONS

UNIT: 103

BUILDING ENERGY CLASS A+

ARCHITECTURE & STRUCTURE

- Structure: seismic concrete structure building according 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: 6 persons/disabled access 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 AC in reception area and split wall type unit in bedrooms.
- Swimming Pool 4.00 x 9.00 m.
- Provision for WATER under floor heating.

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: Marble flooring
- Storages: 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

CEILING

- Bathroom: False ceiling with patty and paint

DOORS

- Apartment door: the main external doors of the apartments shall be security shielded with MDF panelling.
- Internal doors: shall be MDF lacquered semi-mat.
- Wardrobes & Cupboards: MDF lacquered semi-mat with melamine framing and shelves.
- Lobby Entrance door: Twin safety frameless glass assembly with floor self-closer

ALUMINIUM

- Double Glazing Aluminium
- Balustrades: Tempered 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.

KITCHEN

- High quality melamine kitchen cabinets and shelves.
- Doors and other visible parts: Lacquered MDF.
- Backsplash & countertops: Techno-Granite
- Sink Type: Kitchen sinks shall be resin by FRANKE, BLANCO or equivalent.
- Soft closing for all mechanisms drawers and cabinets.

GENERAL

- One Parking for each apartment.
- One storage room for each apartment.

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