



GENERAL SPECIFICATION FOR APARTMENTS

1. STRUCTURAL FRAME

Reinforced concrete frame with slabs, beams, columns and foundations: pad footings or raft foundation according to specification and current antisismic code and regulations. The external frame is insulated with 50 MM extruded polystyrene for beams and columns and 25 MM ordinary plaster. Also 50 MM Styrofoam for roof slab and waterproofing insulation.

2. WALLING

- a) External walls are constructed of 300MM thick hollow bricks (**11LB30 THERMAL INSULATED BRICK** ($\lambda = 0,182 \text{ W/mK}$), and are externally and internally rendered with 25MM ordinary plaster.
- b) Internal walls are constructed of 100MM thick hollow bricks and finished with 2 coats ordinary plaster.

3. PLASTERING

All Internal surfaces are finished in three coats spatula **Superfix7**, one coat **Emulsion Fijadora** and three coats of **Ovaldine mate** paint.

External surfaces are finished in three coats spatula **X-Lime**, one coat **Emulsion Fijadora** and three coats of **Ovaldine Fachadas Liso** paint.

4. FLOORING

Living room – Dining room	Ceramic Tiles or marble	€30.00 per m ²
Bedrooms	Wood flooring 16mm	€20.00 per m ²
Kitchen	Ceramic Tiles or marble	€20.00 per m ²
Corridors	Ceramic Tiles or marble	€20.00 per m ²
Stairs	Marble	€25.00 per running meter
Bathrooms	Ceramic Tiles	€30.00 per m ²
Verandas	Ceramic Tiles	€15.00 per m ²

5. DOORS AND WINDOWS

- a) The Entrance Door is made of solid wood construction.
- b) All external doors and windows are triple-glazed and are made of aluminium frames THERMAL Lift & Slide type.
- c) All internal doors are made of M.D.F finished with a paint finish.
- d) There will be a provision for electrical rolling shutters for external doors and windows (external type).

6. WARDROBES & CABINETS

Built-in opening wardrobes are made with a melamine finish.

Kitchen Cabinets and cupboards are made internal with a melamine, and externally of M.D.F. and finished with a gloss finish. Incorporating bench tops made of granite.

7. WALL TILES

Kitchen	Ceramic Tiles	€25.00 per m ²
Bathrooms	Ceramic Tiles	€25.00 per m ²



8. SANITARY WARE/FITTINGS

Sanitary ware is white and of deluxe quality, and the fittings are chrome plated.

9. BALUSTRADES/FENCING/BOUNDARYWALLS

- a) Veranda balustrades are constructed of Aluminium and glass.
- b) The front boundary wall is a combination of beton with a Superplast & paint finish and metal balustrades.
- c) All external walls are constructed of concrete and finished in three coats spatoula **X-Lime**, one coat **Emulsion Fijadora** and three coats of **Ovaldine Fachadas Liso** paint.

10. ELECTRICAL INSTALLATION

The project Electrical installation is divided in to two main parts as below:

- Part A Common Areas
Part B Apartments Areas

Common Area Services

- Distribution boards and protection devices.
- Lighting circuits for the basement, entrance lobby, parking area, swimming pool area, front entrance, staircase, apartments lobbies and roof plan. The circuits will be controlled either via staircase timers, motion sensors, time switches and light switches.
- Emergency lighting for the basement, staircase, apartment lobbies and entrance lobby.
- Sockets circuits for the basement, entrance lobby and parking area.
- Small power circuits for the lift control panel, electric barriers, sauna control panel, electric water heater, air conditioning internal units and basement extractor fans.
- TV reception for local channels and satellite conduit provision for the basement and entrance lobby.
- Wi-Fi points for the entrance lobby and basement.
- IP Colour Video Door Phone with access control having external units and six internal units for apartments.
- Complete Telephone system, conduits and wirings for all apartments for the services provider connection.

Apartments

- Distribution Boards and protection devices.
- Lighting circuits.
- Sockets circuits.
- Small power circuits for the cooker, oven, dish washer, w/machine, refrigerator and air conditioning units.
- Shutter circuits for the bedrooms windows.
- Conduit provision for wireless security system.
- Structured cabling complete with wiring and patch panels providing ethernet connection points for all TV point (for smart displays) and additional points for the kitchen, master bedroom and sitting room.
- IP Colour Video Door Phone with access control.
- TV system for local channels reception and conduit provision for satellite dish.



11. SECURITY AND FIRE PROTECTION SYSTEMS

The systems will be installed by Krypto Security (Cyprus) Ltd and authorized licensed company employing 23 police licensed technicians in accordance to the Cyprus legislation "N.125(I)/07 and N.54(I)/2009" that strictly prohibits security services from companies not licensed by the police. All systems are in full certification to the relevant European Standards

- a) It will include an IP CCTV System covering the perimeter area with 9 x HD IP Cameras which will all be recorded on a Network Video Recorder with an archive of approximately one month. The authorized persons will be able to locally or remotely view live or recorded video from the cameras.
- b) IP Videophone System. The two Common area doors that will be used by visitors to communicate either with the apartments shall be fitted with an IP Videophone with on board HD IP camera, Touch Screen eligible for name search or additional details on the screen such as floor and apartment number.
- c) Each Flat will be equipped with an indoor 7" IP Videophone internally.
- d) Being an IP videophone system, each flat may choose for the videophone calls to be diverted to mobile phones after a specific number of rings.

12. APARTMENT AUTOMATION

Every apartment is equipped with a KNX lighting and shading control system. The lighting circuits (switching and dimmable), hot water boiler and water circulation pump and shading motors (shutters) are controlled through actuators from keypads (2-, 4-, 6- and 8-buttons) and occupancy sensors. Additionally, iOS/Android devices (provided by the apartment owner) can be used to control the system.

Every apartment also includes provisions (cables) for future automation upgrades. The upgrade packages are multiroom music system (music zones), HD video distribution system (HD points), Wi-Fi network (Wi-Fi access points), automation (wall touch panel) and HVAC (VRV integration).

13. COMMON AREAS AUTOMATION

The building common areas (entrance lobby, staircases, parking and landscape and gym) are equipped with KNX lighting control system. The lighting circuits can be controlled by locally by keypads and press switched and automatically by sensors (occupancy and motion) and time schedule.

14. PLUMBING & DRAINAGE

- a) Cold-water installation includes a 1.0m³ P.V.C. storage tank and water pressurisation unit on the roof. The main domestic cold and hot water pipes from the plantroom up to the manifolds are made of multilayer PPR. The domestic cold and hot water pipes from the manifolds up the sanitary fittings will be Pex pipe-in-pipe.
- b) There is a domestic hot water recirculation system which includes pump, pipes and push-button outside each bathroom. When this system is activated by the push-buttons, hot water is circulated in the pipes and is brought nearer to the tap, to avoid water waste.
- c) Solar system is installed on the roof and is comprised of a hot water cylinder 200 lts and 3.6m² collectors for 3-bedroom apts. For the 2-bedroom apts the cylinders will be 160 lts and the collectors 3.0 m²
- d) The hot water cylinders are equipped with a backup electric heater 3kw.
- e) All drainage pipes are U. P.V.C.. The drainage system is connected to the city sewer.

15. AIR CONDITIONING & HEATING

- a) Each apartment is air conditioned with one VRV system. Each VRV system comprises one compressor and multiple indoor units which air condition each space independently.
- b) In addition to the indoor units, the VRV compressor is connected to a hydro box, installed on the roof. The hydro box is used during the winter for the production of heating water for the floor heating system.

CHANGES TO THE SPECIFICATIONS & DRAWINGS

The Purchaser may request changes to the specification or drawings, the cost of which is negotiable, however the Vendors reserve the right to refuse any changes, which are considered as unsafe and outside good building practice or spoiling the architectural design and/or the character of the project.