

Appendix

TECHNICAL SPECIFICATIONS ADIGER A5 ZAKAKI

1. Foundations and structure

- **Foundations:** Specifically designed by leading Cyprus Structural/Civil Engineer based on a geotechnical survey of the land, its composition and type.
The structural design will conform to all mandatory anti-seismic Eurocode specifications
- **Load Bearing Walls, Beams, Columns and Elevated slabs (Building Structure):** Reinforced concrete structure. Designed and supervised by E.T.E.K. licensed Structural/Civil Engineer.
- **Non-Load Bearing Walls:** All external and internal walls between apartments are constructed of high-quality modern materials allowing to achieve highest quality.
- **Damp Proof System:** Ground level, two coats painted waterproofing system and suitable rooftop system.

2. Thermal Insulation

- Consist combination of modern energy efficient thermal insulation materials giving class A energy sufficient or more.

3. Walls

- **External Walls:** shall be 250 MM thick or more solid energy efficient material according design documentation.
- **Internal Walls:** shall be 250 MM thick solid sound insulated material
- **Internal Partitions:** shall be 100 MM thick sound insulated gypsum board walls

4. Waterproofing

- Polyurethane roofing system and light weight concrete heat insulation to the roof.
- All veranda floors have to be water proofed with flexible polyurethane waterproofing
- Internal water proofing will be done with flexible water materials applicable for internal usage

5. Finishes

- **External walls:** will be covered by graffiato façade system in different colours, paint and combination of paint technique. Some areas will be covered with HPL veneer system
- **Internal Walls:** All internal walls will be painted with high quality emulsion paint (3 coats minimum) in colors assigned by design.
- **Ceiling Finish:** Plastered with spatula and painted with high quality emulsion paint (3 coats minimum).
- **Bathrooms:** will be tiled with high quality ceramic tiles up to the ceiling. Price is 25 €/m2 exl. VAT
- **Floor Finishes:** internally will be tiled with high quality ceramic tiles in kitchen/living areas (Price is 25 €/m2 exl. VAT) and parquet wood flooring in bedrooms (Price is 25 €/m2 exl. VAT)
- **Verandas** will be tiled with high quality ceramic tiles.
- **Staircase:** stairs and landing pads will be marble tiled or quality ceramic tiles.

6. Joinery

- Joinery shall include the following.
- High quality design Kitchens – laminate finish.
- Countertop price and backsplash is 120 €/m exl. VAT
- High quality design built-in wardrobes – laminate finish.
- Laminate Internal doors.
- Entrance doors and frames shall be approved hardwood and shall be decorated with approved varnished.
- Apartment doors must be 30' minutes fire resistance.

7. Aluminium Works

- **Windows:** All windows will be sliding, double-glazed and constructed of high-quality Aluminum – MU 3000 series or a similar profile from another aluminum manufacturer.

8. Electrical Installation

- All installations according the Cyprus Electricity Authority.
- **Kitchen:** An extractor fan point, microwave point, cooker point, ceiling light and heater switch for washing machine, dishwasher and refrigerator will be supplied.
- **Living/dining area:** Double sockets, single sockets, T.V. points, ceiling lights with two way switches and A/C switch will be supplied as per the electrical plans.
- **Master bedroom:** Double sockets, single sockets, T.V. points, phone points and an A/C switch will be supplied where needed.
- **Bedrooms:** double sockets, single sockets, T.V. points, phone points and an A/C switch will be supplied where needed.
- **Front entrance:** 1 doorbell will be supplied.
- **Telephone:** We are responsible for the necessary works to provide provisions for phone lines and Internet from CYTA or any other provider.
- **Photovoltaic panels:** option of personal photovoltaic hybrid systems (autonomous) equipped with inverter and 12 hours batteries (for an additional fee)

9. Plumbing Installation

- The installation shall be carried out with the pipe in pipe system.

10. Heating & Cooling

- Wall mounted a/c split units in all main areas.
- Heat pump hot water system.
- Installation of a Water Tank.
- Underfloor hydraulic heating.

11. Sanitary Fittings and Accessories

- A high quality of sanitary fitting, mixers and accessories shall be installed to all bathrooms.

12. Lift

- Lift shall be from an approved manufacturer as Swiss Made Schindler brand or similar Quality.

NOTE:

*3D design of interior is only an example of what can be made in the apartment. Any extra features/design/changes is extra cost.

*All 3D interior images consist of indicative information and the projects can differ insignificantly from the displayed images.

*Movable furniture, home appliances & interior decoration items are extras.