

# Technical Specifications:

## 1. Building Structure:

Use of reinforced concrete Grade C30 or above, according to (depending on) the structural design calculations. The structural design follows the European Standards and the seismic code.

## 2. Walls and Brickwork

Combination of fair face concrete & hollow thermal clay bricks are used according to Cyprus' Standards. Brick walls are internally plastered and externally rendered by 3 coats of plaster and 3 coats of paint, of which the 3<sup>rd</sup> layer will be waterproof.

## 3. Insulation

(a) Moisture control: Foundation, roof and balconies will be screed levelled. Then two coats of adhesion primer will be applied, followed by 3 coats of the moisture control paint.

(b) Thermal Insulation: all exposed surfaces (walls & roof) will be insulated with the thermal facade system.

(c) Building Energy Efficiency A

## 4. Finishes

(a) External doors and Windows: Double-glazed aluminum frames (thermal).

(b) Internal doors: wooden door with melamine finish (oak or equivalent) and aluminium framed glass doors.

(c) Entrance Doors will be made of timber (Irocco or equivalent)

(d) Floors and Walls: full body ceramic tiles will be installed in all Living and kitchen areas. All bedrooms will have laminated parquet flooring. Ceramic tiles will be placed on all bathrooms and toilets floors and walls. Staircase will have marble. All verandas will have anti-slip tiles (R11). All sills and thresholds will be marble.

(e) Wardrobes & Kitchen Units: All wardrobes and kitchen cupboards shown on the drawings, will be manufactured from melamine panels, with a soft closing mechanism.

(f) Sanitary Fittings: top quality sanitary products will be installed.

(g) Front balconies will be cladded with High-Pressure Laminate Wood. A thermal facade system will also be installed, as well as a coat of insulating waterproofing primer.

## **5. Electrical Installation**

All according to E.A.C. regulations, as shown on plans. Central T.V system is also included. In some areas there will be false ceiling with spot lights and hidden lighting.

## **6. Water Supply**

According to the plans with pipe in pipe system and pressure system. Solar panels and 1000 liters capacity PVC water tank is included.

## **7. Cooling/ Heating**

A/C units (hot & cold) in each bedroom, and in all living areas.

## **8. Common Areas**

a. Car Parking as per drawings. All apartments come with one parking space. The project can accommodate one accessible parking.

b. Landscaping: Non-paved external areas to be landscaped and planted.

## **NOTES**

1. Prices quoted are the showroom retail prices, available only at M.C. GAN VENTURES LTD collaborator showrooms.

2. VAT is included in the prices.

3. Clients are entitled of carrying out any internal alterations with the approval of the Architect and subject to project progress.