

KAYA RESIDENCE 2

TECHNICAL SPECIFICATIONS

1. FOUNDATIONS & CONCRETE STRUCTURE

Reinforced Concrete (based on Eurocodes design). High yield steel (B500C) reinforcement will be used, as per European standards. Ceilings will be of fair- face concrete.

2. WALLS

10cm & 25cm thick brick walls in accordance with the architectural plans. Three (3) coats of rendering will be applied on internal surface. Externally polystyrene 8 cm will be applied based on energy performance regulation for buildings.

3. WALLS & CEILING FINISHES

Kitchen: Surfaces between kitchen work-benches and wall cupboards will receive colored ceramic tiles 20 €/m².

Bathrooms & Toilets: All surfaces will receive colored glazed ceramic tiles up to door height 20 €/m². All other surfaces including the ceiling will be painted.

Internal wall surfaces: With the exception of above, all internal wall surfaces will receive three coats of emulsion paint.

External wall surfaces: All such surfaces will receive three coats of external paint.

Ceiling finishes: All ceiling surfaces will receive two coats of spatula and paint.

4. FLOOR FINISHES

■ Bathrooms and toilets	Ceramic tiles	20 €/m ²
■ All other areas	High Quality Ceramic tiles	20 €/m ²
■ Verandas	Ceramic tiles	20 €/m ²
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■ Bedrooms	Laminated parquet or high Quality Ceramic	20 €/m ²

Common Areas:

■ Entrance	Marble	€/m ²
■ Corridors	Marble	€/m ²
■ Staircase	Marble	€/m ²

5. ELECTRICAL INSTALLATION & SPECIFICATION

Electrical installation will be done in accordance with the electrical drawings and approved by E.A.C.

The following are included:

- Energy efficiency Class A
- Smart control system **“aligned”** for use as **“provisions”** for the below
 1. Lights & Dimmer Switches
 2. Smart TV
 3. Music Surround System
 4. Electric blinds
 5. Shutter Rolex Blinds
 6. Oven & Hob
 7. Air Condition Units

- Intercom system for each unit
- Provision for telephone installation & tel. extension in all bedrooms
- Provision for the installation of T.V. and extension in all bedrooms
- Superior Light Fittings will be fitted in all balconies
- Common antenna – Cypriot channels
- Fiber optic internet connection
- Provision for electrical car charge
- Photovoltaic System for common areas
- Photovoltaic System for the 2 penthouses A401 & A402
- Gympson Board and Spotlights included above the kitchen units

6. PLUMBING INSTALLATION & SPECIFICATION

Plumbing and drainage installation will be done in accordance with the drawings. For cold and hot water supply as well as for the provision of central heating, the system “pipe in pipe” will be adopted. PVC pipes will be used for drainage installation. The central drain system shall be in accordance with the regulations of the Municipality. Hot water will be supplied by an individual solar energy system for each unit with an immersion heater as backup. Water pressure system included.

- RO Water Filter System
- Water softening system
- Water pressure system
- Heated Towel Rails
- Under floor Heating in all bathrooms
- Hot water return pump that disperses hot water immediately
- Thermostat in all apartments to show hot water temperature
- Provision for dishwasher and washing machine.

7. SANITARY UNITS

The sanitary units and fittings are indicated and are in accordance with the drawings. All sanitary fittings will be of high quality and all parts will comply with British Standards.

8. CARPENTRY/ALUMINIUM WORK/BALUSTRADES

Doors & Windows: All external doors & windows (sliding or opening accordingly), Will be with aluminum with double glazing and colour in accordance with the architect's choice.

Internal Doors: Doors will be of compressed wood with a melamine finish and the frame of door will be of MDF with a melamine finish

Entrance Door: In aluminum according to architect's design.

Bedroom cupboards: All bedroom cupboards will be compressed with wood with a melamine finish.

Kitchen units: All kitchen units will be made of a compressed wood with a melamine finish and doors will be with compressed wood with a melamine finish with Granite or Corian kitchen counter-top. The sink will be single drainer stainless steel. Provision is made for built-in dish washer.

Balustrades: Staircase and veranda's balustrades will be fitted in accordance with the architect's choice.

9. PROVISION FOR AIR CONDITIONING

Provision will be made with all the necessary electrical and mechanical piping and wiring ready to receive air conditioning "wall split units" in all bedrooms and living room area (air-conditioning is the client's responsibility).

10. MADE TO MEASURE MOSQUITTOS NETS INCLUDED