

TECHNICAL SPECIFICATIONS

Project: GALAXY RESIDENCES -BLOCK B

Property No :

Name:

Contract No :

Del.Date:.....

Structure

Reinforced concrete according to the drawings and complying with the European codes and Annexes.

Floors

Internal areas and verandas will be paved with high quality imported ceramic tiles of market value €27/m². The client will have the option to choose high quality laminated parquet for the bedrooms. Common staircase will be paved in imported marble or high quality tiles of the Architect's choice.

Walls (internal and external)

All the walls will be constructed with high quality hollow clay bricks. Thickness of walls as indicated on drawings. The external shell of the building will be thermally insulated with polystyrene. Special crack-control plastic lath will be installed at all concrete/brick connections and all wall repairs (e.g. cuts for electrical/mechanical piping).

Kitchen Walls

Quality synthetic granite strip of 15cm height between the cupboards and kitchen counter. Smooth plaster finish and three coats of emulsion paint in all other areas. A variety of colours will be available for selection.

Bathroom Walls

Quality ceramic wall tiles up to the door height, of market value €27/m². A variety of colours and finishes will be available for selection.

Plastering/painting

Internal surfaces will be plastered with three coats of smooth plaster and three coats of emulsion paint. The external walls will be finished according to the Architect's choices and as clearly indicated on the drawings approved by the Town Planning Authority.

Ceilings

The ceiling will be of good quality, fair-faced concrete finish with spatula and three coats of quality emulsion paint.

Entrance Door

The entrance door will be solid core flush door complying with the fire department regulations. The colour and design will be selected by the Vendor. Quality security lock will be fitted. Spy hole is also included.

Windows - doors (ext.)

All external windows and patio doors will be of high quality aluminum thermal series and will have double glazing, low-e, energy efficient glass for improved thermal insulation and soundproofing. The colour of the aluminum will be chosen by the design Architect and will be according to the requirements of the town planning authority.

Internal Doors

All internal doors will be constructed in mdf painted finish or high quality melamine complete with frame of same finish.

Wardrobes

The skeleton frame structure will be constructed in melamine.

All wardrobe doors will be in mdf painted finish or high quality melamine selected by the Vendor. Internally they will include hanging rails, shelves and drawers. A variety of colours and finishes will be available for selection.

Kitchen Fittings

The skeleton frame structure will be constructed in melamine.

The cupboard doors will be made in mdf painted finish or high quality melamine. A variety of colours and finishes will be available for selection. The worktops will be of granite finish or synthetic granite finish. High quality sink with 3-way mixer tap will be supplied and fitted. Electric and/or plumbing provisions for fridge, washing machine, dish washer, built-in electric hob, hood and oven are included as shown on the drawings (appliances are not included).

Sanitary Fittings

High quality imported sanitary fittings of modern design will be installed according to European standards including single lever mixer taps and shower attachments "GROHE" *medium range* or

equivalent. Elegant shower screen with aluminum frame will be fitted to all shower trays where shown on drawings. Soap and toilet paper holders as well as towel rails and mirrors will also be fitted.

Vanity units with techno-granite/granite worktops will be constructed in bathrooms and guest W/C as shown on drawings.

Plumbing / Drainage

PVC pipes will be used for the drainage system and will be connected to the sewage system of the project.

Hot & cold water supply will be done with the leading pipe in pipe system and manifold connections which provides better insulation, easier installation and the unique advantage to repair by pulling out the pipe from its conduit pipe, preventing the need to break floors and walls.

Heavy duty water tank complete with solar heating and immersion heater are included. Pressurized system for both hot and cold water with pressure pump is also included. Separate pipes will be installed for drinking water.

Insulation

- All flat roofs and verandas will be insulated in special insulating material for waterproofing and on top of that good quality polysterine for thermal insulation.
- The entire structure will meet the thermal insulation requirements of the EPBD of the MCIT of Cyprus.
- Energy Performance Certificate will be issued.

Electrical Mechanical Services

All electrical works will be carried out according to the latest edition of the IEE regulations and according to the electrical layouts of all floors. The installation will be approved by the Electricity Authority of Cyprus and CYTA. All materials will comply with European Standards and Cyprus legislation.

- Complete installation of VRV a/c split system for cooling/heating with indoor ceiling concealed units with grills including wiring, drainage & piping according to EU standards. All as per mechanical study.
- Provision for structure cabling.
- Provision for wireless alarm system.
- High technology lift will be installed for access to all floors.

Balustrades

- Safety balustrades will be fitted to the verandas as shown on the drawings.

- The road gates for parking area and pedestrians will be constructed in metal according to the Architect's design and painted with one coat primer and two coats finish with anti-rust paint of the design Architect's choice.

External Works

- **Sewage**
Connection to the main, municipal system, according to the indications of the local authorities.
- **Mail Boxes**
Mail boxes will be positioned at the entrance of the building for each property.
- **Entrance to Project**
Monitored access to project with automatic entrance system to ensure access to authorized persons only.
- **Common swimming pool**
Construction of communal swimming pool complete with surrounding patios and facilities as shown on drawings.
- **Parking area**
Parking place will be allocated to each unit