

Galleria Residences

Technical Specifications.

ARCHITECTURAL

Main Lobby

Floor: Ceramic and/or marble tiling as per Architect drawings
Walls: Paint and plaster according to interior design drawings
Ceiling: Paint and plaster / Gypsum board where required

Main Entrance, Living, Dining and Balconies

Floor: Full body ceramic tiles tiling, sizes and colours according to Architectural drawings (P.C. rate 35euro/m²)
Walls: Plaster and Paint
Ceiling: Entrance - Gypsum board and lighting

Bedrooms and Corridor

Floor: Full body ceramic tiles (P.C. rate 35euro/m²)
Walls: Plaster and emulsion paint
Ceiling: Gypsum board as needed and/or Plaster and Paint (where indicated)

Kitchen

Floor: Full body ceramic tiles (P.C. rate 35euro/m²)
Walls: Plaster and emulsion paint
Ceiling: Gypsum board or MDF and oil paint
Kitchen cabinets: European Brand Kitchen cabinet from approved supplier.

Bathrooms

Guest bathroom

Floor: Full body ceramic tiles (P.C. rate 35euro/m²)
Walls: Plaster and Paint / or ceramics (P.C. rate 35euro/m²)
Ceiling: Gypsum board and oil paint and/or plaster and paint.

Master bathroom

Floor and walls: Ceramic tiles (P.C. rate 35euro/m²)
Ceiling: Gypsum board and paint, where indicated

Other Bathrooms

Floor ceramic tiles (P.C. rate 35euro/m²)
Walls: ceramic tiles (P.C. rate 35euro/m²)
Ceiling: Gypsum board and paint, where needed.

Sanitary and Fixtures

All apartments will be equipped with high quality sanitary fittings and accessories.

Wood Work

Common Area Doors: Manufactured according to the European Standards of the resistance regulations.
Indoors: European brand Flush doors
Apartment Entrance Doors: Manufactured according to the European Standards of fire resistance regulations.
Security locks, design according to Architects plans.
Closets: European brand wardrobes, from approved supplier.

Aluminium Works

External Doors and Windows: All aluminium will be ALUMIL or MUSKITA type last generation or approved equal, soundproof & thermal proof to meet applicable standards.

Landscaping

Landscaping will be provided on ground floor level, and on facade according to drawings.

ELECTROMECHANICAL

Air-conditioning Systems

Split Units are provided for all apartments.

Heating Systems

Heat pump will be provided for floor heating.

Plumbing

Pipe in pipe: High-quality pipe in pipe system

Solar & Pressurising System: All apartments will have separate pressurising system and solar system with 700-1000l water tank.

Electrical

Electrical installation is based on the regulation of electricity authority of Cyprus.

- Automation system for living areas.
- Central provision for satellite dish
- Security access key rings and video-intercom system at the main entrance of building. - Automatic lights in the entrance lobby and parking area of the building.
- Provision for dish-washer, washing machine and dryer in each apartment. - Provision for telephone line, internet and TV.

Fire System

According to applicable codes and standards.

Lifts

A life of a high standard and high quality will be installed in each building. The lifts will be 'Kone' or approved equal.

GENERAL

Structural design in accordance with standards and codes for structural and seismic design.

Roof and Terraces: The flat roof areas are sloped down to drain by means of screeds and are covered with adequate waterproofing membranes. Wet Areas shall receive adequate waterproofing.

The External Walls: Comprise concrete masonry walls and thermal insulation in order to provide thermal protection according to applicable standards.