

# The Central Residences

## Technical Specifications.

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### 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/m<sup>2</sup>)  
Walls: Plaster and Paint  
Ceiling: Entrance - Gypsum board and lighting

#### Bedrooms and Corridor

Floor: Full body ceramic tiles (P.C. rate 35euro/m<sup>2</sup>)  
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/m<sup>2</sup>)  
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/m<sup>2</sup>)  
Walls: Plaster and Paint / or ceramics (P.C. rate 35euro/m<sup>2</sup>)  
Ceiling: Gypsum board and oil paint and/or plaster and paint.

##### *Master bathroom*

Floor and walls: Ceramic tiles (P.C. rate 35euro/m<sup>2</sup>)  
Ceiling: Gypsum board and paint, where indicated

##### *Other Bathrooms*

Floor ceramic tiles (P.C. rate 35euro/m<sup>2</sup>)  
Walls: ceramic tiles (P.C. rate 35euro/m<sup>2</sup>)  
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.