



# TECHNICAL SPECIFICATIONS

## PHOENIX RESIDENCE

Gladstonos 1 str., Panagiotio Megaro, Office 1 , 6023 Larnaca , Cyprus

# **C O N T E N T S**

## **1.0 Framework**

## **2.0 Damp proof and waterproofing**

- 2.1 Foundation
- 2.2 Roof-common areas
- 2.3 Roof-Roof Garden
- 2.4 Covered verandas and non – accessible slabs
- 2.5 Showers

## **3.0 Masonry**

- 3.1 Walls External
- 3.2 Internal

## **4.0 Coatings**

- 4.1 Internal
- 4.2 External

## **5.0 Flooring**

- 5.1 Kitchen/Living/Dining Area
- 5.2 Verandas
- 5.3 Roof Garden
- 5.4 Bathrooms
- 5.5 Bedrooms

## **6.0 Wall Tiling**

## **7.0 Sanitary, fixtures & fittings**

- 7.1 Flat with one sanitary place
- 7.2 Flat with two sanitary places
- 7.3 Flat with three sanitary places

## **8.0 Suspended Ceilings – Plasterboard**

- 8.1 Bathrooms

## **9.0 Parking spaces & Storage areas**

## **10.0 Elevator**

## **11.0 Aluminium works – Doors and Windows**

## **12.0 Installation of electrical wiring**

- 12.1 General features
- 12.2 General for each flat
- 12.3 Bedrooms
- 12.4 Kitchen
- 12.5 Roof garden

## **13.0 Mechanical Works**

- 13.1 Air-conditioning
- 13.2 Plumbing installation

## **14.0 Energy Efficiency**

- 14.1 Common areas

## **15.0 Carpentry**

- 15.1 Kitchen
- 15.2 Wardrobes
- 15.3 Internal doors
- 15.4 Mailboxes

## **16.0 Lightings**

- 16.1 Common Areas
- 16.2 Verandas
- 16.3 Flats
- 16.4 Roof Garden

## **17.0 Roof garden**

## **18.0 Special Provisions**

## **TECHNICAL SPECIFICATION**

### **1.0 Framework**

Residential Block with reinforced concrete structure according to Eurocodes and Cyprus norms (anti-seismic design). Concrete will be C30/37-C50/47 and the high strength steel will be B500C.

Roof garden canopy with structural steel structure according to Eurocodes and Cyprus norms. Structural steel grade will be S275.

The thermal insulation of the building will be classified as category A.

### **2.0 Damp proof and waterproofing**

#### 2.1 Foundation

1. Polythene sheet between the soil and concrete foundation
2. All the vertical surfaces that are in contact with the soil will receive two coats of two - component, flexible cementitious mortar MAPEI FUNDATION or equivalent (foundation, perimetrical wall, lift walls etc) according to manufacturer's specifications.
3. Dimple polyethylene membrane type FONDALINE 500gr/m<sup>2</sup> or equivalent will be placed on all vertical surfaces that are in contact with the soil (foundation, perimetrical wall, lift walls etc).

#### 2.2 Roof – common areas

1. Two coats of cement based insulation bitumen sheet 5m/m with stone on the surface of the concrete slab.
2. Polymer -modified waterproofing membrane Extrabit P200 or equivalent according to manufacturer's specifications.
3. Triangular sand - cement fillet will be constructed at the joint between parapet walls and concrete slab.

#### 2.3 Roof - Roof Garden

1. Two coats of cement based insulation or bitumen sheet 5m/m without stone on the surface of the concrete slab.
2. Two coats of minimum thickness 2mm each of one component cementitious mortar SIKA MONOSEAL -101H or equivalent according to manufacturer's specifications.

#### 2.4 Covered verandas and non-accessible slabs

1. Two coats of minimum thickness 2mm each of one component cementitious mortar SIKA MONOSEAL -101H or bitumen sheet 5m/m based on manufacturer's specifications.

## 2.5 Showers

1. Two coats of total thickness 3mm of one component water-based elastomeric bitumen, waterproofing product UNOLASTIC or equivalent according to manufacturer's specifications. The coats will be applied on floor and walls also.
2. Reinforcement between the two coats with mesh RINFOTEX EXTRA or equivalent according to manufacturer's specifications.
3. Reinforcement mesh RINFOTEX PLUS or equivalent at the joint of floor with wall. Placement according to manufacturer's specifications.

## **3.0 Masonry**

### 3.1 Walls External

1. The external 25cm or 30cm based on the study) walls will be constructed with thermal hollow bricks (according to CYS19:1989) or equivalent, laid with cement paste.
2. Plastic mesh will be placed at the joints of masonry with reinforced concrete members.
3. Damp proof course will be placed at ground floor walls.

### 3.2 Internal

Internal walls (10cm) will be constructed with hollow bricks laid with cement paste.

## **4.0 Coatings**

### 4.1 Internal

1. Masonry will receive three coats of sand/cement plastering.
2. The ceilings will have a fair face finish and will receive two coats of spatula (levelling compound).
3. The walls and ceilings will be painted with three coats of emulsion paint of the finest quality of which the color will be chosen by the vendor.

### 4.2 External

1. External walls will be insulated with kelyfos system (80mm of polystyrene).
2. Exposed roof slab will be also insulated with kelyfos system (80 mm of polysterene)

## **5.0 Flooring**

### 5.1 Kitchen/Living/Dining Area/Bedrooms

1. All the ceramic flooring will be selected by the purchaser (if the client wants) from an available

predefined selection of the vendor at an early stage so it does not affect the progress of the Building.

2. Ceramic tiles with matching skirting will be placed, value of €15/m<sup>2</sup> and dimensions 60x60cm

### 5.2 Verandas

1. All the ceramic flooring will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.

2. Ceramic tiles with matching skirting will be placed, value of €15/m<sup>2</sup> and dimensions 60x60cm

### 5.3 Roof Garden

1. All the ceramic flooring will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.

2. Ceramic tiles with matching skirting will be placed, value of €15/m<sup>2</sup> and dimensions 60x60cm

3. The stairwell to the roof top of the penthouse apartments will have synthetic marble cladding, which will be a choice of vendor at the price of €60/m.

### 5.4 Bathrooms

1. All the ceramic flooring will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.

2. Ceramic tiles with matching skirting will be placed, value of €15/m<sup>2</sup> and dimensions 60x60cm

### 5.5 Bedrooms

1. All the ceramic flooring will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.

2. Ceramic tiles with matching skirting will be placed, value of €15/m<sup>2</sup> and dimensions 60x60cm

## **6.0 Wall Tiling**

1. All the ceramic for floor and wall tiling will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.

2. In all Bathrooms, ceramic tiles will be placed at a value of €15/m<sup>2</sup> and dimensions 60x60cm, chosen by the purchaser from a selection predefined by the vendor.

3. The walls of W.C. and showers will be tiled up until the ceiling.

4. The kitchen wall between the worktop and the upper cupboard will be tiled up with ceramic tiles of a value of €15/m<sup>2</sup> and dimensions 60x60cm or smaller chosen by the purchaser, from a selection predefined by the vendor.

## **7.0 Sanitary, fixtures and fittings.**

### 7.1 Flat with one sanitary place

1. All sanitary fixtures and fittings will be selected by the purchaser (if the client wants) from available predefined selection of the vendor at an early stage so it does not affect the progress of the building.
2. Sanitary fixtures and fittings (Grohe) of €1000 (including sinks, mirrors and the necessary accessories)

### 7.2 Flat with two sanitary places

1. All sanitary fixtures and fittings will be selected by the purchaser (if the client wants) from available predefined selection of the vendor at an early stage so it does not affect the
- 2 Sanitary fixtures and fittings (Grohe) of €1700 (including sinks, mirrors and the necessary accessories)

### 7.3 Flat with three sanitary places

1. All sanitary fixtures and fittings will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.
2. Sanitary fixtures and fittings (Grohe) of €2200 (including sinks, mirrors and the necessary accessories)

## **8.0 Suspended Ceilings -Plasterboard**

### 1. Bathrooms

There will be suspended ceilings out of plasterboard in all bathrooms.

## **9.0 Parking spaces & Storage areas**

1. For every apartment, there is a covered parking space and one storage area as indicated by the architectural designs attached.

## **10.0 Elevator**

Luxurious and latest technology elevator from KONE, according to EU standards.

## **11.0 Aluminium works -Doors and Windows**

1. All the exterior openings will have thermal break aluminium frames, in the colour chosen by the vendor and will be either sliding or opening, in accordance with the architectural drawings.

2. Double Glazing. Internally the glass will be clear, while the exterior will be shaded.
3. All balconies will have glass fencing as shown in the architectural plans.
4. In case the purchasers require aluminum shutters and/or fly screens, they will be charged as additional costs for the purchase and installation of them.

## **12.0 Installation of electrical wiring**

1. The electrical installation will be in accordance with the relevant plans and the current EAC regulations. All electrical conduits will be cast within slabs, floors, and walls.
2. All accessories, conduits and cables will be according to the electrical design.
3. In case the purchaser chooses to install light fittings other than the ones predefined by the vendor, they will be charged with the cost of the purchase and installation of those fittings. The installation of those fittings will be done after the final approval of the E.A.C. (Electricity Authority of Cyprus).
4. Full electrical installation switch and sockets will be LEGRAND or equivalent.

### 12.1 General features for the building

1. Provision for electric charging station for every parking position.
2. Installation of door phone system at the entrance of the block.

#### Optional

3. Electric parking gates-optional.
4. CCTV cameras in parking-ground floor-optional.
5. Installation of automatic watering for the garden—optional.

### 12.2 General features for each flat

1. Provision for smart lock of the main entrance of each flat (optional).
2. Door Phone System
3. Telephone Outlet
4. USB socket -optional
5. Provision for smoke detectors via cables-optional.
6. Internet and wi-fi access points
7. Electric doorbell

### 12.3 Bedrooms

1. Provision for T.V.
2. Provision for AC
3. Electrical sockets
4. Telephone outlet

### 12.4 Kitchen

1. Provision for kitchen hood extractor in all flats



2. Provision for electric oven
3. Provision for washing machine
4. Provision for dishwasher
5. Provision for fridge
6. Electrical sockets

#### 12.5 Roof Garden – Verandas

1. Electrical sockets
2. Provision for T.V.
3. Telephone outlet
4. Water supply

### **13.0 Mechanical Works**

#### 13.1 Air-conditioning in the apartment

All necessary electrical and mechanical piping and wiring provisions for air-conditioning installations will be done in accordance with the electrical and mechanical drawings.

#### 13.2 Plumbing installation

1. The plumbing installation to all sanitary units and the solar water heating panel will be of aluminium pipe of high pressure, according to international standards.
2. The plumbing installation include cold and hot water supply to the kitchen sink, bathtubs, shower mixers and washbasins. In addition, the plumbing installation includes cold water supply for washing machine and dishwasher wherever indicated on the mechanical drawings.
3. Each apartment will be provided with electric boiler and storage (volume 150/160litres), one solar heating panel of 2.42m<sup>2</sup> (2-bed apt) / 1.5m<sup>2</sup> (1-bed apt) and water storage tank of 1000lt according to the mechanical
4. Installation of pressure water systems for all flats.

### **14.0 Energy Efficiency**

The whole building is designed in accordance with the European Engineering Regulation and the building is categorized as energy class A.

#### 14.1 Common areas

1. Installation of photovoltaic panels. The production of some panels will compensate for the cost of electricity of common expenses.

## **15.0 Carpentry**

### **15.1 Kitchen**

1. Kitchen will be laminate melamine in colour chosen by the purchaser from a predefined selection of the vendor, with handles from well-known brands.
2. The kitchen worktop will be of granite at €150/m in colour chosen by the purchaser from a predefined selection of the vendor
3. All kitchen mechanisms will be soft close.
4. Kitchen sink will consist of a stainless steel single bowl and single drainer unit.

### **15.2 Wardrobes**

1. All wardrobes will be laminated with dimensions according to the architectural drawings, in colour chosen by the purchaser from a predefined selection of the vendor.
2. Wardrobe handles will be chosen by the purchaser from a predefined selection of the vendor.

### **15.3 Internal doors**

1. All the internal doors of the apartments will be imported prefabricated doors with solid wood frame , in colour chosen by the purchaser from a predefined selection of the vendor.
2. Internal apartment handles will be chosen by the purchaser from a predefined selection of the vendor.
3. Main entrance door of the apartments and communal stairwell doors will be of laminated wood with solid wood frame and a handle, all in a colour chosen by the architect .
4. Main apartment door and communal stairwell doors will be fireproof according to the EU regulations.

### **15.4 Mailboxes**

It is based on the architectural drawings.

## **16.0 Lightings**

### **16.1 Common areas**

Installation of the lighting in all common areas according to the architectural drawings.

### **16.2 Verandas**

Installation of the lighting in all verandas according to the architectural drawings.

### **16.3 Flats**

Installation of the lighting in all areas that there is suspended ceiling and in the places that are spot lightings according to the architectural drawings.

#### 16.4 Roof Garden

Installation of the lighting in all areas that there is suspended ceiling and in the places that are spot lightings according to the architectural drawings.

#### **17.0 Roof garden**

1. Roof gardens of penthouses are private and will have a private exterior staircase from the balcony of the specific apartments .
2. Roof gardens will be supplied with a water tap and provisions for Barbeque stand .
3. Aluminium fencing can be requested to divide the roof garden from the communal area. There will an additional charge for supply and installation of it.

#### **18.0 Special Provisions**

1. The main entrance of the building will communicate by intercom camera with each apartment. The main door will open by a card or a code .
2. Steel rails will be placed on the staircase of the building as well as on the roof garden private Staircase for safety . They will painted with one coat of anti-rust primer and two coats of oil paint of the finest quality.
3. The Lobby flooring and elevator will be coated with marble of €35/m<sup>2</sup> chosen by the architect.

Notes:

1. 19% VAT is included in the mentioned prices above.
2. Quoted prices are only available at our associates' stores