

SPECIFICATIONS SCHEDULE

TYPE	DETAILS
Foundation & Structure	Reinforced concrete as per structural design in compliance with Anti-Seismic Eurocodes for Cyprus and local regulations
Roof Insulation/ Waterproofing	High quality waterproofing system (EU brand) Thermal insulation included
External Walls	Hollow brick walls with external thermal insulation with render finish as per the architectural design
Facade finishes	Facade finishes such as wooden lamellas and stone cladding as per architectural design
Parking	Louvered or covered private parking spots as per the architectural design Provision for the electric car charger (car charger is not included) Guest parking spots for the visitors
Common areas	- Kids playground and outdoor sport areas 40 m riverlike pool and kids' pool - Club house with a yoga area lounge zone & the viewpoint at the roof - Lighting for the common areas as per architectural design
Smart Home System	Basic automation system is included and can be extended as per the Customer's requests (Controls included: lighting/shading, cooling, heating) Brand: Zigbee
Security	Automated entrance gates (GSM or electronic tags, intercom at the gates to access the houses individually), CCTV for safety reasons in common areas
Common area swimming pool	Illuminated as per architectural design. Finishes as per architectural design
Lifts	Included for Villas type A only
Photovoltaic system	Photovoltaic system connected to the EAC network. System capacity up to 3KW acceptable for all Villa types (A, B, B1 and C)
Cold Water Supply	Water supply system including individual storage tanks Villa A: 1000L Villas B, B1 and C: 600L
Roof Insulation/ Waterproofing	High quality waterproofing system (EU brand) Thermal insulation included

SPECIFICATIONS SCHEDULE

TYPE	DETAILS
Hot Water Supply	Hot water solar panels, hot water tank, including electrical heating element Villa A: 350L Villas B, B1: 250L Villas C: 150L
BBQ	As per architectural design (sink included)
Landscaping	Basic design and irrigation system included
Air condition system	Air condition system to be VRF LG or similar. Indoor air conditioning units are included
Underfloor heating	Included for all units (water-powered)
Pools	Swimming pools where applicable provided with a provision for the heating pump and outdoor shower as per architectural design
INTERNAL FINISHES	
Internal Walls	Brick or gypsum board walls covered with 3 coats of plaster. Finishing as per interior design
Balustrades To Stairs	Laminated safety glass or as per interior design
Floors	High quality engineering wood in bedrooms, natural stone or ceramic analogue for the external terrace and living space of the ground floor, high quality EU brand ceramic tiles in the bathrooms Eng. Wood Brand: SIHEN (240x1900mm) Tiling Brands: LIVING CERAMICS (600x1200mm), IMOLA CERAMICA (for Master-bathrooms: Floor: 600x1200mm, Wall: 1200x2780mm)
Ceiling	Ceiling height at the ground floor is 3-3.2m depending on the Villa type and at the first floor 2.9m
Light	Lighting spots, switches and sockets as per interior design Switches/sockets Brand: LEGRAND MALLIA SENSES
Wardrobes	EU manufactured, built-in as per interior design, high quality ironmongery Blum or analogue
Loose furniture	Not included (available upon request)

SPECIFICATIONS SCHEDULE

TYPE	DETAILS
DOORS, WINDOWS & GLASS BALUSTRADE	
Internal Doors	Interior doors as per interior design EU manufactured Height: 2.30m
Entrance Door	Entrance door equipped with safety electric lock
Windows & Balcony Doors	- Sliding Panoramic aluminium doors - Colour name: Anodised Bronze - Ironmongery: Bronze colour similar to aluminium sections (anodised bronze) - Glass performance data: - AGC 6mm Planibel Low-E Light pos.2 20mm air 100% 5mm Planibel clear - Brand: RABEL
Balustrades To Balconies & Patios	Laminated safety glass Profile Brand: RABEL
BATHROOMS	
Mirror	Bathrooms with mirrors as per interior design (lighting for the mirror included)
Sanitary fittings	Sanitary fittings and accessories: EU brand as per interior design Brand: GROHE
WC	All toilets with concealed cistern Brand: VILLEROY & BOCH
Accessories	Sockets for shavers in all bathrooms Brand: LEGRAND MALLIA SENSES
Bathroom Towel rail	Provision for electric towel rails, as per design
Shower screens	As per interior design
Bathtub	Each villa equipped with a bathtub Brand: VILLEROY & BOCH
KITCHEN	
Electrical appliances	Not included (available upon request)
Built-in kitchen	EU design high quality kitchen furniture. With backsplash materials as per the interior design