



## PALISANDRO HILLS SPECIFICATIONS SCHEDULE

| TYPE                              | DETAILS                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Foundation & Structure            | Reinforced concrete frame comprising of footings, columns, beams, roof, slabs and external walls in compliance with Cyprus Anti-Seismic Code frame comprising (50 cm foundation slab)                                                                                                                                                                         |
| Roof Insulation/<br>Waterproofing | Cement based waterproofing system provided to all roof slabs 8 cm polystyrene insulation over the waterproofing system with gravel                                                                                                                                                                                                                            |
| External Walls                    | Cavity walls with bricks for better sound and thermal insulation. Internally with 3 coats of plaster and acrylic render. Externally thermal insulation composite system.                                                                                                                                                                                      |
| Insulation/ Rendering             | High quality external thermal insulation composite system – Kelyfos System according to Cyprus legislations – finished with wall rendering.                                                                                                                                                                                                                   |
| INTERNAL FINISHES                 |                                                                                                                                                                                                                                                                                                                                                               |
| Internal Walls                    | Brick walls covered with 3 coats of plaster and acrylic render                                                                                                                                                                                                                                                                                                |
| Floors & Bathroom walls           | ITALIAN CERAMIC TILES – MIRAGE ELYSIAN EY07 TRAVERTINO LIGHT SP (size 120X120CM & 60X120CM where indicated on plans),<br><br>Master bed bathroom: ITALIAN CERAMIC TILES – IMOLA THE ROOM SAN PE6 120 RM TORTOTA (size 120X120CM & 120X260CM ON WALLS),<br><br>First floor bathrooms: ITALIAN CERAMIC TILES – LAFAENZA BIANCO TRA ON 9018 RM (size 90 X 180CM) |
| Parquet                           | High quality engineered wood flooring – SPECIAL OAK PARIS BROWN COLOUR (140 mm width, 14 mm thickness, 3.2 mm top wood layer)                                                                                                                                                                                                                                 |
| Ceiling                           | 2 coats of spatula and 3 coats of matt emulsion paint. In wet areas anti mould & anti humidity paint is used.                                                                                                                                                                                                                                                 |



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### EXTERNAL FINISHES

External Verandas,  
Courtyards & Pool Terraces

ITALIAN CERAMIC TILES – MIRAGE ELYSIAN EY07 TRAVERTINO  
LIGHT SP – anti slip ceramic tiles with textured finish  
(size 60×120CM)

### DOORS, WINDOWS & GLASS BALUSTRADE

Doors & Windows

Sliding panoramic aluminum doors

Colour name: anodized Bronze

Ironmongery: Bronze colour similar to aluminium sections  
(anodized bronze M5)

Glass performance data:

- AGC 6 mm Energy 72/38 pos.2,
- 20 mm air 100%,
- 6 mm Planibel Clearlite low-e energy NT glass and a laminate glass with UV filter.

Internal Doors

LUALDI RASOLINE flush doors in Standard Lacquered matt finish  
same as the wall (Bianco gesso/Chalk white) in both sides up to 3  
meters.

Elemental metal edging in bronze finish on the door leaf.

Bronze lacquered aluminium frame on the wall.

Ishi Lualdi handle with Magnetic & Privacy lock with nottolino  
privacy (colour Bronze same as door edge)

External Doors

Aluminum pivot door equipped with high quality handle, safety  
electric lock and special door closer, complete with rubber gaskets  
and wind breakers. Door is controlled by IP videophone system  
where the owner can open it from his internal screen or mobile.

Balustrades to stairs

Tempered laminated safety glass (10+10mm) and rounded edges  
where needed, as indicated on plans

Balustrades to balconie  
& patios

Laminated safety glass (10+10mm) in special aluminum profile –  
rounded edges where needed



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|                                   |                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Azalea                            | Italian design & manufactured kitchen<br>Manufacturer: Arrex – le cucine<br>Tall units: OKOBO NATURAL (lamine)<br>Kitchen Island: CORDA MATT (lamine)<br>Carcass internal finish: CEMENTO ORIONE<br>Door and drawers closing system: Soft closing blum doors and drawers<br>Plinth and GOLA handle finish: METALLO CHAMPAGNE |
| Camelia and Olivia                | Italian design & manufactured kitchen<br>Manufacturer: Elmar<br>Tall units: Olmor Elm Veneer wood<br>Kitchen Island: Concrete beige melamine<br>Carcass internal finish: Melamine grey<br>Door and drawers closing system: Soft closing doors and drawers<br>Plinth and GOLA handle finish: Inox stainless steel             |
| Built-in Bedroom Wardrobes Design | Italian design and manufactured<br>Manufacturer: Sangiacomo<br>External matt lacquered finish doors, sides and handles in Bianco colour. Internal Melaminecarcase in grey colour.<br>Equipped with wardrobe lighting                                                                                                         |
| Laundry                           | Single stainless steel sink unit, wall units and shelves with white lacquer finish. Provision for washing machine & dryer is included as indicated on plans                                                                                                                                                                  |
| External Storage                  | Ceramic tiles, as indicated on plans (size 600x300mm)                                                                                                                                                                                                                                                                        |

### BATHROOMS

|              |                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------|
| Vanity units | White matt lacquered wall mounted cabinets with white solid surface top and integrated washbasin |
|--------------|--------------------------------------------------------------------------------------------------|



## **PALISANDRO HILLS**

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| <b>Mirror</b>                                           | Mirror with LED strip lighting                                                                                                                                                                                                                                                                                    |
| <b>Shower screens</b>                                   | Clear tempered glass, where indicated on plans                                                                                                                                                                                                                                                                    |
| <b>Free standing bath</b>                               | DURAVIT BATHTUB TRENTO WHITE (where indicated on plans)                                                                                                                                                                                                                                                           |
| <b>Tap for baths</b>                                    | High quality chrome Zucchetti 'Pan series' bath mixer, brushed metal black colour, free standing as indicated on plans                                                                                                                                                                                            |
| <b>Tap for basin</b>                                    | High quality Zucchetti 'Pan series' (build-in), brushed metal black colour                                                                                                                                                                                                                                        |
| <b>Showers</b>                                          | <p>Shower tray made by same material with flooring. High quality Zucchetti 'Pan series', thermostatic shower mixer, rain effect shower in all bathrooms, fittings for wall mounted diverter mixer &amp; hand shower.</p> <p>TECElinus SHOWER CHANNEL SET FLAT (brushed stainless steel / channel tileable)</p>    |
| <b>WC</b>                                               | <p>Master bedroom (only): DURAVIT Set SensoWash® Slim / ME by Starck wall mounted toilet, included bidet, rearwash and ladywash functions, water temperature adjustment. Cover with soft closure. Operated by remote control.</p> <p>In all other toilets: DURAVIT D-Neo Toilet wall mounted Duravit Rimless.</p> |
| <b>Washbasins (guest toilet in Camellia and Olivia)</b> | Free standing rectangular basin – custom made of ceramic tiles MIRAGE TRAVERTINO                                                                                                                                                                                                                                  |
| <b>Accessories</b>                                      | High quality design brushed black bathroom accessories: hand towel rings, wall mounted toilet roll holder                                                                                                                                                                                                         |
| <b>Bathroom Towel rail (Master bedrooms)</b>            | Electric heated robe hanger staff in round tube 1650 mm, MARGAROLI – ARCOBALENO (616/L)                                                                                                                                                                                                                           |



## PALISANDRO HILLS

### SPECIFICATIONS SCHEDULE

#### Swimming Pool

Infinity edge swimming pool with ceramic tiles same as the terrace floor MIRAGE ELYSIAN EY07 TRAVERTINO LIGHT SP including interior lights.

Maximum depth of 1.50 m Plant room where indicated on plans.

Azalea - Infinity pool (10\*4.5 m)- 45m<sup>2</sup>,

Olivia - Infinity pool (10\*4.5 m)- 45m<sup>2</sup>

Camellia - Infinity pool (10\*4.5 m & 9.5\*4.5 m) - 45m<sup>2</sup> & 43m<sup>2</sup>

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#### Electrical Installations

Houses are provided with 3- phase supply. Concealed circuits and all other installations are in compliance with Electricity Authority of Cyprus (EAC) & EU regulations.

These comprise of circuits for lighting, power points for kitchen appliances, TV aerial sockets, telephone points in bedrooms, living room and kitchen area.

Water proof socket at each veranda, BBQ, parking place area and courtyard where applicable.

#### Smart Home

Various house functions are controlled by a state of the art home automation system. These functions are

- Lights
- Shutters/blinds (provision only)
- Water heater
- Water circulation

The above are included in our standard solution. The home automation system can be upgraded upon request. Alarm system, videophone system, smoke detector, gas detector, heat detector are included as indicated on plans, provisions for CCTV are provided

#### Photovoltaic Installation

A photovoltaic system which complies with EU regulations is installed in the house and connected to the EAC network. The system will provide up to 3KW power (Azalea) and 3.5KW (Camellia and Olivia) and will contribute to the energy efficiency output and environmental sustainability. (Provisions for additional power)

The produced energy is given to the electricity authority and the amount given is deducted from the residence's overall electricity consumption. The photovoltaic system is placed on the roof slab as indicated on plans.



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| <b>Cold Water Supply</b>                       | <p>Water from local Community Board connected into individual storage tanks:</p> <ul style="list-style-type: none"><li>• 800lt for Azalea</li><li>• 1000lt for Camellia and Olivia.</li></ul> <p>Water softener located in the plant room.<br/>Revers Osmosis filtration system provided for the kitchen sink.</p>       |
| <b>Hot WaterSupply</b>                         | <p>For Hot water system provided cylinders:</p> <ul style="list-style-type: none"><li>• 300lt for Azalea</li><li>• 500lt for Camellia and Olivia.</li></ul> <p>The sources of hot water are: solar panel heater (on roof), heating pump heater and 3kw electrical element. Hot water recirculation pump is included.</p> |
| <b>Heating &amp; Cooling</b>                   | <p>Underfloor heating in all villas for all areas LG monoblock HM163MR (16kw)</p> <p>LG Multi V S VRF for cooling system. 28kW for Azalea and 36kW for Camellia and Olivia.</p>                                                                                                                                          |
| <b>Irrigation Water</b>                        | <p>Basic landscaping is included.</p> <p>Provision (taps at the areas to connect system) for irrigation is provided from main cold water supply.</p>                                                                                                                                                                     |
| <b>Garage</b>                                  | <p>Covered parking place with grey shade sail, for several parking spaces as indicated on plans.</p> <p>Provision for the car charger (car charger is not included)</p>                                                                                                                                                  |
| <b>Feature, Retaining &amp; Boundary Walls</b> | <p>Combination of low stone walls and/or painted rendered concrete walls where indicated on plans</p>                                                                                                                                                                                                                    |
| <b>Driveway, Steps &amp; Paths</b>             | <p>Combination of local stone and concrete setts, where indicated on plans.</p>                                                                                                                                                                                                                                          |
| <b>BBQ</b>                                     | <p>Freestanding BBQ where indicated on plans. Stainless steel sink cold &amp; warm cold, tap mixer.</p>                                                                                                                                                                                                                  |



## **PALISANDRO HILLS**

### **SPECIFICATIONS SCHEDULE**

#### **External Lighting**

External wall and surface mounted lights for walls verandas, footpaths & steps spikes for garden

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#### **External Shower**

High quality free standing mixer or concealed as indicated on plans.