

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
Roof Insulation/ Waterproofing	Cement based waterproofing system provided to all roof slabs polystyrene insulation over the waterproofing system
External Walls	Walls with bricks for better sound and thermal insulation. Internally with 3 coats of plaster and acrylic render. Externally thermal insulation composite system
Facade finishes	Facade finishes such as stone cladding, wooden elements or painting as per architectural design
Parking	One parking spot per apartment to be provided. Provision for the car chargers in the parking area
Common areas	• Lobby with furniture as per design • Children's playground with safe surfacing • Outdoor workout zone for fitness enthusiasts
Smart Home System	Home automation system includes (ZigBee protocol): • Lights • Curtains/blinds (provisional) • Water heater and hot water circulation (on schedule) • Underfloor heating • AC cooling • Mobile application for iOSs and Android smartphones. The home automation system can be expanded to include more functions upon Client's request
INTERNAL FINISHES	
Internal Walls	Brick walls covered with 3 coats of plaster and acrylic render
Floors	Floor finishes in bedrooms SIHEN OAK 1893 2400X190X14/3 (High quality engineered wood). Floor finishes in balconies, bathrooms, living areas: Italian ceramic tiles Atlas Concorde 1200 x 1200 mm.

TYPE	DETAILS
Ceiling	The ceiling height is 2.8 m. Interior concrete ceilings should be finished with 2 coats spatula & 3 coats emulsion paint
Light	Ceiling lights are included and installed as per interior design
Air condition system	Multisplit and VRV. Brand LG. Indoor units included
Wardrobes	EU manufactured, built-in
Loose furniture	Not included. Only by request
EXTERNAL FINISHES	
External Verandas	All covered verandas have electrical sockets and water provision
Facade Lighting	The architectural Illumination of the building is organized as per architectural design
DOORS, WINDOWS & GLASS BALUSTRADE	
Doors & Windows	Windows and balcony sliding doors to be glass sliding with high 2.45 m. Manufacture Muskita
Internal Doors	All apartment interior doors shall be color laminate. EU manufactured. Height up to 2.2 m
BATHROOMS	
Mirror	Illuminated mirrors (included)
Sanitary fittings	Brand: Grohe hard graphite color
WC	Brand: Villeroy & Boch ceramic. Toilets with concealed cistern.
Accessories	Install sockets for shavers in all bathrooms. Sockets with USB-C connectors in required locations: the kitchen area, living area, on both sides of the bed and in corridors

TYPE	DETAILS
Heating & Cooling	Underfloor heating (included)
Feature, Retaining & Boundary Walls	Suspended ceiling in bathroom areas shall be water resistant plaster board finished with 2 coats spatula & 3 coats emulsion paint
KITCHEN	
Electrical appliances	Not included (available upon request)
Kitchen cabinets	EU manufactured as per design. The kitchen island included as per design project