

# 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)<br>Thermal insulation included   |
| External Walls                 | Hollow brick walls with external thermal insulation with render finish as per architectural design  |
| Facade finishes                | Facade finishes such as wooden lamellas, wooden cladding, or fair-face concrete as per architectural design   |
| Parking                        | Covered or uncovered private parking spots as per the architectural masterplan.<br>Provision for the electric car charger (car charger is not included)<br>Guest parking spots for the visitors                   |
| Common areas                   | <ul style="list-style-type: none"> <li>• Communal swimming pool</li> <li>• Lighting for the common areas as per architectural design</li> <li>• Lounge zone with pergola at the communal swimming pool</li> </ul> |
| Smart Home System              | Basic automation system is included and can be extended as per the Customer's requests (Controls included: lighting/shading, cooling, heating)<br>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<br>Finishes as per architectural design<br>Dimensions: 20.00mx5.00m   |
| Photovoltaic system            | Photovoltaic system connected to the EAC network.<br>System capacity of up to 3 kW  |
| Cold Water Supply              | Water supply system including individual storage tanks  |
| Hot Water Supply               | Hot water solar panels, hot water tank, including electrical heating element  |
| BBQ                            | As per architectural design (sink included)   |

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| Landscaping              | Basic design and irrigation system included  |
| Air condition system     | LG or similar air condition system.<br>Indoor air conditioning units are included  |
| Underfloor heating       | Included for all types<br>(Villas: water-powered, Apartments: electric)  |
| Pools                    | Private pools for villas, include provisions for a heating pump and outdoor shower, as per design  |
| <b>INTERNAL FINISHES</b> |  |
| Internal Walls           | Brick or gypsum board walls covered with 3 coats of plaster. Finishing as per interior design  |
| Balustrades To Stairs    | as per interior design   |
| Floors                   | Floor finishes in bedrooms (high quality engineered wood). Floor finishes in balconies, bathrooms, living areas: ceramic tiles (as per architectural design) |
| Ceiling                  | Villas: 3.0m ground floor, 2.9m first floor<br>Apartments: 3.0m<br>(Excluding equipment installation areas where the ceiling will be lower)                  |
| Light                    | Spots, switches and sockets as per interior design<br>Switches/sockets Brand: LEGRAND MALLIA SENSES  |
| Wardrobes                | EU-manufactured built-in wardrobes as per interior design, high quality ironmongery Blum or analogue   |
| Loose furniture          | Not included (available upon request)  |

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|--|--|
| <b>DOORS, WINDOWS &amp; GLASS BALUSTRADE</b> |  |
| Internal Doors                               | Interior doors, EU-manufactured, as per interior design  |
| Entrance Door                                | Entrance door equipped with safety electric lock   |
| Windows & Balcony Doors                      | Sliding Panoramic aluminium doors  |
| Balustrades To Balconies & Patios            | Laminated safety glass   |
| <b>BATHROOMS</b>                             |  |
| Mirror                                       | Bathrooms with mirrors as per the interior design (lighting for the mirror included)           |
| Sanitary fittings                            | Sanitary fittings and accessories: EU brand as per interior design                             |
| WC   | All toilets with concealed cistern   |
| Accessories                                  | Sockets for shavers in all bathrooms<br>Brand: LEGRAND MALLIA SENSES                           |
| Bathroom Towel rail                          | Provision for electric towel rails, as per design  |
| Shower screens                               | As per interior design   |
| Bathtub                                      | One per unit for Villas, Bungalows and Townhouses  |
| <b>KITCHEN</b>                               |  |
| Electrical appliances                        | Not included (available upon request)  |
| Built-in kitchen                             | EU design high quality kitchen furniture. With backsplash materials as per the interior design |