

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 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. Provision for the electric car charger (car charger is not included) Guest parking spots for the visitors
Common areas	- Kids playground and outdoor sport area - Communal swimming pool and kids pool - Lighting for the common areas as per architectural design - Lounge zone with pergola at the communal swimming pool - Green area for yoga and outdoor activities
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 Dimensions: 20.00mx5.00m
Photovoltaic system	Photovoltaic system connected to the EAC network. 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. Indoor air conditioning units are included
Underfloor heating	Included for all types (Villas: water-powered, TH & Apts: electric)
Pools	Private pools for villas, bungalows and townhouse #10 include provisions for a heating pump and outdoor shower, as per design
INTERNAL FINISHES	
Internal Walls	Brick or gypsum board walls covered with 3 coats of plaster. Finishing as per interior design
Balustrades To Stairs	Villas and Townhouses: Laminated safety glass or 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) Wood Brand: SIHEN (240x1900mm) Tiling Brands: LIVING CERAMICS (600x1200mm), BALDOCER CERAMICA (600x1200mm), IMOLA CERAMICA (for Master-bathrooms: Floor: 600x1200mm, Wall: 1200x2780mm)
Ceiling	Villas: 3.0m ground floor, 2.9m first floor Townhouses: 3.0m ground floor, 2.9m first floor Bungalows: 3.0m Apartments: 2.8m (Excluding equipment installation areas where the ceiling will be lower)
Light	Spots, switches and sockets as per interior design 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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DOORS, WINDOWS & GLASS BALUSTRADE	
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 Colour name: Anodised Bronze Ironmongery: Bronze colour similar to aluminium sections (anodised bronze) Glass performance data: AGC 6mm Planibel Energy 65/41 pos.2 20mm air 100% 5mm Planibel clear Brand: RABEL
Balustrades To Balconies & Patios	Laminated safety glass
BATHROOMS	
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 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	One per unit for Villas, Bungalows and Townhouses 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