

## TECHNICAL SPECIFICATIONS

**FRAME:** The frame will be made of reinforced concrete, based on a seismic study with Eurocodes.

**REINFORCED CONCRETE:** The foundations of the columns, the steel connections of the foundations, walls of reinforced concrete (RC), stairs, columns, slabs, beams, cantilevers, and lintels will be made of C30 reinforced concrete unless otherwise specified in the structural designs by the engineer.

**INSULATIONS:** Under all ground floor walls (internal and external) and before starting the masonry work, tar paper will be placed. The reinforced concrete slabs on the roof, after all services are installed, will be insulated with 10 cm extruded polystyrene for thermal insulation, nylon and grid will be placed, and screed will be done to achieve slopes. Subsequently, the slabs and balconies will be insulated with 4mm thick asphalt sheet, after first applying a coat of asphalt primer. Cementitious waterproofing SIKALASTIC 1K with mesh will be applied under all showers and behind shower coverings with ceramics. A written guarantee from the insulation manufacturer for a period of 10 years will be ensured.

**MASONRY:** "Klimalite" thermal insulating bricks of 10 and 25 cm width will be used.

**FLOORS:** European-origin ceramic granite (Rectified porcelain) or equivalent will be installed and will be fixed with cement paste and special C2TES1 glue. Lightweight concrete will have a density of 600kg/m<sup>3</sup>, and externally, C25 concrete with 3/8 gravel will be used.

**INTERIOR FINISHES:** Walls will be plastered in three layers (third layer with Finocem), and emulsion paint will be applied. Ceilings will be fair face with spatula and emulsion paint. In the guest toilet and the bathroom, ceramic wall tiles will be installed.

**EXTERIOR FINISHES:** External surfaces will be thermally insulated with 8 cm extruded polystyrene, paint, and textured finish as shown in the designs.

**THERMAL INSULATION:** External masonry will be thermally insulated with 8 cm thick extruded polystyrene, and the roof with 10 cm thick extruded polystyrene. Fixing plugs, Mapetherm AR1 for fixing, Mapetherm AR1 and Mapetherm net glass fiber mesh, and finally a second layer of Mapetherm AR1 and 1mm or 2mm textured finish, or an equivalent CERTIFIED system (e.g., BAUER, or BAUMIT) will be used.

**INTERNAL OPENINGS:** Interior doors and bedroom closets will be installed, made of melamine with soft close mechanisms. A central 60-minute fire-resistant armored door will be installed.

**EXTERNAL OPENINGS – ALUMINUM:** Sliding doors and windows with MU 3000 Thermal aluminum series with 6+4mm thick double glazing with argon gas, and MU 2075 thermal windows, all in white color by "Muskita". Provisions for electric shutters will be made for the bedroom windows.

**WOODWORK:** Italian countertops and kitchen cabinets made of melamine as shown in the designs will be installed. The countertops and backsplash will be made of synthetic granite. In the guest toilet and bathroom, melamine sink cabinets with synthetic granite countertops will be installed. All woodwork will have soft-close mechanisms.

**ACCESSORIES AND HANDLES:** All accessories and handles for doors, cabinets, and kitchen countertops will be installed.

**SANITARY WARE:** All sanitary ware and accessories for each apartment will be of European origin.

**PLUMBING INSTALLATION:** A complete plumbing installation of hot, cold, and drinking water where required will be made, and an 800-liter tank will be installed. A water pressure system will be installed for each tank. The plumbing installation will consist of a network of pipes and will be carried out according to the provided designs and under the supervision of the engineer. Hot and cold-water pipes will be Pipe in Pipe with a Manifold system. All pipes will be embedded with isolation valves for any line and will be accompanied by necessary markings for each point. Generally, network pipes are installed inside walls or under floors, but not within load-bearing concrete elements to allow for exposure in case of damage.

**PHOTOVOLTAIC SYSTEM:** A Photovoltaic System will be installed for each apartment separately.

**ENERGY PERFORMANCE:** The building holds an A energy performance certificate.

**PROVISIONS:** Provisions for electrical appliances in the kitchen will be made.

**AIR CONDITIONING:** All provisions for air conditioning will be made.

**ELECTRICAL INSTALLATION:** A complete installation to satisfy loads based on architectural designs and Cyprus Electricity Authority regulations.

**RAILINGS:** Glass railings with MU583 base will be installed on the balconies.

**PARKING SPACE:** Each apartment will have its own parking space with a provision for electric car charging and storage as shown in the separation plans.

Note: 1) Changes can be made upon mutual agreement between buyer and seller.