

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 as per architectural design
Parking	Covered or uncovered private parking spots as per the architectural masterplan. Guest parking spots for the visitors. Provision for the electric car charger (car charger is not included)
Common areas	• Communal swimming pool • Lounge zone at the Communal swimming pool • Gym for residents • Club house • Swimming pool • Kids playground • Lighting for the common areas as per architectural design
Smart Home System	Basic automation system is included and can be extended as per the Customer's requests (Controls included: lighting, cooling, heating)
Security	Automated entrance gates, CCTV for safety reasons in common areas
Common area swimming pool	Illuminated as per architectural design. Finishes as per architectural design
Photovoltaic system	Photovoltaic system connected to the EAC network (for common use, penthouses and villas)
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	N/A for apartments. For penthouses and villas, as per architectural design
Landscaping	Basic landscaping and irrigation system included

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Air conditioning system	VRF/multisplit/split system, concealed or wall mounting, as per architectural design. Indoor air conditioning units are included
Underfloor heating	Included for all types: Electric for apartments and penthouses; water for villas
Pools	Private pools for penthouses and villas
INTERNAL FINISHES	
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 or tiles (as per architectural design). Floor finishes in balconies, bathrooms, living areas - ceramic tiles (as per architectural design)
Ceiling	Villas: 3.0 m Apartments: 3.0 m (Excluding equipment installation areas where the ceiling will be lower)
Light	Spotlights, switches and sockets as per interior design
Wardrobes	EU-manufactured built-in wardrobes as per interior design, high quality ironmongery Blum or analogue
Loose furniture	Not included (available upon request)
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
Balustrades To Balconies & Patios	As per architectural design

TYPE	DETAILS
BATHROOMS	
Mirror	Bathrooms with mirrors as per the interior design
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 as per interior design
Bathroom towel rail	Provision for electric towel rails, as per design
Shower screens	As per interior design
Bathtub	As per interior design
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