



YSS MAVROMICHALIS DEVELOPER

Technical Specifications Genesis Residences

Foundation	Construction of a concrete floor slab based on the study and drawings of the civil engineer of the project. The strength of the reinforced concrete is C30/37 and the grade of the reinforcing steel bars is S400.
Building frame	The frame of the house will be of reinforced concrete in accordance with the architectural drawings, statistical calculations and anti-seismic specifications. The strength of the concrete is C30/37. Penetron will be placed at the boundary walls (to waterproof and protect the concrete).
Brickwork	<u>Externally</u> All external walls will be built with 25cm bricks. <u>Internally</u> All interior walls will be built with 10cm bricks. An asphalt sheet will be placed under the external brick wall of the ground floor.
Roof	The roof will be made of reinforced concrete C30/37. Extruded polystyrene insulation boards (8cm thick) will be placed on the concrete slab to ensure thermal insulation. A 4mm thick parchment paper will be used to ensure that the roof is waterproofed.
Insulation (thermal and sound insulation)	The exterior walls around the house will be insulated using a certified external thermal insulation system which will be comprised of 8cm polystyrene insulation boards as stated in the energy performance certificate.
Wall coatings	All internal walls, beams, slabs and columns will be covered with three coats of plastering. The third coat will be the finishing coat, except in cases where the surface is fair-faced or it is not visible or it is behind shelves or cabinets or it is going to be covered with tiles. Plastic corner beads will be placed in the corners. A plastic mesh will be placed at the points where the masonry walls are joined with concrete in order to avoid cracks. The ceilings are made of fair-faced concrete and will be troweled.
Subfloor	C25 concrete floor screed.
Painting	<u>Externally</u> All the walls will be painted with paint for external use, unless otherwise indicated in the architectural drawings. <u>Internally</u>



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All walls and ceilings, unless otherwise stated, will be painted with three coats of Emulsion or Maxicot paint (colour snow white). The selling price includes the basic color portfolio of the company with only one colour for the whole property.

Coverings

Granite

- Granite countertops for kitchen and bathroom counters of purchasing value of €190.00/m²

Kitchen

- Tiles with a purchasing value of €25.00/m² will be placed on all kitchen walls, where there are counters, up to 2.20m height.

Stairs

- 2cm marble of purchasing value of €70.00/m² will be placed on the stairwell.

Bathrooms

- All walls will be covered with tiles by specific suppliers of purchasing value of €25.00/m².

External walls

- External wall cladding with HPL (High Pressure Laminate) as shown in the architectural plans, of purchase and installation value of €100.00/m².

Floor coverings

All the internal and external floors will be covered with tiles from specific suppliers with the purchase value of €25.00/ m². Tile trims will be placed of the same type as the floor. The garage floor and the entrance floor will be made of grated concrete.

Sanitary ware

2 showers, 2 shower mixers and 2 shower doors
3 toilet bowls together with cisterns
3 washbasins, 3 washbasin mixers and 3 washbasin furniture
1 kitchen sink and 1 sink mixer
3 wash basin towel hangers
3 bathroom towel hangers

Total amount to be spent €3,000.00

Window and door frames

Windows and balcony doors

All window frames will be aluminum or PVC. The sliding windows and doors with the MU3000 thermal system, while the opening windows and doors with the MU2075 system. There will be double glazing 4mm thick, 12mm wide and 4mm thermal insulating glass.

Carpentry

Internal doors

The internal doors will be made of melamine wood and the colour will be selected by the buyer with the purchase value of €350.00/piece. The locks for each door are included in the price.

Bedroom and kitchen cabinets

They will be made of melamine wood with the purchasing value of €230.00/m².



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Metal gates	<ul style="list-style-type: none">▪ Entrance gate of purchase value of €400.00/piece.▪ Parking gate of purchase value of €800.00/piece.
Electrical Installation	<p>The electrical installation is done according to the plans and the terms and regulations of E.A.C.</p> <p><u>The electrical installation includes:</u></p> <ul style="list-style-type: none">▪ Living-dining room: 7 double sockets, 1 telephone, 1 internet, 1 TV antenna, 1 heater switch▪ Kitchen: 5 double sockets, 6 heater switches▪ Bedrooms and office: 3 double sockets, 1 telephone, 1 TV antenna, 1 heater switch <p><u>General</u></p> <ul style="list-style-type: none">▪ 1 intercom, central entrance▪ Provision of air conditioning – 6 points▪ Provision of electric heating <p>The number of sockets and switches is specified in the electrical study and installation is done based on the study.</p>
Plumbing	<p>The entire plumbing system will be done in accordance with the requirements and regulations of the Water Board of Nicosia. All installations will be done with the Pipe in Pipe system. A 250 liter solar water heater, water tank (1 ton) and pressurized water system will be installed. Inside the hot water cylinder, there will be electrical resistance that will be activated from within. The branching of hot and cold water will be done with Pipe in Pipe rubber.</p>
Sewerage	<p>Plastic pipes with the necessary fittings will be used. The plastic pipes of the toilets will have a diameter of $\Phi 4$ and the rest will be according to the mechanical plans. All drains will end up in wells which will then be connected to the central sewerage system of Nicosia.</p>
Photovoltaic System	5 kWp

NOTES

* The prices mentioned above do not include VAT.

** Any changes that affect the basic prices of the company (different tiles, ceramics, sanitary ware, granite, etc.) the corresponding additional amount will be charged.

*** The detailed list of the company's suppliers is provided to the customer upon signing of the contract.