



## YSS MAVROMICHALIS DEVELOPER

# Technical Specifications

## Trilogy Residences

Foundation & Framework	The house frame will be of reinforced concrete in accordance with the architectural plans, statistical calculations and anti-seismic specifications. The strength of the reinforced concrete is C30/37.
Thermal insulation	The entire external shell (masonry, exposed floors and roof) of the house will be based on the Engineer's study on Energy Efficiency. The exterior walls of 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 (EPC). The thermal insulation capacity of the house will be class A.
Brickwork	<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. <u>Externally</u> All external walls will be built with 25cm bricks. Invisible boxes will be installed at the openings of the upper floor (excluding bathrooms and the staircase) as a provision for the future installation of shutters.
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.
Wall coatings	Internally all walls, beams, slabs and columns will be made three coats of plaster. 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.
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> 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



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	with only one colour for the whole property.
Floors & Coverings	<ul style="list-style-type: none"><li>All the internal and external floors will be covered with tiles from specific suppliers at a purchase value of €20.00/m<sup>2</sup> + VAT.</li><li>Tile trims will be placed of the same type as the floor.</li><li>Granite kitchen and bathroom countertops at a purchase value of €180.00/m + VAT.</li><li>The wall between the cabinets and the kitchen countertop will be covered with ceramic tiles at a purchase value of €20.00/m<sup>2</sup> + VAT.</li><li>Tiles will be placed up to the ceiling on all bathroom/shower walls where there are no counters at a purchase value of €20.00/m<sup>2</sup> + VAT.</li><li>2cm marble of purchasing value of €70.00/m<sup>2</sup> will be placed on the stairwell.</li><li>External wall cladding with HPL, as shown in the elevations of the architectural drawings.</li><li>The garage floor and the entrance floor will be made of grated concrete.</li></ul>
Sanitary ware	Total amount to be spent €3,500.00 + VAT
Window and door frames	<u>Windows and balcony doors</u> All window frames will be aluminum. 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 6mm thick, 12mm wide and 5mm thermal insulating glass. The colour of aluminum frames is MU76 Metallic Grey.
Carpentry	<u>Internal doors</u> 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. <u>Bedroom wardrobes</u> They will be made of melamine wood with the purchasing value of €240.00/m <sup>2</sup> . The outside color will be chosen by the buyer, while the inside color will be white. The wardrobes will have drawers, hangers, separators, etc. <u>Countertops and kitchen cabinets</u> Kitchen and bathroom cabinets will be made of melamine wood with the purchasing value of €240.00/m <sup>2</sup> as shown in the drawings. The cabinets will have about 60cm depth and the height will go up to the ceiling. One kitchen cabinet will have drawers. The door and cabinet handles will be metal and will be chosen by the Buyer from the options indicated by the company.
Electrical Installation	The electrical installation is done according to the plans, terms and regulations of E.A.C. The Buyer will install his/her own lighting fixtures and fittings in the house. The electrical installation includes:



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### Bedrooms:

- 3 double power outlets
- 1 lighting point (two-way switches)
- 1 telephone point
- 1 television point
- 1 heater switch for air conditioning unit provision (split units)
- 1 heater switch for electric shutters provision
- Provision for electric heating units

### Living Room:

- 5 double power outlets
- 2 lighting points (1 with two-way switches)
- 1 telephone point
- 1 television point
- 1 heater switch for air conditioning unit provision (split units)
- Provision for electric heating units

### Kitchen:

- 4 double power outlets
- 1 lighting point (two-way switches)
- Heater switch for refrigerator, dishwasher, extractor hood, cooker, and oven

### Bathroom:

- 1 lighting point
- Heater switch for hot/cold water system, water pressure system

### General:

- Heater switch washing machine, and dryer
- Artificial ventilation in bathrooms which do not have natural ventilation (window).
- Provision for cameras
- Provision for electric car charger

#### Plumbing

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.

#### Sewerage

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.

#### Photovoltaic System

4 kWp



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### **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.