YSS MAVROMICHALIS
DEVELOPER

Technical specifications

"Hugo" apartments in Tseri

Foundation & Framework	The building 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 building will be based on the Engineer's study on Energy Efficiency. The exterior walls of the building 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 building will be class A.
Brickwork	Externally All external walls will be 25cm thick. Internally The dividing walls of the apartments will be 25cm thick for better sound insulation. All other internal walls within the apartments will be 10cm thick.
Roof	The roof of the apartment building will be 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 even more insulated.
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 work	Externally All the walls will be painted with paint for external use, unless otherwise indicated in the architectural drawings. Internally 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 apartment and white ceilings.
Floors and coverings	▪ All the internal and external floors will be covered with tiles from specific suppliers at a purchase value of €25.00/m² + VAT. Tile trims will be placed of the same type as the floor.

	▪ Granite kitchen and bathroom countertops at a purchase value of €185.00/m + VAT. ▪ The wall between the cabinets and the kitchen countertop will be covered with ceramic tiles at a purchase value of €25.00/m² + VAT. ▪ Tiles will be placed up to the ceiling on all bathroom/shower walls where there are no counters at a purchase value of €25.00/m² + VAT. ▪ Granite or marble or ceramic tiles will be placed on the communal staircase which will be selected by the seller. ▪ The garage floor and the entrance floor will be made of grated concrete.
Sanitary ware	All sanitary items will have a total value of €1,400.00 for 1 bedroom apartments and €2,200.00 for 2 bedroom apartments.
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>Entrance doors</u> The entrance door of each apartment will be made of fire-resistant materials in accordance with the regulations of the fire department and the color will be of the seller's choice. <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 €360.00/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 €280.00/m². The outside color will be chosen by the buyer, while the inside color will be white. The wardrobes will have 2 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 €280.00/m² 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 3 drawers. *The door and cabinet handles will be metal and will be chosen by the Buyer from the options indicated by the company.*
Elevator	A four-person lift will be installed, which can accommodate people with disabilities.
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 apartment. All lighting fixtures in communal areas

	will be installed by the Seller. The electrical installation includes: **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) **Living Room:** ▪ 4 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) **Kitchen:** ▪ 3 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, washing machine, and dryer **General:** ▪ 1 lighting point on balconies ▪ Video intercom system for all apartments ▪ Artificial ventilation in bathrooms which do not have natural ventilation (window).
Plumbing	▪ The entire plumbing installation shall be carried out in accordance with the Mechanical Engineering Study. ▪ A high-quality, independent, and complete plumbing installation shall be provided using PEX-c pipes with multilayer aluminum composite piping. ▪ Each apartment shall be equipped with its own high-performance, high-quality solar water heater, complete with a 150-litre hot water storage cylinder. ▪ A 1,000-litre cold water storage tank shall be installed for each apartment. ▪ Provision shall be made for the installation of an air conditioning system in the bedrooms and living room.
Parking and warehouses	On the ground floor there is a parking space and a storage room for each apartment.
Sewerage	All drains will end up in wells which will then be connected to the central sewerage system of Nicosia.
Photovoltaics System	▪ Installation of 1.5 kWp system for 1 bedroom apartments ▪ Installation of 2 kWp system for 2 bedroom apartments

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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.