

## General Building and Finishes Specifications

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### Description of the complex

The project consists of 10 villas facing South. Each house has its own yard and two parking spaces as per relevant plans.

- The roof is used for water tanks, hot water solar panels etc. and roof garden.

### Structural specifications

**Frame:** The building frame is made out of reinforced concrete according to Cypriot and Euro-code 8 regulations.

**The walls:** Externally brick walls of 250 mm thickness. The internal walls are 100 mm thick. Both external and internal walls are going to be plastered with 3 coats of plaster.  
External walls will be insulated with polystyrene.

**Floorings:** **Living Room:** Floors will be laid with ceramic tiles or parquet of purchase value of €35.00/m<sup>2</sup>.  
**Kitchen – Bathroom:** Floors will be laid with ceramic tiles of purchase value €35.00/m<sup>2</sup>.  
**Bedrooms:** Floors are covered with laminate parquet of purchase and fixing value €35.00/m<sup>2</sup>.  
**Verandas:** Floors will be laid with ceramic tiles of purchase value €30.00/m<sup>2</sup> or ceramic tiles / concrete.  
**Staircase:** External staircase from Garden to the roof will be laid with marble of purchase value €50/step.  
**Parking Areas:** Floors will be laid with finished patterned concrete.

**Internal finishes:** Three coats of emulsion paint for the walls and the ceilings.

**External finishes:** Special exterior paint will be used or as architect's instructions.  
Fair faced concrete as per elevation drawings.  
HPL Wood cladding as per elevation drawings.  
Stone cladding as per elevation drawings.

**Kitchen and Bathroom walls:** Walls between kitchen cupboards and counter tops, and bathroom walls will be faced with ceramic tiles of purchase value €40.00/m<sup>2</sup>.

**Sanitary Ware:** Sanitary ware, kitchen sink, mixers and towel rails of purchase value of not more than €5,000 per house.

**Plumbing:** Water tanks of capacity adequate to supply each house with 1 ton of water. Hot water is supplied via hot water distributor and solar heating system. Installation of pressurized water system.  
Pipe in pipe system except the main vertical sewage pipes.

**Mechanical works:** Provision works (i.e. piping, wiring, draining pipes) for air condition units in each closed space for each villa.  
A/c provision for each room.

**Electrical works:** Complete electrical installation as per drawings and according to EAC regulations.  
TV outlets in every room.  
Lighting in common and external areas.  
A/c provision for each room and living areas.  
Electric plugs in all rooms and living areas as per electrical plans.

**Metal works:** Metal or glass railings as drawings to verandas (as per architectural plans).

**Aluminium works:** Powder coated thermal aluminum frames, double glazed with 4mm energy saving glass or equivalent.

**Wood works:** External doors will be made with hardwood frame of PVC or wood veneer finish of purchase value €1000.  
Internal doors will be made of a softwood frame of melamine finish with white color finish of purchase value €400.  
Kitchen benches and cupboards will be ready made of Cypriot or equivalent melamine of purchase value €300 per running meter.  
Bedroom closets will be made of melamine finish of purchase value €300 per square meter.  
All finishes of cupboards and closets will be from melamine with soft closing mechanisms.  
Techno-granite for kitchen counter top 2cm thick of purchase price €200/m<sup>2</sup> and melamine counter top for sanitary bathroom units.  
Provisional amount for door handles/locks/handles of €800.

**Other:** Window sills will be of marble or stone.  
A 4mm Polyester waterproof membrane or equivalent will be laid on the roof. Verandas waterproofed with cement based paint.  
False ceilings in specified areas including bathrooms.  
The purchase of the fire place and accessories/hoods/pipes etc. is the buyer's responsibility and the installation is the developer's responsibility.

**Other External works:**

- External works involve site leveling and landscaping according to the relevant plans.