



TECHNICAL SPECIFICATIONS

LA GRANDE MAISON



Gladstonos 1 str., Panagiotio Megaro, Office 1 , 6023 Larnaca , Cyprus

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17.0 General Notes

TECHNICAL SPECIFICATION

1.0 Framework

Residential Block with reinforced concrete structure according to Eurocodes and Cyprus norms (seismic design). Concrete will be C30/37-C50/47 and the high strength steel will be B500C.

Roof garden canopy with structural steel structure according to Eurocodes and Cyprus norms. Structural steel grade will be S275.

The thermal insulation of the building will be classified as category A.

2.0 Damp proof and waterproofing

2.1 Foundation

1. Polythene sheet between the soil and concrete foundation
2. All the vertical surfaces that are in contact with the soil will receive two coats of two-component, flexible cementitious mortar MAPEI FUNDATION or equivalent (foundation, perimetrical wall, lift walls etc) according to manufacturer's specifications.
3. Dimple polyethylene membrane type FONDALINE 500gr/m² or equivalent will be placed on all vertical surfaces that are in contact with the soil (foundation, perimetrical wall, lift walls etc).

2.2 Roof - common areas

1. Two coats of cement based insulation bitumen sheet 5m/m with stone on the surface of the concrete slab.
2. Polymer-modified waterproofing membrane Extrabit P200 or equivalent according to manufacturer's specifications.
3. Triangular sand-cement fillet will be constructed at the joint between parapet walls and concrete slab.

2.3 Roof - Roof Garden

1. Two coats of cement based insulation or bitumen sheet 5m/m without stone on the surface of the concrete slab.
2. Two coats of minimum thickness 2mm each of one component cementitious mortar SIKAMONOSEAL -101H or equivalent according to manufacturer's specifications.

2.4 Covered verandas and non-accessible slabs

1. Two coats of minimum thickness 2mm each of one component cementitious mortar SIKAMONOSEAL -101H or bitumen sheet 5m/m based on manufacturer's specifications.

2.5 Showers

1. Two coats of total thickness 3mm of one component water-based elastomeric bitumen waterproofing product UNOLASTIC or equivalent according to manufacturer's specifications. The coats will be applied on floor and walls also.
2. Reinforcement between the two coats with mesh RINFOTEX EXTRA or equivalent according to manufacturer's specifications.
3. Reinforcement mesh RINFOTEX PLUS or equivalent at the joint of floor with wall. Placement according to manufacturer's specifications.

3.0 Masonry

3.1 Walls External

1. The external 25cm or 30cm based on the study) walls will be constructed with thermal hollow bricks (according to CYS19:1989) or equivalent, laid with cement paste.
2. Plastic mesh will be placed at the joints of masonry with reinforced concrete members.
3. Damp proof course will be placed at ground floor walls.

3.2 Internal

Internal walls (10cm) will be constructed with hollow bricks laid with cement paste.

4.0 Flooring

4.1 Kitchen/Living/Dining Area

1. All the ceramic flooring will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the Building.
2. Ceramic tiles with matching skirting will be placed, value of €20/m² and dimensions 120x60cm.

4.2 Verandas

1. All the ceramic flooring will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.
2. Ceramic tiles with matching skirting will be placed, value of €15/m² and dimensions 60x60cm

4.3 Roof Garden

1. All the ceramic flooring will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.
2. Ceramic tiles with matching skirting will be placed, value of €15/m² and dimensions 60x60cm

4.4 Bathrooms

1. All the ceramic flooring will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.
2. Ceramic tiles with matching skirting will be placed, value of €15/m² and dimensions 60x60cm

5.0 Bathroom Wall Tiling

- 1 All the ceramic for floor and wall tiling will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.
2. Ceramic tiles will be placed, value of €20/m² and dimensions 120x60cm.
3. The walls of W.C. and showers will be tiled up until the ceiling.

6.0 Sanitary, fixtures and fittings.

6.1 Flat with one sanitary place

1. All sanitary fixtures and fittings will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.
- 2 Sanitary fixtures and fittings (Grohe) of €1600 (including sinks, mirrors and the necessary accessories)

6.2 Flat with two sanitary places

1. All sanitary fixtures and fittings will be selected by the purchaser (if the client wants) from predefined selection of the vendor at an early stage so it does not affect the
- 2 Sanitary fixtures and fittings (Grohe) of €2800 (including sinks, mirrors and the necessary accessories)

6.3 Flat with three sanitary places

1. All sanitary fixtures and fittings will be selected by the purchaser (if the client wants) from an available predefined selection of the vendor at an early stage so it does not affect the progress of the building.
- 2 Sanitary fixtures and fittings (Grohe) of €4000 (including sinks, mirrors and the necessary accessories)

7.0 Suspended Ceilings -Plasterboard

7.1 Bathrooms

There will be suspended ceilings out of plasterboard in all bathrooms.

7.2 Kitchen-optional

There will be suspended ceiling out of plasterboard in all kitchens.

7.3 One bedroom-Flats -optional

There will be suspended ceilings out of plasterboard in one-bedroom flat except from the Living area

8.0 Parking spaces & Storage areas

1. For every apartment, there is a covered parking space and one storage area as indicated by the architectural designs attached.
2. The storage room will be located on the

9.0 Elevator

Luxurious and latest technology elevator from KONE, according to EU standards.

10.0 Aluminium works -Doors and Windows

1. All the exterior openings will have thermal break aluminium frames, in the colour chosen by the vendor and will be either sliding or opening, in accordance with the architectural drawings.
2. Double Glazing. Internally the glass will be clear, while the exterior will be shaded.

11.0 Installation of electrical appliances

1. The electrical installation will be in accordance with the relevant plans and the current EAC regulations. All electrical conduits will be cast within slabs, floors, and walls.
2. All accessories, conduits and cables will be according to the electrical design.

11.1 General features

1. Provision for electric charging station for every parking position.
2. Installation of door phone system in the entrance of the block.
3. Electric parking gates-optional.
4. CCTV cameras in parking-ground floor-optional.
5. Installation of automatic watering for the garden—optional.

11.2 General for each flat

1. Provision for smart lock of the main entrance of each flat.
2. Door Phone System
3. Telephone Outlet
4. USB socket -optional
5. Provision for smoke detectors via cables-optional.
6. Internet and wi-fi access points
7. Electric doorbell

11.3 Bedrooms

1. Provision for T.V.
2. Provision for AC
3. Electrical sockets
4. Telephone outlet

11.4 Kitchen

1. Provision for kitchen hood extractor in all flats
2. Provision for electric oven
3. Provision for washing machine
4. Provision for dishwasher
5. Provision for fridge
6. Electrical sockets

11.5 Roof Garden – Verandas

1. Electrical sockets
2. Provision for T.V.
3. Telephone outlet
4. Water supply

12.0 Mechanical Works

12.1 Air-conditioning

12.1.1 Bedrooms

All necessary electrical and mechanical piping and wiring provisions for air-conditioning installations will be done in accordance with the electrical and mechanical drawings.

12.2 Hydraulic installation

1. The plumbing installation to all sanitary units and to the solar water heating panel will be of pipe in pipe aluminium of high pressure, according to international standards.
2. The plumbing installation includes cold and hot water supply to the kitchen sink, bathtubs, shower columns and washbasins. In addition, the plumbing installation includes cold water supply for washing machine and dishwasher wherever indicated on the mechanical drawings.
3. Each apartment will be provided with electric boiler and storage, solar heating panels and water storage tank according to the mechanical design.
4. Installation of pressure water systems for all flats.

13.0 Energy

The whole building is designed in accordance with the European Engineering Regulation and the building is categorized as energy class A.

13.1 Common areas

1. Installation of photovoltaic panels. The production of some panels will compensate for the cost of electricity of common expenses.

14.0 Kitchen

1. Kitchen will be laminate melamine in various colours with handles from renowned brands.
2. The kitchen worktop will be of granite at €150/m with 4 cm width.
3. All kitchen mechanism will be soft close.

15.0 CARPENTRY

15.1 Wardrobes

Bedroom wardrobes will be laminated and will be made in accordance with the dimensions as shown in the architectural drawings.

15.2 Internal doors

All the internal doors will be laminated prefabricated doors chosen by the architecture.

15.3 Vanity units with a granite top of €60/m

15.4 Mailbox

It based to architectural drawings.

16.0 Lightings

16.1 Common areas

Installation of the lighting in all common areas according to the architectural drawings.

16.2 Verandas

Installation of the lighting in all verandas according to the architectural drawings.

16.3 Flats

Installation of the lighting in all areas that there is suspended ceiling and in the places that are spot lightings according to the architectural drawings.

16.4 Roof Garden

Installation of the lighting in all areas that there is suspended ceiling and in the places that are spot lightings according to the architectural drawings.

17.0 General Notes

1. The dimensions presented on the plans are at maximum approach and none of the involved parties should have any other claim from the other for the other for any approximate difference.
2. Any plans, promotional or prospective which are not counter signed when signing contracts, are not part of the agreement and do not bind the seller.
3. With this agreement, the buyer is responsible to provide all the necessary information for the smooth progress of the construction work in accordance with the timetable agreed. It should be noted that in the event of inability or subversive for progress delay in decision making on behalf of the Buyer or a representative, the seller holds the right, upon certain notification, to proceed with the adoption of measures that will ensure the productive efficiency and timely delivery of the property. There is no provision for any compensation or any other remedy for the buyer for any consequences that may arise from such works. The seller is possible during the rebuild of the project: To alter or modify the plans, if in the sole discretion of the supervising architect, these modifications are reasonably necessary for technical or aesthetic reasons, if these do not affect the building substantially and if they comply with the laws and regulations concerning the construction of buildings.

Note 1: The above values of technical specifications does not include the value-added tax of 19% as it is today. In the event of change in the rate of Vat, the prices of materials are adjusted automatically based on the new rate.