

GENERAL

The building is certified with a Category 'B' Energy Efficiency Certificate, satisfying European standards and in accordance with the local Authorities regulations.

GROUNDWORK

All investigation work and materials are subject to approval by the supervising Structural Engineer.

IN-SITU CONCRETE

In-situ concrete is ready – mix supplied by approved batching plants. All appropriate lab-tests are carried out and approved by the Structural Engineer. All the concrete used for structural elements is based on the current Cyprus Anti – Earthquake regulations.

MASONRY

Masonry walls constructed by first quality bricks. Specifically, walls are as follows:

- Internal walls: 100mm thick brick walls, generally, with render, spatula and emulsion paint.
- External walls: 250mm thick thermal-insulated brick walls. Internal finishing with render, spatula and emulsion paint. External finishing with Thermal Insulation System (see below) and relevant cladding in specific areas.

EXTERNAL THERMAL INSULATION SYSTEMS

All roof surfaces thermally insulated with polystyrene panels.

All external wall surfaces thermally insulated with a complete and Certified polystyrene cladding system according to Local Authority and Energy Efficiency regulations.

WATERPROOFING

All foundation structures, verandas and roofs applied with appropriate primer and two coats of liquid damp-proofing. Additionally, they receive one layer (with appropriate overlapping) of asphalt damp proof membrane 4mm thick 'super polyester', all as per the manufacturer's specifications.

DRY PARTITIONING**Suspended ceilings**

Materials and methodology followed for the suspended ceilings is that of 'Knauf' systems, or equivalent.

WINDOWS / DOORS / BALUSTRADES**Aluminium Windows and Doors (External)**

All external doors and windows sections are from 'MUSKITA' Thermal-break profile ranges, based on specific manufacturers' details, satisfying European Standards and Energy Efficiency requirements. Double-glazing with low-e type glass or similar used throughout.

Timber Doors (Internal)

All internal doors and frames, made from local bespoke fabricators according to Architect's Designs and Specifications with approved lamination veneer. All ironmongery used is of European import.

Main Entrance Doors to Apartments

Fire-rated and certified solid Main Entrance doors, in accordance with the local Authorities regulations, made from local bespoke fabricators according to Architect's Designs and Specifications with approved lamination veneer. All ironmongery used is of European import.

Internal Metal Balustrades in Stairwell

Locally fabricated metal balustrade systems fitted throughout the communal stairwell.

External Glass Balustrades on Verandas

Locally fabricated balustrades consisting of an aluminium base profile and paneling from laminated glass (8+8mm thickness).

SURFACE FINISHES**All Apartments**

Bedrooms fitted with a complete laminated parquet floor system.

Living room / dining room / kitchen / veranda flooring all from imported quality ceramic tiles.

Bathroom floors and wall claddings all with imported quality ceramic tiles.

Roof gardens

All external floors from imported quality ceramic tiles.

Communal Lobbies, Ground Floor Storage Rooms

All floors from imported quality ceramic tiles.

Communal Stairwells

All floors from imported quality marble.

Window Sills

All window sills from imported quality marble.

FURNITURE / EQUIPMENT

Kitchens, Wardrobes and Closets

All kitchen, wardrobe and closets manufactured by local bespoke fabricators, according to Architect's Designs and Specifications with approved lamination veneer.

All ironmongery used is of European import.

Kitchen Work Tops and Back-splash Cladding

All kitchen work-tops and back-splash cladding from quality granite or equivalent.

Sanitary Appliances / Fittings / Bathroom cabinets

All Sanitary appliances, fittings and bathroom cabinets from quality European manufacturers.

LANDSCAPING / PLANTING / PERIMETER WALLS

Soft Landscaping

Provisions for an Irrigation system is provided in all soft landscaping areas through computerised operated systems. All soft landscaping areas will be planted.

Perimeter Walls

Reinforced concrete walls with two coats of spatula and paint finish.

Metal & Aluminium balustrades locally fabricated.

OTHER FACILITIES / SERVICES

Lift

'SCHINDLER' Certified Lift installed with 8pax capacity and disabled access use, satisfying European standards and in accordance with the local Authorities regulations.

MECHANICAL INSTALLATION

All mechanical works according to the Mechanical consultant's drawings and specifications, satisfying European standards and in accordance with the local Authorities regulations.

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ELECTRICAL INSTALLATION

All electrical works will be according to the Electrical consultant's drawings and specifications, satisfying European standards and in accordance with the local Authorities regulations.