

Katholiki

VIKENTOR INVESTMENTS LTD

LIMASSOL 2023

TECHNICAL SPECIFICATIONS

Project: KATHOLIKI - Vikentor Investments LTD

**General**

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

**Quality Standards**

All materials used shall carry the 'CE' mark.

**Structure**

Reinforced concrete according to the drawings, the concrete code design and the anti-earthquake design rules and regulations. Lowest concrete strength C30.

**Floors**

Internal areas of apartments and verandas paved with quality imported ceramic tiles of purchase value €20/m². Laminated parquet in bedrooms of purchase value €16/m². Internal staircase in selected imported marble/ granite 3cm thickness of purchase value €60/ Linear meter.

**Masonry**

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

- Internal walls: 100mm thick brick walls, generally, with render, spatula and emulsion paint.
- External walls: 250mm thick thermal 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 system**

All roof surfaces thermally insulated with PU Foam 7cm thickness (thermal insulation), screed c25 7cm thickness and polyurea 2mm thickness (waterproofing insulation). All external wall surfaces thermally insulated with polystyrene eps system (BAUMIT) 80 mm thickness according to Local Authority regulations.

**Bathroom Walls**

Quality ceramic wall tiles up to the height of false ceilings of purchase value €20/m².

**Kitchen Back Worktop and Backsplash**

Technological - quartz worktop and backsplash of purchase value of €200/ linear meter each.

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Plastering/painting

Internal surface will be plastered with three coats of smooth plaster and three coats of emulsion paint. Externally all surfaces will be plastered and will be rendered in grafiato over the thermal insulation Vendor's specifications. The ceilings will be of good quality fair-faced concrete finish with spatula and three coats of quality emulsion paint.



Entrance Door

Fire – rated Main Entrance Door (45 minutes) and frame made in Greece with safety lock according to European Standards and in accordance with the local fire department regulations. Brand Sabadoor, Color white Riga and model Laminate, Cost of €980.



Aluminium Windows - Doors (exterior)

All external doors and windows profiles are from 'MUSKITA' (Code: MU114, MU114 PLUS THERMAL & MU2075) Thermal-break profile ranges, based on specific manufacturers' details, satisfying European Standards and Energy Efficiency requirements. Double-glazing with laminated glass 2x3 mm (internal) and energy N 6mm thickness (external).



Internal Doors

All internal doors and frames made in Italy. Brand Ergo, concealed hinges, magnetic lock colour white matt laminate. (see below)



Kitchen Cabinets & Wardrobes

Kitchen Height : 2,43 meters – Code: Arredo3 Model Cloe – Made in Italy, Kyoto Led Lighting (for main Kitchen)

Wardrobe Height: 2,56 meters – Code: Gamma model Compogno – Made in Italy

Flat	Kitchens & Kitchenette Laundry	Internal Doors	Wardrobes
101/201/301/401	€3.380	€2.470	€1.840
102/202/302/402	€4.350	€1.000	€920
103/203/303/403	€4.350	€1.000	€930
104/204/304	€3.150	€2.360	€2.860
404	€3.720	€2.360	€3.530

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**Kitchen Fittings**

Top brand imported mixers and sinks. Electric and/or plumbing provisions for fridge, washing machine, dish washer, built-in hob, hood and oven are included as shown on the drawings (appliances are not included).

**Sanitary Fittings**

Sanitary fittings are all quality Italian/Spanish origin and will be fitted and installed according to European standards including single level mixer taps and shower attachments. Elegant shower screens with aluminium profiles will be fitted. Linear floor dawings will be intergrated for all showers.

1 BDR FLAT (102, 103, 202, 203, 302, 303, 402, 403)**Bathroom**

1. iDEAL Standard Tesi Wall hung with S/F close (included iDEAL Prosys 80 for WC & iDEAL Oleas M2 Botton Chrome Matt)	€450
2. Coy basin Furniture 60x46 cm white glossy	€210
3. Daniel Winner box composition kit (basin mixer bathtub/shower mixer)	€175
4. Acrylan Bathtub Minimal Line 170x70cm	€190
5. Bath Door Iro Steady 85x140cm	€150
6. Kiru Paper Holder	€18
7. Kiru Towel Ring 20cm	€18
8. Kiru Single Towel 54cm	€28

Kitchen

1. Sanitek Kitchen Sink Ultra Bianco	€240
2. Victor Sink Mixer 3 Way	€130

2 BDR FLAT (101, 201, 301, 401)**Bathroom**

1. iDEAL Standard Tesi Wall hung with S/F close (included iDEAL Prosys 80 for WC & iDEAL Oleas M2 Botton Chrome Matt)	€450
2. Coy basin Furniture set niza 60x46 cm white glossy	€210
3. Daniel Winner box composition kit (basin mixer bathtub/shower mixer)	€175
4. Acrylan Bathtub Minimal Line 170x70cm	€190
5. Bath Door Iro Steady 85x140cm	€150
6. Kiru Paper Holder	€18
7. Kiru Towel Ring 20cm	€18
8. Kiru Single Towel 54cm	€28

Kitchen

1. Sanitek Kitchen Sink Ultra Bianco	€240
2. Victor Sink Mixer 3 Way	€130

Guest Bathroom

1. iDEAL Standard Tesi Wall hung with S/F close (included iDEAL Prosys 80 for WC & iDEAL Oleas M2 Botton Chrome Matt)	€450
2. Coy basin Furniture set niza 60x46 cm white glossy	€210
3. Danniell Winner basin mixer w/waste chrome	€55
5. Kiru Paper Holder	€18
6. Kiru Towel Ring 20cm	€18
7. Kiru Single Towel 54cm	€28

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2 BDR FLAT (104, 204, 304)

Bathroom

1. iDEAL Standard Tesi Wall hung with S/F close (included iDEAL Prosys 80 for WC & iDEAL Oleas M2 Button Chrome Matt)	€450
2. Coy basin Furniture set niza 60x46 cm white glossy	€210
3. Daniel Winner box composition kit (basin mixer bathtub/shower mixer)	€175
4. Zenon Shower Tray D GC Smart Korvit Nieve RAL9003 80x80cm	€200
5. Shower Door New Flora 100 Clear 80x80x180cm	€300
6. Kiru Paper Holder	€18
7. Kiru Towel Ring 20cm	€18
8. Kiru Single Towel 54cm	€28

Kitchen

1. Sanitek Kitchen Sink Ultra Bianco	€240
2. Victor Sink Mixer 3 Way	€130

Guest Bathroom

1. iDEAL Standard Tesi Wall hung with S/F close (included iDEAL Prosys 80 for WC & iDEAL Oleas M2 Button Chrome Matt)	€450
2. Coy basin Furniture set niza 60x46 cm white glossy	€210
3. Danniell Winner basin mixer w/waste chrome	€55
4. Kiru Paper Holder	€18
5. Kiru Towel Ring 20cm	€18

EN- suite Bathroom

1. iDEAL Standard Tesi Wall hung with S/F close (included iDEAL Prosys 80 for WC & iDEAL Oleas M2 Button Chrome Matt)	€450
2. Coy basin Furniture set niza 60x46 cm white glossy	€210
3. Daniel Winner box composition kit (basin mixer bathtub/shower mixer)	€175
4. Zenon Shower Tray D GC Smart Korvit Nieve RAL9003 80x140cm	€310
5. Karag Set Cambin Flora 500 S-10A Clear 140x190cm	€270
6. Kiru Paper Holder	€18
7. Kiru Towel Ring 20cm	€18
8. Kiru Single Towel 54cm	€28

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2 BDR FLAT (404)

Bathroom

1. iDEAL Standard Tesi Wall hung with S/F close (included iDEAL Prosys 80 for WC & iDEAL Oleas M2 Button Chrome Matt)	€450
2. Coy basin Furniture set niza 60x46 cm white glossy	€210
3. Daniel Winner box composition kit (basin mixer bathtub/shower mixer)	€175
4. Zenon Shower Tray D GC Smart Korvit Nieve RAL9003 80x80cm	€200
5. Shower Door New Flora 100 Clear 80x80x180cm	€300
6. Kiru Paper Holder	€18
7. Kiru Towel Ring 20cm	€18
8. Kiru Single Towel 54cm	€28

Kitchen

1. Sanitek Kitchen Sink Ultra Bianco	€240
2. Victor Sink Mixer 3 Way	€130

Guest Bathroom

1. iDEAL Standard Tesi Wall hung with S/F close (included iDEAL Prosys 80 for WC & iDEAL Oleas M2 Button Chrome Matt)	€450
2. Coy basin Furniture set niza 60x46 cm white glossy	€210
3. Danniell Winner basin mixer w/waste chrome	€55
4. Kiru Paper Holder	€18
5. Kiru Towel Ring 20cm	€18

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Plumbing / Drainage

PVC pipes will be used for the drainage system and will be connected to the sewage system of the building. Hot & cold water supply will be implemented with the leading pipe system and manifold connections which provides better insulation, easier installation and the unique advantage to repair by pulling out the pipe from its conduit pipe preventing the need o break floors and walls.

Heavy duty water tank with solar heating and immersion heater are included. Pressurized system for both hot and cold water with pressure pump is also included. Separate pipes will be installed for drinking water.



Insulation

All flat, sloping floors and verandas will be insulated in bituminous reinforced polyester membrane.



Electrical Mechanical Services

All electrical works will be carried out according to the floor plans, and will be approved by the Electricity Authority of Cyprus. 13-amp socket outlets on 30amp ring main circuits. TV and telephone points will be provided to the living room and to all bedrooms. Cover plates for the switches, socket, T.V. & telephone points are in white plastic.

•Provision only for the Air – conditioning split units in bedrooms and in living/dining areas, including wiring, drainage and piping according to the EU standards are included.



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 aluminium base profile and handrail and paneling from laminated glass (2x8 mm thickness - code :88. Laminate).



OTHER FACILITIES / SERVICES

Lift

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

ADDITIONAL TECHNICAL SPECIFICATIONS

Project: KATHOLIKI - Vikentor Investments LTD

Property Ref No:

Appendix to Agreement

SUPPLY AND INSTALLATION OF THE AIR CONDITIONING SYSTEM

Supply and installation of air conditioning system as per Mechanical Engineer's specifications.

SUPPLY AND INSTALLATION OF SUSPENDED CEILINGS

Plasterboard ceilings throughout as per clients request to be installed.



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VIKENTOR APARTMENTS - KATHOLIKI

OVERALL DATA

- 16 APARTMENTS
- 16 PARKINGS for Homeowners
- 2 PARKINGS for Visitors
- 1 PARKING People with Disabilities
- 16 STORAGE ROOMS



VIKENTOR APARTMENTS - KATHOLIKI

1st Floor plan

FLAT	COVERED AREAS (m²)	COVERED VERANDA (m²)	BEDROOMS	BATHROOM	GUEST W.C.	ENSUITE BATHROOMS	PARKING	STORAGE
101	79,8 m²	26,95 m²	2	1	1	--	1	1
102	55,8 m²	16,85 m²	1	1	--	--	1	1
103	55,4 m²	16,75 m²	1	1	--	--	1	1
104	92,5 m²	21,45 m²	2	1	1	1	1	1



VIKENTOR APARTMENTS - KATHOLIKI

2nd Floor plan

FLAT	COVERED AREAS (m ²)	COVERED VERANDA (m ²)	BEDROOMS	BATHROOM	GUEST W.C.	ENSUITE BATHROOMS	PARKING	STORAGE
201	79,8 m ²	24,45 m ²	2	1	1	--	1	1
202	55,8 m ²	16,85 m ²	1	1	--	--	1	1
203	55,4 m ²	16,75 m ²	1	1	--	--	1	1
204	92,5 m ²	19,15 m ²	2	1	1	1	1	1



VIKENTOR APARTMENTS - KATHOLIKI

3rd Floor plan

FLAT	COVERED AREAS (m ²)	COVERED VERANDA (m ²)	BEDROOMS	BATHROOM	GUEST W.C.	ENSUITE BATHROOMS	PARKING	STORAGE
301	79,8 m ²	24,45 m ²	2	1	1	--	1	1
302	55,8 m ²	16,85 m ²	1	1	--	--	1	1
303	55,4 m ²	16,75m ²	1	1	--	--	1	1
304	92,5 m ²	19,15 m ²	2	1	1	1	1	1



VIKENTOR APARTMENTS - KATHOLIKI

4th Floor plan

FLAT	COVERED AREAS (m²)	COVERED VERANDA (m²)	BEDROOMS	BATHROOM	GUEST W.C.	ENSUITE BATHROOMS	PARKING	STORAGE
401	79,80 m²	24,45 m²	2	1	1	--	1	1
402	55,80 m²	16,85 m²	1	1	--	--	1	1
403	55,40 m²	16,75 m²	1	1	--	--	1	1
404	79,50 m²	24 m²	2	1	1	--	1	1



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