

TECHNICAL SPECIFICATIONS

Description

The Project comprises 6 floor flats of 5 bedrooms, 12 flats of 4 bedrooms, 24 flats of 3 bedrooms and 24 flats of 2 bedrooms. Each flat has 2 designated parking spaces and 1 storage space on the underground level.

Main Features

- Modern architecture with beautiful design that ensures maximum functionality of space.
- Stainless steel luxury lifts from KONE (or equivalent), latest technology for maximum sound insulation.
- Videophone entry system from all flats.
- Aluminium installation from MUSKITA (or equivalent) with double glazing and high heat and sound insulation. MU 144-91-L&S for all living room veranda doors. MU 2075 Thermal kitchen doors. MU 144 slide thermal bedroom windows & doors.
- All bedroom windows will be equipped mesh screen for insects.
- Anti-seismic base structure based on law and building regulations.
- Aluminium sliding shaders will be installed on the perimeter of the main covered balconies of all flats.
- All flats are allocated 2 parking spaces on the underground level.
- All flooring will include sound insulation.

Mechanical Features

- All air-conditioning units will be installed. Split type units will be installed in the bedrooms while a concealed air-conditioning unit will be installed in all living rooms. All units will be in line with the energy certificates of the buildings. Air conditioning units will be of brand DAIKIN (or equivalent).
- All flats will have underfloor heating with a heat pump installed.
- All flats are equipped with a water pressure system.
- All flats will be equipped with solar panels for water heating.

Electrical Features

- All electrical installations are done in line with the guidelines of EAC and are based on architectural drawings.
- Telephone line provisions in living room and bedrooms.
- TV connection provisions in living room and bedrooms.
- Washing machine provisions in all flats.
- Each flat has its own antenna.
- Lights on verandas will be installed by seller. Light fixtures inside the flats will be installed by the buyer.

Common Areas

- All flats will have dedicated parking spaces which will be defined by the architectural plans.
- All entrances to the project and the buildings will be of modern design based on the architectural drawings.
- Gardens will be landscaped by a professional landscape architect. The choice of plants will be selected based on the climate and level of care needed. All plants will be planted with their watering and drainage system before delivery of flats.
- Cameras at all access points of the project as well as the underground parking and main entrances of the buildings.
- Photovoltaic units will be installed on all buildings' roofs. The electricity generated will benefit the common areas electricity consumption.

Kitchen

- Italian kitchen from CUCINA CUCINA. Brand – Arredo, Model – Cloe, all cupboards are designed based on the space and the needs of the client. Many choices of colours that the client can choose from.
- Kitchen Sink brand: FRANKE (Star)
- Kitchen Tap brand: Grohe (Eurosmart)
- Kitchen Counter-top: Techno granite (or equivalent)

Wardrobes

- Italian wardrobes from CUCINA CUCCINA. Brand – Gamma, Model – Compogno. The client can choose colours and accessories for functionality.

Doors

- The main entrance of each flat will have a modern door with high fire resistance as per the guidelines of the fire department and a high-grade safety lock.
- The internal doors of the flats will be of brand Ergo from CUCINA CUCINA. Doors will be fully insulated with rubber for sound and temperature.
- All doors will have handles and mechanisms installed.

Bathrooms

- Bathroom furniture from CUCINA CUCINA. Brand – Arredo, Model - Wega. All bathroom furniture has a wide selection of colours.
- Mixers: Grohe (Eurosmart)
- Showers: Grohe (Eurosmart)
- Bathroom Accessories: Grohe (Various)
- Wash Basins: Ideal Standard (Strada Round)
- Toilets: Ideal Standard (Sottini)
- Shower Trays: MCBath (Lotus Nature)
- Shower doors: Bellavia (Various)
- Bathroom walls will be tiled to a height of 2.50 meters.

Floor Tiles & Hardwood

- Living area Hardwood parquet will be €40 (plus VAT) per S.M. of the brand SIHE from D.C. Demetriades.
- Bedroom Hardwood parquet will be €40 (plus VAT) per S.M. of the brand SIHE from D.C. Demetriades.
- Living Room Hardwood parquet will be €40 (plus VAT) per S.M. of the brand SIHE from D.C. Demetriades.
- Bathroom tiles will be €25 (plus VAT) per S.M. of the brand RAK Ceramics from D.C. Demetriades.
- Kitchen tiles will be €25 (plus VAT) per S.M. of the brand RAK Ceramics from D.C. Demetriades.

Notes

- The seller reserves the right to change suppliers, brands or materials and replace them with items of similar quality and properties, depending on stock availability.