TECHNICAL SPECIFICATIONS

'Stassand Villas'

Address: Andrea Zakou Street, 7080 Pyla, Larnaca

PART 1 – STRUCTURAL FRAME OF PROJECT

- **EARTHWORKS**: The excavation of the plot must reach to acceptable soil conditions. There will be applied one layer of concrete 10 centimetre's thickness.
- **FOUNDATIONS (Substructure):** Reinforced concrete raft foundation enclosed and divided by beams according to the Eurocodes Annexes.
- **FRAME (Superstructure):** Reinforced concrete frame designed according to the Eurocodes Annexes.
- **EXTERNAL FACADE**: Shell of building designed to satisfy a **Grade A** energy efficiency certificate.
- **FLOORS:** Light weight concrete will cover the flooring services (Electrical and Plumbing).

PART 2 – INSULATION

- **BELOW FOUNDATION:** Polythene membrane will be placed under the thin layer of concrete to prevent moisture rising through the slab. PENETRON admix will also be added in the concrete for additional protection against rising damp.
- **PERIMETER OF FOUNDATION**: Two layers of asphalt will be applied at the perimeter of the foundation to prevent moisture rising through the edges.
- **MASONRY WALLS**: At the ground floor first course masonry, a polyester waterproof membrane of 3 mm will be applied.
- **BALCONIES:** Before the installation of the tiles a 3 mm waterproof polyester insulation will be applied.
- **ROOF:** A waterproof polyester insulation of 4 mm will be placed.

PART 3 - WALLING

a) External walls will be 25cm thick hollow bricks (THERMAL INSULATED BRICK) and thermal insulation system with polystyrene façade 8cm.

b) Internal walls will be 10cm thick hollow bricks.

c) Internal walls where the houses are connected will be 25cm thick hollow bricks for sound insulation.

PART 4 – PLUMBING SYSTEM

- **PIPING**: The hydraulic piping will be placed with pipe-in-pipe.
- **SOLAR PANELS AND WATER TANKS:** solar panels for each house will be installed on the roof as well as water tanks for cold and hot water. The capacity of the water tank will be 1000 litters and the capacity of the hot water cylinder will be a 150 litter.

PART 5 – SANITARY FITTINGS

- **BATH -WC-SHOWER:** All European standards for a luxury sensation including accessories with a total supply of €600 per shower room.
- **KITCHEN:** European Standard sink of €250

PART 6 – ELECTRICAL INSTALLATION

- **WIRING:** Wiring installation will comply with the 17th edition of EAC.
- **INSTALLATION:** The electrical installation will be one phase current for each house.
- **KITCHEN – LIVING AREA - BEDROOMS:**
    - Lighting circuits.
    - Socket circuits.
    - Small power circuits for the cooker, oven, dish washer, w/machine, dryer, refrigerator, and air conditioning units.
    - TV and internet points.
    - Provisions for photovoltaic will be provided for each house
- **BALCONIES:** Waterproof sockets will be installed.

PART 7 – AIR CONDITIONING - HEATING

- **INTERNALLY**:
- Each bedroom and living areas will be provided with A/C split unit provisions.
- Each bedroom and living areas will be applied with electrical heating provisions.

PART 8 – PAINTS & COATINGS

- **INTERNALLY ALL SURFACES**: Three layers of plaster will be applied. One layer of stabilizer after the third layer of plaster and then three coats of good quality paint.
- **CEILINGS**: Three layers of spackle paint will be applied on all fair faced concrete ceilings.
- **EDGES**: Metal angles must be installed on all interior vertical edges.

PART 9 – DOORS & WINDOWS

- **SLIDING WINDOWS & DOORS:** Double glazing laminated of silver or anthracite colour (ALL THERMAL).
- **OPENING WINDOWS:** Double glazing laminated of silver or anthracite colour (ALL THERMAL).

PART 10 – FLOORS

- **LIVINGROOM AREAS**: Tiles at a price of €18.00 per square meter.
- **BEDROOMS & CORRIDORS**: Tiles at a price of €18.00 per square meter.
- **KITCHEN & BATHROOMS:** Tiles at a price of €18.00 per square meter.
- **BALCONIES:** Tiles at a price of €18.00 per square meter.

PART 11 – CARPENTRY

- **KITCHEN**: High quality wood must be installed with melamine or similar wood. Cupboards to be provided below and above the granite counters.
- **BEDROOMS**: High quality melamine wood will be used from floor to ceiling wardrobes.

PART 12 – GRANITE TOPS

- **KITCHEN & BATHROOM GRANITE**: First class granite will be placed on the kitchen and bathroom countertops with a total cost of €150 per running meter.

PART 13 – EXTERNAL AREAS

- The external areas will be in different decorations, and they will be included in price.

PART 14 - PARKING & STORAGE AVAILABILITY

Parking and storage areas will be allocated according to the architectural plans.

PART 15 - CHANGES TO THE SPECIFICATIONS & DRAWINGS

The Purchaser may request changes to the specification or drawings, the cost of which is negotiable, however the Vendors reserve the right to refuse any changes, which are considered as unsafe and outside good building practice or spoiling the architectural design and/or the character of the project.