

GENERAL SPECIFICATIONS

• A) General :

- 1) **Foundation and structure:** reinforced concrete in compliance with **latest seismic Regulations**. The **sides of the concrete foundation** will be covered with **water insulation (thoroseal -cement insulation)**
- 2) **Plumbing:** Plastic piping for hot and cold water (**pipe in pipe**).
- 3) **Union with the public drainage system**
- 4) **Hot Water Supply:** Via a dual system of **electrical and solar heater with Pressure system**.
- 5) **Storage water tank** for cold water of **1000L** and **hot water cylinder of 220 liters**.

• B) Walls :

- 1) **External walls 250mm thickness thermal high quality clay bricks plus 8 cm of polystyrene insulation**, according to the **latest regulations and standards**.
- 2) **Building according to the 2020 regulations for energy efficiency (Category A)**
- 3) **External walls:** rendering of plaster and decorative with high quality emulsion.
- 4) **Internal walls:** 3 coats of cement plaster and painting with high quality emulsion, white or other color of the client's choice.

• C) Ventilation System:

- 1) **Bathrooms and staircase windows** will have **external louvers for ventilation** according to the **architecture plans**.

• D) Floors :

- 1) **Living areas** paved with high quality Italian ceramic tiles sized **120cmx60cm**.
- 2) **Bedrooms floors** paved with high quality Italian ceramic sized **120cmx60cm**.
- 3) **Bathrooms floors** paved with high quality Italian ceramic tiles up to **€ 25.00/m²**.
- 4) **External verandas** with **€ 20.00/m²**
- 5) **Staircase finished** with **marble of €120** per meter.

Note: The above prices are show room prices from the Vendor's supplier, given to individual customer excluding VAT.

• E) Railings :

- 1) **Indoor railing** is constructed with **Inox aluminum and laminated glass**
- 2) **Outdoor railing** around roof terrace perimeter is made up from **laminated glass** with an aluminum base

- **F) Doors and Windows:**

- 1) **Entrance door with solid wood IROCCO.**
- 2) **All other external doors and windows are with high quality colored aluminum with *double glazing*.**
- 3) **Internal doors with high quality melamine, Italian style.**

- **G) Security Locks**

- 1) **Each sliding aluminum door will be fixed with locks - hook inside.**
- 2) **The opening windows will have extra lock inside.**
- 3) **Entrance door will have a security lock.**

- **H) Mosquitoes nets**

- 1) **Muskita Mosquitoes nets on all windows and all sliding doors are included.**

- **I) Bathrooms:**

- 1) **Bathrooms floors paved with high quality ceramic tiles up to € 25.00/m².**
- 2) **Walls covered up to ceiling with high quality imported ceramic tiles of up to € 25.00/m².**
- 3) **Sanitary ware and accessories (mixer, mirror, towel rails, soap dishes) are included. All mixers German- Grohe.**
- 4) **Walk- in shower with contemporary laminated fixed glass screen.**
- 5) **Vanity units in all bathrooms out of high quality melamine with quartz worktop of € 170/m² and fixed mirrors**

- **J) Kitchen cabinets and wardrobes**

- 1) **Kitchen cupboards & drawers: high quality melamine Italian style with laminate finish and contemporary mechanisms.**
- 2) **Kitchen Worktop surface with quartz of € 170/m² and quartz type sink.**
- 3) **Wardrobes will be of high quality melamine, Italian style**
- 4) **Provisions for washing machine, wash basin, fridge, dish washer**
- 5) **Mixer with 'pure water filter' system**
- 6) **MK wedge sockets under wall units.**

- **K) External works**

- 1) **Verandas and roof garden are paved with high quality ceramic tiles sized (size of patio as per drawings).**

- 2) **Parking area with stamped concrete.**
- 3) **Garden area will be finished with soil.**

• **L) Swimming Pool**

- 1) **Pool according to the architecture plans, will be finished with high- quality liner.**
- 2) **Patio Area around the swimming pool covered with anti-slip imported ceramic tiles.**

• **M) Miscellaneous**

- 1) **Electrical installation is in accordance with the Electricity Authority requirements.**
- 2) **Led lighting on all balconies**
- 3) **Provision for : telephone, Security cameras, TV, provision for central satellite system, sockets and provisions for air conditioning.**
- 4) **Waterproof sockets will be supplied externally as per electrical plans.**
- 5) **Provision for central heating is included -piping only -(pipe in pipe).**
- 6) **Connection to main sewage system.**
- 7) **Electrical sockets will be of the standard type**
- 8) **Door hinges will be of the standard type**

• **N) Underfloor Heating**

- **Underfloor heating is included in all of the rooms**

THE VENDORS

THE PURCHASER

.....

.....