

AMPHITHEA – OROKLINI, LARNACA

**TECHNICAL SPECIFICATIONS ARE FOR REFERENCE PURPOSES ONLY AS THE SPECIFIC
THE PROJECT HAS BEEN COMPLETED SINCE SUMMER 2009.**

STRUCTURE:

Reinforced concrete C30 on the foundations and columns, on the slabs, beams etc). A complete static and anti-earthquake study as per current building regulations.

During the construction a vibrator will be used at all times and tests of the concrete shall take place.

WALL BUILDING:

The external walls will be built with 250mm thick YTONG blocks internal walls will be built with blocks type YTONG 100mm thick (or similar).

PLASTERING:

Externally there will be two layers of rendering.

The areas as shown on the plans will be built with fair face concrete without any coating.

All wall surfaces inside shall be finished with one coat of render, except, areas of hygiene, the areas covered by the wardrobes, the cabinets and wherever tiles will be fitted, which will remain as is.

ROOF

The roof will be partly straight with water insulation with polyester 4mm thick. Timber frame construction for Pitched roof, waterproof membrane 1mm thick and Italian/ French ceramic roof tiles. The cover for the verandas will be of Swedish wood, T & G Boarding 12mm thick, waterproof membrane 1mm thick and Italian/ French Ceramic roof tiles.

The Pergolas and other places where shown on the architectural plans will be made of Swedish Wood.

FLOORINGS:

At the entrance of the building, the stairs, the corridors leading to the parking areas, the covered parking areas, store rooms and the rest of the yard shall be made of rough surface cement. On the 1st and 2nd Floors Internally, externally on the verandas, and the surrounding areas tiling at a cost of CYP.7- per sq.m. and dimensions of 40 x 40 will be placed. The internal staircase will be with Marble at a cost of CYP.18- per sq.m.

COATINGS:

1. The window bases shall be fitted with marble 3cm thick or similar material which the architect shall select.
2. The walls of the hygiene areas of the bathroom shall be coated up to a height of 2m with ceramic tiles of value of CYP.7- per sq. m. (20x20), apart from the en-suite shower room (*if applicable*) where only the walls around the shower basin shall be coated with tiles up to the height of 2m.(special tiles or dado designs are not included in the price).
3. In the kitchen and utility room walls shall be coated with ceramic tiles of value of CYP.7.- per sq. m. (20x30) between the kitchen cabinets and cupboards.
4. Where shown on the architectural plans Lefkara Stone will be placed.

COLOURINGS:

1. The internal ceilings shall be finished with two coats spatula and two coats of emulsion paint. The parking level ceilings will be made of fair face concrete and will remain as is.
 2. The internal walls shall be painted with three coats of emulsion paint.
 3. The door frames shall be done with clear varnish (one coat undercoat and two coats varnish).
 4. The railing will be done with oil paint (one coat undercoat and two coats oil paint)
 5. The Pergolas, the cover for the verandas, and all wooden dividers where shown on the architectural plans will be done with two coats of paint Type Kasia.
- (All paints used shall be purchased from PELETICO and only two colours will be allowed).

EXTERNAL

1. The Passage way towards the parking area, the parking area, and the external ramps will be made of rough surface cement. The rest of the plot will remain gravel.
2. The surrounding wall of the property will be made of fair face concrete to the height of 80cm, and will remain as is.

ELECTRICAL INSTALLATIONS:

A complete electrical installation as per the architectural plans of type M.K. Three phase electricity.

SANITARY – PLUMBING:

There will be a complete plumbing installation for cold and warm water with pipes of the type pipe in pipe. There will be a drinking water point in the kitchen.

1. Solar heater with a boiler of 160liters including its fitting and a plastic tank of 1000lt. There will be a water pressure system at the cost of CYP.150-.

2. All materials for the hygiene areas will be at a cost of CYP.700- for the two bedroom and CYP.800- for the three bedroom. (the price includes toilets, wash basins, bath, shower basin, kitchen sink (stainless steel) taps, soap holders, paper holders, mirrors, hooks and shower curtain).

HEATING – CLIMATE CONTROL:

1. Provisions for electrical storage heaters without the MCP and the wiring.
2. Provisions for A/C units, throughout included.

METAL FINISHING

1. The railings on the verandas outside will be at a cost of CYP30-per.m.

WOOD WORK:

1. The main entrance will be made of wood. The inside doors shall be made of Plywood oak finish 4cm. The Kitchen cabinets will be made of Chipboard oak externally and melamine internally at a cost of CYP 90-.per.m and a wooden worktop.
2. The kitchen cupboards shall be made just like the kitchen cabinets at a cost of CYP 90-.per.m
3. The bathroom cabinet shall be Chipboard oak externally with marble top of value CYP.30.- per sq. m.
4. The bedroom wardrobes shall be made with Chipboard oak externally and white melamine internally at a cost of CYP 90-.per.m². The wardrobes shall have only two drawers inside.
5. The frames shall be made of Swedish wood of good quality and will be varnished. Frames shall be fitted only for the inside and the main door of the flats. No frames shall be used for the rest of the cavities
6. The handles of the doors, cupboards, wardrobes, inside doors shall all be of a total value of CYP.200.-.

ALUMINIUM:

1. All the external cavities and the windows except the entrance door shall be aluminum, of white colour, and double glass both pieces of glass will be white without any grills. The sliding type shall be of the series MU3200 SPECIAL. the opening type shall be series MU2000.

Notes:

1. Any furniture, trees and other items shown on the architectural plans are only for decorative purposes and aesthetic reasons.
2. The Seller has the right to change any material which may be regarded as unsuitable or in case there is a shortage of it in the market such that it obstructs the progress of the construction of the Development and then the Seller shall have the right to use other material of the same quality always according to the directions of the Architect.
3. All extras that may be done by the purchaser will be signed and prepaid by the purchaser before commencement.
4. The Architect reserves the right to make changes for improving the quality of the construction and also adopt latest planning and or building code requirements.
5. All construction work to be executed should be of the approval of the supervising architect.
6. All fittings and materials (e.g. sanitary fittings, ceramic tiles, parquet, etc.) can be purchased **only** from our approved suppliers.
7. Where *value* is quoted, it refers to the standard retail price of the goods including VAT.
8. Any alterations/ modifications and/ or extra works either externally or internally will only be executed by the company after approval for such works has been granted by the company and the relevant cost has been agreed to by the purchaser(s).
9. In the event that the purchaser obtains the services of any non-approved (by our company) contractors/ suppliers/ firms and/ or craftsmen to carry out any works upon the property, then the period of guarantee as stipulated by the company in the Sale Agreement shall be considered as null and void.