

## **SKY4 TECHNICAL SPECIFICATIONS**

### **1. FRAME:**

- The frame of the building will be from reinforced concrete, as per the structural drawings and regulations for seismic protection.

### **2. WALLS:**

All walls will be constructed from masonry bricks,

### **3. PLASTERING - RENDERINGS:**

Interior areas: 3 coats of normal plaster

Exterior: Thermal insulation system of xps polystyrene will be applied as per the the certificate for energy efficiency.

### **4. PAINTINGS**

Interior: Emulsion paint will be used

Exterior: High quality paint for external usage.

### **5. FLOORING FINISHES**

Living room / Dining Area Ceramic tiles, Purchase price €20/m<sup>2</sup>

Bedrooms / Kitchen Ceramic tiles, Purchase price €20/m<sup>2</sup> / Optional: Parquet at bedrooms

Verandas Ceramic tiles, Purchase price €20/m<sup>2</sup>

Wet Areas Ceramic tiles, Purchase price €20/m<sup>2</sup>

### **6. WALL FINISHES**

#### **Kitchen:**

- Between the kitchen bench ceramic tiles will be installed Purchase price €20/m<sup>2</sup>

#### **Wet Areas:**

- Ceramic tiles, Purchase price €20/m<sup>2</sup>

#### **Sanitary Fittings / Kitchen Sink:**

The amount of providence will be:

- For 2 Bedroom apartment €1.500,00
- For 3 Bedroom apartment €2.000,00

### **7. CARPENTRY WORKS**

#### **Kitchen:**

- Kitchen benches will be imported from abroad from a well known and well established importing carpentering house. The providence amount including mechanisms and handles will be €3.000,00.
- The bench tops will be of techno-granite purchasing value €150 / linear meter.

#### **External Doors:**

- As per the EU and fire fighting requirements, the door design will be as per the customer wish, purchasing value: €500,00.

#### **Internal Doors:**

- With EU standards, the door design will be as per the customer wish, purchasing value: €250,00 (including the door handles).

#### **Wardrobes:**

- They will be made of melamine, class AA, in various colors purchasing value €170 / m<sup>2</sup>.

**8. AIR CONDITIONING**

All Mechanical and electrical works will be completed for providence of installation for hot and cold flow. Split units (fan coils) are considered to be installed at living room and bedrooms

**9. ALUMINIUM WORKS**

All aluminum will be constructed as per the architecture drawings and energy efficiency certificate. The openings will be sliding or opening/ tilted, with natural color and double glazed for better heat and sound insulation.

**10. PLUMBING INSTALLATION:**

- The plumbing installation will be fully completed, as per the architecture and mechanical drawings. The PIPE IN PIPE system will be used.
- Design takes in to consideration the easy access to the main lines of the building.
- Pressurize system will be installed.

**11. ELECTRICAL INSTALLATION**

- As per the architecture and electrical design of the building and the requirements of Electrical Authority of Cyprus (AHK) as well
- It will include TV and telephone sockets to all rooms.
- All apartments will have color video door intercom.

**12. PARKING SPACE**

- All residences will have underground covered parking space. The floor finishes will be from mechanical trowel finished concrete.

**13. BALLUSTRADES**

- Balustrades will be installed to all balconies as per the architectural drawings.

**14. ROOF INSULATION**

The thermal insulation of the roof will be constructed as per the energy efficiency certificate.

**15. DEFECTS LIABILITY**

The defects liability period is 1 (one) year from the date of handing over the residences.

- **All the above prices includes VAT.**
- **The above prices are the initial selling prices from the suppliers**