MELSA RESIDENCE

Apartments in AYIOS IOANNIS LEMESOS Energy Efficient Class A

ATHINAIS COURT TECHNICAL SPECIFICATIONS

No	Type	Description
1	Foundation	Consists of a uniform slab of reinforced concrete with high tensile and compressive reinforcement as well as connecting ground beams.
2	Frame	Consists of reinforced concrete, earthquake designed according to Eurocodes.
3	Water proofing	A polythin layer of 110g/m² weight will be placed under all concrete slabs, which contact with the soil. Under all external walls a layer of cement insulation 2 coats with glass fibre net will be installed. Double layer asphaltic membrane on roofs for exposed surfaces, ventilation pipes every 10m2, 2 layers cementitious based with fiber net insulation for non-exposed surfaces
4	External and internal Walls Structure	External walls of klimalite 250mm thick extra thermal insulation with polystyrene. Walls between apartments 250mm thick and internally 100mm bricks.
5	Finishing on walls	Internally: 2 coats sand/cement render (towel finish). 2 coats finish coat, 3 coats white emulsion paint. Externally: Thermoprosopsis (polystyrene 8cm, thermokappa& Grafiato scratch. The ground columns, beams and ceiling custed as f/f , 2 coats of finish levelling spatula, 1 coat of stabilizer and 2 coats of acrylic white paint.
6	Floors in entrance, staircases and corridors open plan, kitchen in all apartments	Floor with Rectified porcelanato market value 30euro/m2
7	Floors in bedrooms	Rectified porcelanato
8	Floors in verandas	Non-slip ceramic tiles, market value 25/euro/m2
9	False Ceilings	Flat gypsum board In bathrooms and wcs
10	Floors and walls in bathrooms- wc	Ceramics or Rectified porcelanatomarket value 25euro/m2
11	Floor in parking place and driveway	Concrete finish with hardener
12	Lift	For 6 or 8 people, marble floor, wooden cover on walls, 1 wall to be mirror, from the company Colbeck
13	Interior doors	EU Manufacturer. All internal doors and frames are made of melamine. White colour, matte finish single flush leaf of 42-45mm, architraves 60-75mm
14	Wardrobes	Custom made. Built-in wardrobes are made internally of white melamine and externally colour melamine & handles.
15	Kitchen	EU Manufacturer. The kitchen cabinets internally made of white melamine and externally of melamine of 18mm thickness. Dimensions according to plans. Kitchen worktops priced €160/m.r.
16	External windows and doors of apts	Aluminium sections, double glazing thermal glass 6mm Top N 4mm + 5mm clear +16mm spacer, MU 114 Thermal for sliding and Mu 2075 thermal for opening
17	CCTV System	Provision for CCTV system(Lobby, perimeter of the building) ending in entrance lobby
18	Parapets	Marble on top of all parapets
19	Protective glass on balconies	Independent with base on the parapets
20	Facades	Use of HPL or/and Grafiato.
21	Sanitary Ware	Sanitary fittings with all accessories in nickel finish. Wash basins with furniture and mirror, shower tray with glass doors, washbasin mixer, bath mixer with shower, towel rail, towel ring, toilet paper holder. Kitchen sinks stainless steel with triple mixer. All sanitary ware and fittings will be of “A” quality, white colour priced, €2000 for 2 bedroom and €3000 for 3 bedroom.
22	Entrance Door for apartments	Wood veneer finishing. Fire rated 30 minutes. Door stopper.
23	Electrical Installations and Lighting Fittings	installation to be to be according to Cyprus law. All switches, sockets and accessories Legrand.
24	Air Conditioners	Provision wall Type AC Units provisions as per mechanical drawings, one on each bedroom and one in kitchen and sitting area
25	Plumping - drainage	Hot and cold water in high pressure PVC insulated pipes. Solar heating system with solar collector and pressure system on the roof. Manifolds in Verandas. All water drainage pipes to be made of PVC. Linear drainage grills in driveway entrance-exit. Risers and ducts to be provided in common areas. Sewer pipes to be installed in ducts.
26	Lobby	Floor with marble or Rectified porcelanato market value 30euro/m2
27	Electrical	EAC room according to legislation, lights in parking places with sensors, antenna on the roof of staircase.
28	Ground floor external features	bars with automated opening system. Rubbish enclosure according to legislation, post boxes on accessible place, water meters.
29	Roofs thermal insulation and waterproofing	Thermal Insulation by 8cm extruded Polystyrene, nylon, mesh reinforcement and screed.
30	Photovoltaic Panels	-Photovoltaic panels in the roof. 1kwp for 101,103,104,201,203,204,301 & 1,5kwp for 102,202,302,303
31	Metal Works	According to detailed drawings
32	Bedrooms	Electric roller shutters

NOTE: Modifications can be done after mutual agreement between the buyer and the seller