**TECHNICAL SPECIFICATIONS**

**Project: TOLEDO PROJECT**

**House: 2&3**

**Name:**

**Delivery Date: End of April**

**Structure**

Reinforced concrete according to the drawings, the concrete code design and the anti-earthquake design rules and regulations. Lowest concrete strength C25.

**Floors**

Internal areas of house and verandas paved with quality European ceramic tiles of purchase value €15/m². Laminated parquet optional in bedrooms’ tiles of purchase value €15/m². Internal staircase in selected European marble of purchase value €30/m. In The above prices include the cost of skirting and the vat.

**Walls (internal and external)**

All the walls will be constructed with high quality thermal hollow clay blocks. External walls will be total 30cm thick and the internal 10cm thick.

**Kitchen Walls**

Quality ceramic wall tiles between the cupboards and kitchen counter of purchase value of €15/m². In The above prices include the vat of 19%. Smooth plaster finish and three coats of emulsion paint in all other areas.

**Bathroom Walls**

Quality ceramic wall tiles up to the height of the door of purchase value €15/m² (In The above prices include the vat 19%) with smooth plaster finish and three coats of emulsion paint above the door.

**Plastering/painting**

Internal surface will be plastered with three coats of smooth plaster and three coats of emulsion paint. Externally all surfaces will be covered by 5cm polystyrene and two coats of plastering and white graffiato.

**Ceilings**

The ceilings will be of good quality fair-faced concrete finish with spatula and three coats of quality emulsion paint.

**Entrance Door**

The main entrance door will be aluminum door with value of €650. A quality lock will be installed.

**Windows - doors (ext.)**

All external windows and sliding doors will be in aluminum and have double glazing glasses. The extra aluminum frame for future installation of fly screens is optional and must paid by the Buyer. The aluminum series will be MU3200.

**Internal Doors**

All internal doors will be selected by the buyer with price up to €240 each door.

**Wardrobes**

All wardrobes will be made by imported materials and will include hanging rails, shelves and drawers price up to €120 per sq. meter.

**Kitchen Fittings**

Worktops of elegant granite or techno granite price up to €120 and quality acrylic sink with 3-way mixer tap. Electric and/or plumbing provisions for fridge, washing machine, dish washer, built-in hob, hood and oven are included as shown on the drawings (appliances are not included).

**Sanitary Fitting**

Sanitary fittings are all quality and will be fitted and installed according to European standards including single level mixer taps and shower attachments. Elegant shower screen with aluminum will be fitted to all shower trays.

**Plumbing / Drainage**

PVC pipes will be used for the drainage system and will be connected to the sewage system of the house.

Hot & cold water supply will be done with the leading pipe system and manifold connections which provides better insulation, easier installation and the unique advantage to repair by pulling out the pipe from its conduit pipe preventing the need to break floors and walls.

Heavy duty water tank with solar heating and immersion heater are included. Pressurized system for both hot and cold water with pressure pump is also included. Separate pipes will be installed for drinking water.

Water taps will be installed in the garden where indicated on the drawings.

**Insulation**

All flat, sloping floors and verandas will be insulated in bituminous reinforced polyester membrane.

**Electrical Mechanical Services**

All electrical works will be carried out according to the floor plans, and will be approved by the Electricity Authority of Cyprus. 13-amp socket outlets on 30amp ring main circuits. TV and telephone points will be provided to the living room and to all bedrooms. Cover plates for the switches, socket, T.V. & telephone points are in white plastic. AT LEAST 3 SOCKETS WILL INSTALL AT EACH ROOM.

* Provision only for the Air – conditioning split units in bedrooms and in living/dining areas, including wiring, drainage and piping according to the EU standards are included.
* Provision for future installation of electric metal entrance gate will be provided.
* CCTV provision for future installation with control points in both floors.
* Light sensor will be provided in parking lot.
* Provision for future installation of photovoltaic system.

**Metal Works**

There will be metal or aluminum inox with glass railings to all verandas, internal and external staircases as shown on the drawings with value of €70/m². Metal gates will be installed for pedestrian and vehicular entry to the property as shown on the drawings price up to €600. All metal will be protected with one layer of undercoat and three coats of high quality weather – resistant oil paint

**External Works**

* **Sewage**

Septic tank and absorption pit or connection to a central biological treatment plant for the project or to the main municipal drainage system according to the indications of the local authorities.

* **Boundaries**

The property boundaries will be constructed / installed as clearly marked on the drawings.

* **External steps and pathways**

External steps and pathways will be constructed as shown on the drawings and will be paved in standard tiles with value of €12/m² or stamped concrete according to the Architect.

* **Wall Cladding**

Path of the external wall of the villa will be cladded in nature stone where shown on drawings.

**ALSO CLARIFY THAT WE WILL USE THE FOLLOW**:

1. Acrylic bathtub at a price of €150

2. Toilets LAUFEN €120 per pc.

3. Wardrobe room and kitchen cabinets (from carpenter) color should be selected by buyers €120 per meter.

4. Interior Doors (from carpenter) should be selected by buyers €240 per pc.

5. Sink will be granite or stainless steel up to €120.

6. Mixers at bathrooms and sink will be Eurosmart from Germanian Grohe.

7. The mixer for kitchen’s sink will be three ways from Italian brand price up to €75.

8. The roof and the walls of the building will be covered by 5 cm polystyrene.

9. Internal staircase will be built from the ground floor to the 1st floor.

**\* In The above prices include the vat of 19%.**

***IMPORTANT NOTICE:***

* *All installation or fitting of air conditioning units, central heating, satellite dish or other machinery that can alter the building’s original elevation, must have the vendor’s approval. Furthermore, the purchaser will be responsible for any additional costs that may arise due to any problems to the building or malfunctions to any machinery that may be caused in the event that the above paragraph does not apply.*
* *Any changes desired by the buyer will give the appropriate time to the seller to delay the delivery date of the property. Any upgrades / changes, as agreed, will be costed and priced accordingly. The extra billings prepaid during erection.*
* *Note that if the buyer chooses natural materials such as stone / wood / marble / granite, not industrially, there will be no claim to any color deviations or appearance compared with the sample.*
* *The 3d render pictures of the house are prepared for presentation purposes. The materials used, as well as the decorative / furniture / accessories, are not included in the agreed price.*
* *The light fixtures are not included.*
* *All the above prices are inclusive of V.A.T.*