

CONSTRUCTION SPECIFICATIONS

Apfrodite Heights

STRUCTURE

- Reinforced concrete, beams and slabs, designed to EU seismic specifications and regulations of 2021.

WALLS AND PARTITIONS

- External Walls: 20cm thick of high-quality hollow bricks, EU standards for thermal & energy saving, two coats of plaster and finished with external wall insulation system with 8cm expanded polystyrene insulation board.
- Internal Walls: U15 ULTRA board system (EU) of 10 cm on both sides and Rockwool internally.

PLASTERING

- External surfaces will be finished with 2 coats rough texture plaster or rough concrete.
- Internally all walls and partitions will be finished with 3 coats plaster.
- The ceilings will be finished with spatula.
- All the above to be supervised by the architect of the project.

PAINTING

- Internally spatula and 3 coats oil paint in bathrooms and toilets.
- All walls and ceiling painted white.
- Externally paint or rough concrete as per architectural plans.

KITCHEN

- European ceramic tiles (choice of colours), allowance: €25/m²
- European handleless fitting (choice of colours)
- Individually designed layouts.
- Techno granite worktops (choice of colours), allowance €180/m²

- Techno granite OR Stainless steel under-slung sink with EU chrome-finish mixer tap, allowance €350
- MK wedge sockets under wall units, allowance €5 per piece

BATHROOMS

- European ceramic tiles to ceiling (choice of colours), allowance €25/m²
- European white sanitary ware, allowance €250/piece. Models: IDEAL STANDART or LAUFEN or similar quality (EU).
- Wall-mounted WC pan with concealed cistern and soft seat and cover, allowance €350/piece
- European ceiling-mounted shower arm and head with separate hand shower and wall-mounted recessed controls, allowance €350/piece
- Individually designed vanity unit with a shaver socket - €300/piece
- European chrome-finish brassware - €150
- Walk-in shower with contemporary fixed glass screen

LIVING ROOM & INNER AREAS

- European ceramic flooring in hall and living areas (choice of colours) or laminate wood floor €25/m²
- Pressure-lacquered doors - €280/piece
- Individually designed fitted wardrobes (choice of colours) - €280/m²

ELECTRICIAL FITTINGS

- Scene-setting lighting in living room
- LED lighting on all balconies
- External power socket on main terraces
- Slim-line white sockets throughout - €10/piece
- Satellite system or cable TV provision
- Telephone and data points in principal rooms

- Visual intercom system at each apartment and at the main entrance
- USB charging points

CLIMATE CONTROL

- VRV AC System installation
- Underfloor heating
- Towel rails in the bathrooms.

SEWAGE

Connection to main sewage system as per sewerage department regulations.

DRAINAGE

Pipe in pipe system as per Local Authority Requirements. Irrigation System with automation in the garden.

OTHER SPECIFICATIONS

- Solar System for heating water
- Pressurized water system
- Double glazing
- Thermal aluminium series MU 114 or similar quality and design
- Energy saving building (built according to the latest EU standards) / Category A

COMMUNAL AREAS, SERVICES & FACILITIES

- Swimming pool
- Gym
- Furnished lobby area
- Video controlled security entrance
- Lift to all floors
- Landscaped communal gardens
- Covered parking on ground and basement level
- Storage room on ground and basement level
- Electric charging point for electric cars

