

## **Lofos Residences**

### Specifications and Technical Details

#### **1.0.0. Foundation and Framework**

Reinforced concrete, beams and slabs, designed per Eurocode earthquake design standards.

#### **2.0.0 Walls**

##### **2.1.0 External Walls:**

Thermal insulation system in accordance to class "A" guidelines, consist of:

1. 20-25cm thick brick work
2. 5-8cm polystyrene
3. Decorative acrylic paint or Graffiato paint or sandex paint in external verandas according to architects request.

##### **2.2.0. Internal Walls:**

10cm thick.

Cement – Sand 2 or 3 coats plastering.

Decorative Emulsion paint (where applicable)

#### **3.0.0. Floor and walls tiles**

Lightweight concrete above the reinforced concrete slabs for sound and thermal insulation.

##### **3.1.0. Internal area flooring**

Imported Marble or Ceramic tiles at Euro 80.00/ sq. m or high quality engineered wood parquet flooring (wide range of designs available) from the Company's range.

##### **3.2.0. Verandas**

Imported Marble or Ceramic tiles at Euro 80.00/ sq. m (wide range of designs available) from the Company's range.

##### **3.3.0. Staircase**

Marble at Euro 80.00/m from the Company's range.

##### **3.4.0. Bath, shower and toilet rooms**

Imported Marble or Ceramic floor tiles at Euro 80.00/ sq. m (wide range of designs available) from the Company's range.

Imported Marble or Glazed wall tiles at Euro 80.00/ sq. m (wide range of designs available) from the Company's range.

#### **4.0.0. Ceiling**

False ceilings at the ground and/or first floor, according to Architectural drawings.

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#### **5.0.0. Kitchen cabinets**

Imported Italian kitchen made of high quality panted MDF or solid wood or veneer at Euro 450 /m ( from Company's range)

Technogranite countertop 40mm and backsplash with provision for cooker, re-circulation hood, washing machine and refrigerator (Appliances not included) at Euro 250.00/m from the Company's range.

#### **6.0.0. Bedroom cupboards**

Imported Italian floor to Ceiling wardrobes, externally made of high- quality MDF or veneer finish at Euro 450/m from the Company's range

#### **7.0.0. Doors**

##### **7.1.0. Entrance door**

Heavy duty Entrance door with safety lock made of iroko wood or equivalent.

##### **7.2.0. Internal doors**

High-quality MDF or veneer finish from the Company's range

#### **8.0.0. Aluminium patio doors and windows**

Upgraded thermal aluminium series.

Double-glazed thermal insulation glass.

Aluminium Lift & Slid / opening doors and windows MU 114 THERMAL & MU 2075 series or equivalent from Company's range , improving thermal and sound insulation.

#### **9.0.0. Living Area Wall Unit**

Custom made wall mounted unit made of high-quality MDF or veneer finish from the Company's range, with marble cladding on the wall, according to Architectural drawings.

#### **10.0.0. Sanitary fittings**

Branded high quality European sanitary fittings, taps, mixer taps, sinks, accessories, glass screens, mirrors, installation accessories etc. like Grohe, Hansgrohe and more, of total cost Euro 10000.00 from the Company's range

#### **11.0.0. Decorative elements**

11.1.0. Stone work, pergola, external plywood façade ( if any), according to Architectural drawings.

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#### **12.0.0. Protective rails on upstairs verandas and roof garden (if any)**

Frameless Glass railings, according to Architectural request.

#### **13.0.0. Paint**

13.1.0. Walls and ceiling

Emulsion paint

13.2.0. Interior timberwork

Semi-matt

13.3.0. Exterior timberwork (if any)

Durable wood stain

#### **14.0.0. Electrical installations**

High quality electrical installation, according to European standards and electricity authority approval.

Concealed circuits and all other installations, in compliance with the Electricity of Cyprus (EAC) regulations, with comprise of circuits for light fixtures and power points for kitchen appliances, TV, telephone, provisions for a/c units, provision for satellite TV (pipe & box of satellite TV) solar heater and other power points.

#### **15.0.0. Mechanical**

15.1.0. Underfloor heating in all areas.

15.2.0. Concealed A/C system with split units in all areas.

15.3.0. Hot and cold water supply in all designed areas.

15.4.0. Bathroom hot water supply.

Electrical heater and solar panels.

15.5.0. Water pressure system.

#### **16.0.0. Security system**

Alarm

CCTV

#### **17.0.0. Smart Home**

Embedded AI system that mimics client's preferences - controlled by tablet

Lighting in all areas

Curtains control

Central heating and concealed cooling system

Alarm and CCTV

Electric gate

#### **18.0.0. Swimming pool**

Swimming pool with tiles at Euro 40 /sq.m, according to Architectural drawings.

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#### **19.0.0. Parking**

Covered parking area with fine concrete finish and Electric gate at Euro 2000. Option to include electric door for the garage.

#### **20.0.0. Boundary walls**

Plastered and rendered, according to the architectural request.

#### **21.0.0. Furniture package at Euro 50.000, including interior design consultation.**

#### **Notes:**

- a) **In case the client wishes to use materials out of the Company's range, a fee of 20% of the price currently stated above in the specifications will be charged.**
- b) **In case the client wishes to appoint any external provider / supplier for specific works, this can be done only with the accordance of the company and an additional fee of 8% will be added to cover overheads and required assistance.**

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