

Lofos Heights

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 40.00/ sq. m or high quality laminate parquet flooring (wide range of designs available) from the Company's range.

3.2.0. Verandas

Imported Marble or Ceramic floor tiles at Euro 25.00/ sq. m (wide range of designs available) from the Company's range.

3.3.0. Staircase

Marble Ajax, Perlato 30mm or equivalent

3.4.0. Bath, shower and toilet rooms

Imported Marble or Ceramic floor tiles at Euro 35.00/ sq. m (wide range of designs available) from the Company's range.

Imported Marble or Glazed wall tiles at Euro 35.00/ sq. m (wide range of designs available) from the Company's range.

3.5.0. Kitchen wall tiles

Imported Marble or Glazed tiles at Euro 40.00/ sq. m (wide range of designs available) from the Company's range.

4.0.0. Ceiling

False ceilings, according to Architectural drawings.

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5.0.0. Kitchen cabinets

Custom made Italian kitchen design cupboards made of high quality painted MDF or MELAPAN finish from Company's range.

Technogranite countertop 40mm with provision for cooker, re-circulation hood, washing machine and refrigerator (Appliances not included) at Euro 120.00/m from the Company's range.

6.0.0. Bedroom cupboards

Custom made floor to ceiling wardrobes, externally made of high-quality MELAPAN finish from the Company's range.

7.0.0. Doors

7.1.0. Entrance door

Entrance door with safety lock made of beech wood or equivalent.

7.2.0. Internal doors

Flush MELAPAN finish

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 3000 THERMAL & MU 2075 series, improving thermal and sound insulation.

9.0.0. Living Area Wall Unit

Custom made wall mounted unit made of high quality MELAPAN finish out of 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 5000.00

11.0.0. Decorative elements

11.1.0. According to Architectural drawings or Authority permission.

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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.

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

Lighting in all areas

Sound in living area

Central heating and concealed cooling system

Alarm and CCTV

Electric gate

18.0.0. Swimming pool

Infinity pool 8m x 4m, according to Architectural drawings.

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19.0.0. Parking

Parking area with fine concrete finish and Electric gate.

20.0.0. Boundary walls

Plastered and rendered, according to the architectural request.

Notes:

- a) **In case the client wishes to use materials out of the Company's range, a fee of 15% 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 5% will be added to cover overheads and required assistance.**

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