



SPECIFICATIONS

SUNSET



SUNSET VILLAS

A lavish and captivating project located in the beautiful village of Kissonerga, just 5 minutes' walk to the beach. The unique landscape of this ex vineyard land offers to its residents breathtaking unobstructed sea views from each and every corner of the project.

"Sunset Villas" comprises of bungalows and 2-storey villas in large plots, with optional roof garden and swimming pool. Restaurants, pubs, beach bars and 5-star hotels are within 2 minutes' drive from the project. Enjoy amazing sunsets over the Mediterranean from the comfort of your gardens.



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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

Ceramic tiles at Euro 40.00/ sq. m or high quality laminate parquet flooring (wide range of designs available) from the Company’s range.



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3.2.0. STAIRCASE

Marble Ajax, Perlato 30mm or equivalent

4.0.0 LIVING AREA WALL UNIT

Custom made wall mounted unit made of high quality MELAPAN finish out of Company's range, according to Architectural drawings

5.0.0 DOORS

5.1.0 ENTRANCE DOOR

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

5.2.0 INTERNAL DOOR

Flush MELAPAN finish

6.0.0 ALUMINIUM PATIO DOORS AND WINDOWS

Upgraded thermal aluminium series.
Double-glazed thermal insulation glass.
Aluminium sliding / opening doors and windows MU 3000 THERMAL & MU 2075 series, improving thermal and sound insulation



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7.0.0 KITCHEN W ALL TILES

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

8.0.0 KITCHEN CABINETS

Custom made kitchen cupboards made of high quality MELAPAN finish.

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

9.0.0 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.



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with comprise of c ircuits 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.

10.0.0 BATH, SHOWER AND TOILET ROOMS

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

Imported Glazed wall tiles (up to door height) at Euro 35.00/ sq. m (wide range of designs available) from the Company's range.

11.0.0 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



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12.0.0 PAINT

12.1.0 WALLS AND CEILING

EMULSION PAINT

12.2.0. INTERIOR TIMBERWORK

SEMI-MATT

12.3.0. EXTERIOR TIMBERWORK (IF ANY)

DURABLE WOOD STAIN

13.0.0 MECHANICAL

13.1.0 A/C PROVISION IN ALL ROOMS

13.2.0 CENTRAL HEATING PROVISION IN ALL ROOMS

14.0.0 BEDROOM

CUPBOARDS

CUSTOM MADE FLOOR TO CEILING
WARDROBES, EXTERNALLY MADE
OF HIGH-QUALITY MELAPAN
FINISH OUT OF COMPANY'S
RANGE



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**15.0.0 PROTECTIVE RAILSON
UPSTAIRS VERANDAS AND
ROOF GARDEN (IF ANY)**

FRAMELESS GLASS RAILINGS,
ACCORDING TO ARCHITECTURAL
REQUEST.

**16.0.0 DECORATIVE ELEMENTS
ON THE FACADE**

16.1.0. STONE WORK ACORDING
TO ARCHTITECTURE DESIGNS

16.2.0 VERTICAL SLATS MADE OF
ALUMINIUM OR EQUIVELANT,
ACCORDING TO ARCHITECTURAL
DRAWINDS

17.0.0 PARKING AREA
WITH FINE CONCRETE FINISH

18.0.0 BOUNDARY WALLS
PLASTERED AND RENDERED
ACCORDING TO THE
ARCHITECTURAL REQUEST.



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**19.0.0 HOT AND COLD WATER
SUPPLY IN ALL DESIGNED
AREAS ST.**

**20.0.0 BATHROOM HOT WATER
SUPPLY**

ELECTRICAL HEATER AND SOLAR
PANELS

21.0.0 VERANDAS

IMPORTED CERAMIC FLOOR TILES
€25.00/SQ.M (WIDE
RANGE OF DESIGNS AVAILABLE)
FROM THE COMPANY'S RANGE.



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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.

