



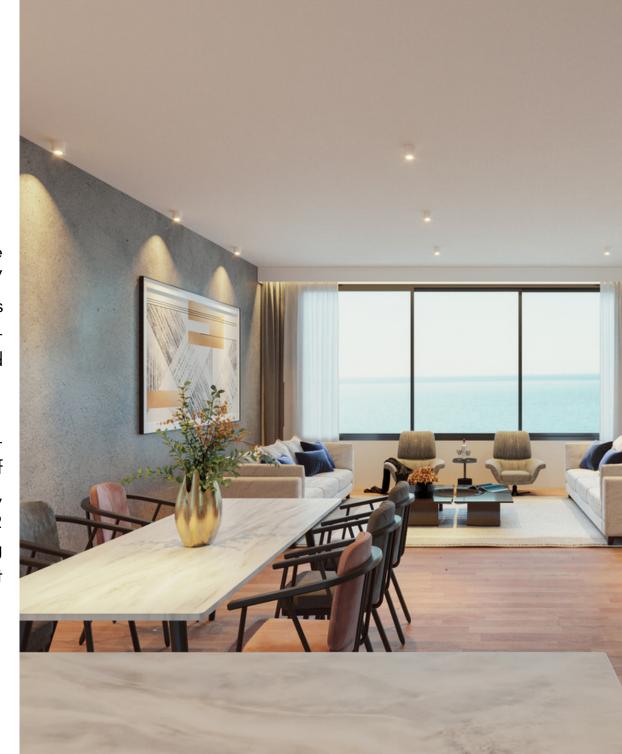
SUNSET



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.



1.0.0. FOUNDATION AND

FRAMEWORK

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

2.0.0 WALLS

2.1.0 EXTERNALWALLS

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.

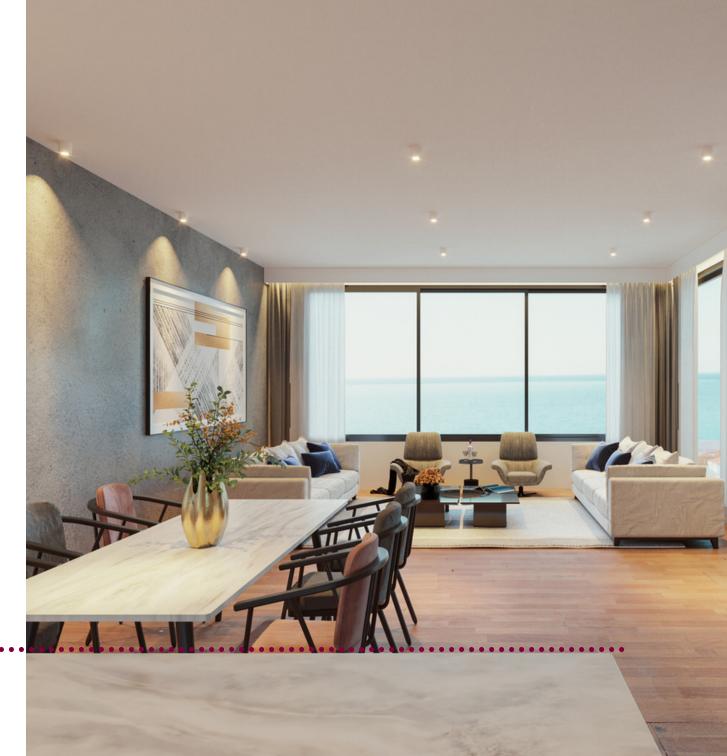
Cement - Sand 2 or 3 coats plastering. Decorative Emulsion paint (where applicable)

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.



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 equivelant.

5.2.0 INTERNAL DOOR

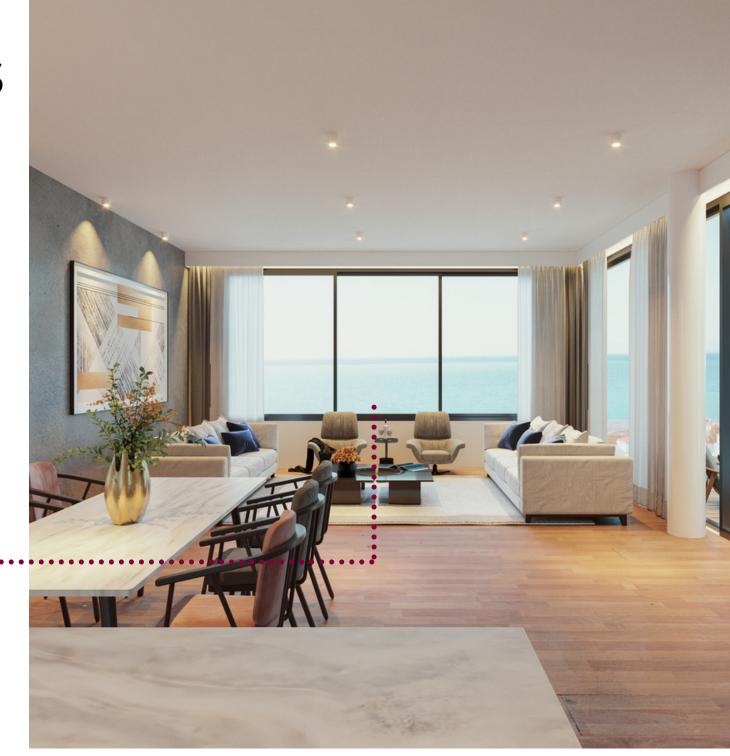
Flush MELAPAN finish

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



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.



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.

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

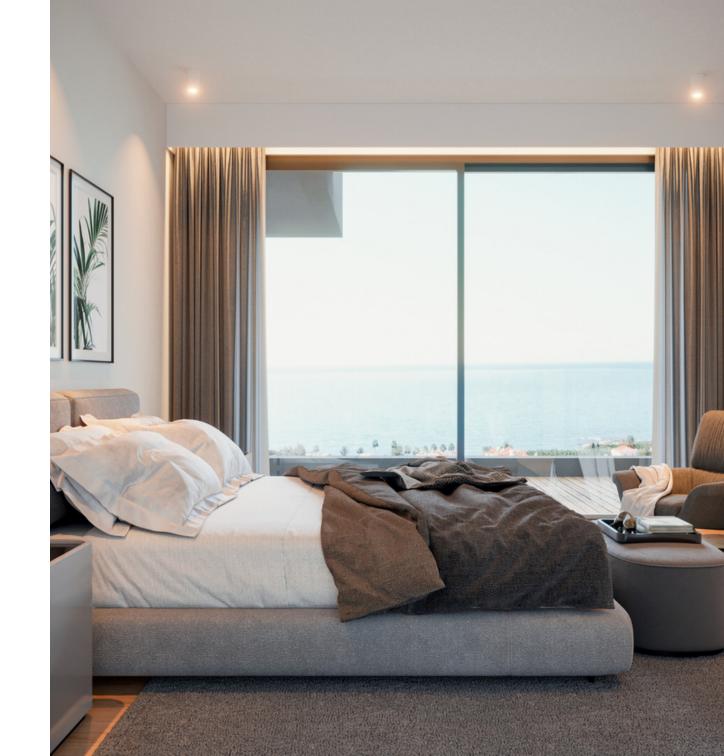


12.0.0 PAINT
12.1.0 WALLS AND CEILING
EMULSION PAINT
12.2.0. INTERIOR TIMBERWORK
SEMI-MATT
12.3.0. EXTERIOR TIMBERWORK
(IF ANY)
DURABLE WOOD STAIN

13.0.0 MECHANICAL
13.1.0 A/C PROVITION IN ALL
ROOMS
13.2.0 CENTRAL HEATING
PROVITION 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



15.0.0PROTECTIVERAILSON UPSTAIRSVERANDASAND ROOFGARDEN(IFANY)

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

17.0.0PARKINGAREA
WITH FINE CONCRETE FINISH

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



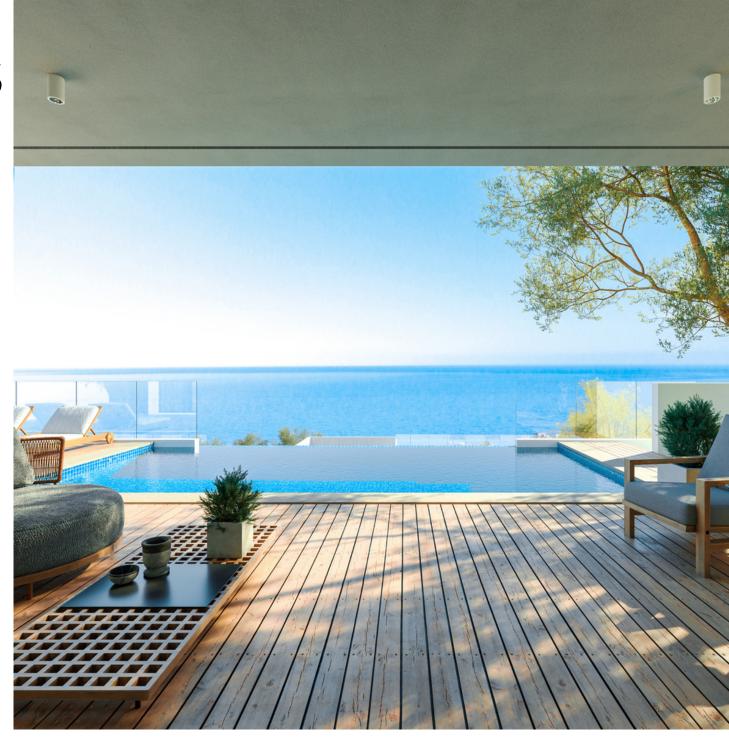
19.0.0HOTANDCOLDWATER SUPPLYINALLDESIGNED AREASST.

20.0.0 BATHROOM HOT WATER SUPPLY

ELECTRICAL HEATER AND SOLAR PANELS

21.0.0VERANDAS

IMPORTED CERAMICFLOORTIL ESATEURO 25.00/SQ.M(WIDE RANGEOFDESIGNSAVAILABLE) FROMTHECOMPANY'SRANGE.



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.

