

# GERMASOYEIA GARDENS – SPECIFICATION

## 1. STRUCTURAL FRAME

Reinforced Concrete, Earthquake Resistant Frame according to British Standards and Euro code.

## 2. MASONRY and FINISHES

External Wall Construction	Thermal Insulating Bricks.
Internal Wall Construction	Hollow Clay Brick wall.
External Finishes	Emulsion paint combined with Graphiato and Stone as per plans.
Internal Finishes	Three coats of plaster finished with three coats emulsion paint.
Parking Area	Columns and yard fencing: Finished with Graphiato and Stone as per plans.

## 3. WALL and FLOOR TILING

Bathroom - WC	Walls and Floors covered with ceramic tiles up to door height.
Kitchen	Walls between bench tops and cupboards covered with ceramic tiles.
Entrance Hall, Living Room, Dining Area	All covered with porcelanato.
Kitchen Area, Corridors, Staircases	All covered with porcelanato.
Bedrooms	Covered with 12mm Laminated Wooden Floor.
Verandas	Covered with ceramic tiles according to plans.
Parking Area	Covered with tarmac according to plans.
Kitchen Worktop	Granite Worktop.

## 4. WINDOWS, KITCHEN DOOR and UTILITY DOORS

All windows, kitchen doors and utility doors are made of aluminum frames and double-glazing glass.

## 5. CARPENTRY and JOINERY

Main entrance	Solid Irocco Panel Door
Internal doors	Italian Veneer
Wardrobes	Italian Veneer
Kitchen cupboards	Italian Veneer

## 6. SANITARY FITTINGS

High quality sanitary fittings - mixers in kitchen sink, Bathrooms, WC.

## 7. WATER SUPPLY

- Each property is supplied with fresh water through individual meter.
- 1 water tank of 1m<sup>3</sup> capacity is installed on the roof.
- A 200 Lt Emersion heater supplies hot water using solar panels and electricity.
- 1 pressure pump is installed for both hot and cold water.

## 8. ELECTRICAL INSTALLATION

- Each property has individual meter and all installations are approved by the Electricity Authority in writing.
- All properties are designed to have adequate wiring for lights, sockets, Telephone and TV points.
- 1 standard kitchen fan-extractor is provided with kitchen fittings. Light fittings are not included.
- Pipe conduits are provided for future installation of automatic rolling shutters for all windows except WC and staircase.
- Communal satellite antenna is provided for subscription to NOVA Cyprus. Satellite receivers are not included.

## 9. AIR CONDITIONING

- Pipe conduits are provided for installing standard split-unit type air-condition devices for both hot and cold air.
- Air-condition devices are not included.

## 10. HEATING

- Pipe conduits are provided for installing standard electrical storage heaters.
- Storage heaters and accessories are not included.

## 11. REFUSE AREA

- The project provides communal refuse area located according to plans.

## 12. STORAGE ROOM AND PARKING AREA

- Storage rooms and Parking areas are available according to plans.

## 13. SWIMMING POOL

- A communal swimming pool is provided with bar area and wooden kiosk.