Mediterranean Residences

Outline specifications

Main Structure

- Reinforced concrete frame, designed to local earthquake regulations
- Hollow brick external walls thermally insulated; inside blanket or solid thermal insulation enclosed in gypsum board to vertical elements and external thermal plaster to structure where appropriate
- Externally painted renderings on 3coats plaster or concrete surfaces. Imported paints for exterior use to be used where appropriate, Sigma or similar
- Concrete roof construction (with thermal and water insulation)
- External cladding in timber and/or stone
- Tempered laminated glazing panels to balustrades.

Floors

- Marble paved entrance hall living and dining areas
- European oak parquet or marble fitted bedroom floors.
- Flooring insulated for impact and airborne noise transmission
- Verandas to be covered in rough antique finish marble slabs
- Marble tiling on floors and walls for the bathrooms
- Staircases paved with quality terrazzo tiles
- Lift lobbies marble paved
- Stores paved with quality terrazzo tiles
- Level 1 and 2 common areas paved in marble or terrazzo as per architects specifications
- Carpark in epoxy painted concrete

Internal walls

- Internal walls constructed of hollow blocks
- Internal walls plastered/skimmed with two coats of emulsion paint (Sigma or similar) with some accent areas

Ceilings

• Plaster board ceiling to areas as per architects' specifications treated with two coasts of spatula and two coasts of emulsion (unless otherwise specified); high quality proprietary access panels and grilles

• Bathroom ceilings with two coats of spatula and two coats of anti mould paint (Sigma or similar)

Doors & windows

- Entrance door of solid oak; fire and security rated
- Internal doors will be of solid frame, oak finish and laminated finish with stainless steel ironmongery. Patio doors and windows of thermal aluminium sections in high acoustic and thermal properties
- All bedroom hardwood veneer fitted wardrobes with oak veneer finish
- High quality locks and ironmongery.

Wardrobes

- All wardrobes bespoke in stained oak and laminated panels
- All bedrooms hardwood veneer fitted wardrobes with oak veneer finish

Kitchen

- Cabinets with oak veneer hardwood including soft-close drawers and doors
- Marble panel walls and granite worktops
- Marble wall tiles and marble paved floors
- High quality water taps by Grohe or HansGrohe or similar; sinks by Reginox or similar

Sanitary Ware

- High quality brands including Villeroy & Boch and Grohe/HansGrohe or equivalent W C featuring concealed cistern, and including soft close cover supplied by Villeroy & Boch or similar
- Bathtub to Master Bathroom featuring Whirlpool System supplied by Villeroy & Boch or similar
- Vanity Basins supplied by Villeroy & Boch or similar
- Mixer Taps, Shower fittings and accessories supplied by Grohe or HansGrohe or similar
- Illuminated Backlit Vanity Mirrors

Other Features included

ELECTRICAL SERVICES

The Electrical Services for each Residence will include the following systems:

1.00 LV DISTRIBUTION

- **1.01** Individual Kwhr meters shall be provided for each apartment and one for the common areas.
- **1.02** One distribution Board shall be installed in each apartment at a location which shall be agreed with the Engineer.

2.00 BURGLAR AND FIRE ALARM SYSTEM

- **2.01** A high quality Burglar and Fire Alarm system shall be installed in each Residence with connection to the common areas Fire Alarm panel which is located in the Reception area.
- 2.02 All rooms shall be protected by Infrared Detector (PIR) and Smoke Detectors.
- **2.03** Entry key pad shall be provided, at the entrance of the apartment
- **2.04** All common areas shall be protected with fire alarm system and close circuit IP TV Cameras.

3.00 VIDEOPHONE SYSTEM

3.01 A high quality colour Videophone system shall be provided for each residence with one entrance outdoor unit in the main entrance door (Level 1) and one indoor unit for each apartment.

4.00 TV SYSTEM

4.01 TV signal shall be provided in the 3 bedrooms and the sitting area of each apartment.

5.00 STRUCTURED CABLING SYSTEM

- **5.01** Each Residence shall be provided with a structured cabling rack.
- **5.02** Structured cabling outlets shall be provided in bedrooms, living / dining and bathrooms including provision for Wi-Fi.

6.00 USB CHARGER

6.01 USB charger outlets shall be provided in all bedrooms and sitting area.

7.00 SMART CONTROL SYSTEM

- **7.01** Centralized one Touch Screen shall be installed in the sitting area in order to control lighting and temperature control management.
- **7.02** Provision for motorized blinds / curtains control shall be installed and shall be integrated with the Lighting Control System.
- **7.03** The system shall be provided with software for I-Phone and computer application that will enable home control and automation via internet.
- **7.04** The lighting to the bedrooms and sitting/dining areas shall be of the dimmable type.
- **7.05** Provision for integration with other system shall be provided (central digital media Server, internet intercoms (room to room) weather station, home cinema, power monitoring, HD video distribution and air condition control system).
- 7.06 The Control systems shall be Crestron UK or Lutron or equal and approved.

8.00 WIRING ACCESSORIES

- **8.01** The wiring accessories in all decorative areas of the apartments and reception area in Level 1 shall be of a high quality finish
- **8.02** All stores, parking and service areas, shall be provided with white finish accessories as manufacture by MK, Legrand or equal and approved.

9.00 LIGHTNING PROTECTION

- **9.01** The building shall be protected from Lightning strikes with Lightning Protection system.
- **9.02** An Air termination (Early Streamer Emission Lightning conductor) shall be installed on the roof of the building the two down conductors connected in the two earth pits located at ground floor level.

10.00 LIGHTING FITTING

- **10.01** LED Lighting fittings from International Suppliers including Deltalight, Flos, or equal and approved shall be provided.
- **10.02** Low voltage LED lighting fitting shall be provided externally to landscaped areas where applicable.

11.00 LIFTS

- **11.01** Passenger lift (Otis or Kone or similar), 8 persons with 1.6 m/s speed shall be provided. The car finishes shall be of a high level standard.
- **11.02** Provision is provided for all common areas Electrical Services including lifts to be connected to a stand-by generator (provided by others).
- **11.03** Service lift (Otis or Kone or similar), 8 persons with 1.0 m/s speed shall be provided.
- **11.04** One of the two lifts shall be provided as a Fireman's lift.

MECHANICAL SERVICES

The Mechanical Services for each flat will include the following systems:

1.00 Air Conditioning and Ventilation System

- 1.01 The Air Conditioning system will consists of VRV outdoor air cooled heat pump units, located on the outside Mechanical space, providing cooling and /or heating at any time. The heating will be provided by ducted heated air and water based under floor heating (optional at no additional cost) connected to the VRV system or individual heat pump. The cooling will be provided by ducted air. The indoor units will be of the concealed type located in the ceiling void which will provide cooled or heated air via ductwork to the supply air grilles in each room. Each room will have its own individual controller for adjusting the supply air volume and the room temperature. The fresh air will be provided by a separate indoor unit located in the ceiling void in front of the service lift which will treat the air (cooled or heat) and via ductwork, will be transferred to the room units.
- **1.02** Extract air will be provided by extract fan, grilles in toilets and bathrooms and ductwork. A separate extract system from the kitchen will be installed. The noise level of extract air system will not exceed 35 dba.
- **1.03** The Air Conditioning system will be of a high quality and high energy category according to European Standards such as Daikin, Mitsubishi, Toshiba, Carrier or equal.

2.00 WATER SERVICES

- 1. Each flat will have its own water meter, storage tank, filters, water treatment (softener) and pressuring unit located in Level 2 and/or level 3 and/or at roof level. The storage tank material will be suitable for drinking water.
- 2. A separate line after the water meter will provide direct drinking water to the Kitchen of each flat from the Town water mains.

- 3. The cold and hot water supply will be provided by the pressuring unit to all sanitary appliances
- 4. All the hot and cold water pipes will be PPR up to the manifolds. The manifolds will be located at low level in the Service Shafts. After the manifold a "pipe in pipe" system will be used supplying the water to the Sanitary fittings.

4.00 FIRE FIGHTING SYSTEM

The whole tower will satisfy the requirements of the Cyprus Fire Authority with the provision of Fire Hose Reels and Dry Riser at each level. Each floor will have one Fire Fighting station and one Dry Riser Landing valve. The Fire Fighting station includes an automatic Hose Reel covering 30m distance and two Fire Extinguishers. Additionally two Fire Blankets will be installed in the Kitchen. The tank and the pressuring unit (according to EU Standards) for the hose reels and the double inlet for the Dry Riser will be installed at Level 1. The double inlet will be accessible to Fire Authority Vehicles.

5.00 SOIL & WASTE SYSTEM

The soil and waste system will collect all the drainage water from the sanitary fittings / appliances and via pipework (horizontal and vertical stacks) the water will be discharged by gravity to a pumping station at Level 1.

The pumping station will include two pumps (duty / back up) which will pump the water to the Town main sewage. The horizontal pipes in slab will be UPVC. The vertical stacks and the horizontal main runs in ceiling voids will be PP 3-layer acoustic pipes, or UPVC pipes with acoustic insulation.

6.00 RAIN WATER SYSTEM

The rain water system includes the floor drains on roof and stainless steel or ABS drains on balconies and the vertical concealed pipes discharging to the rain water absorption wells at Level 1. The pipes in columns and slabs will be UPVC. Any exposed pipes in ceiling voids or vertical stacks will be 3-layer acoustic pipes, or UPVC pipes with acoustic insulation.