

K & A Patsias Ktimatiki Ltd
145 Ayias Phaneromenis Avenue
Shop No. 3
6031
Larnaca
T & F: +357-24657014

Technical Specifications

Concrete Structure

Reinforced concrete frame comprising of footings, columns, beams and slabs, designed in accordance to European Codes including the regulations for anti-earthquake construction specifications. Grade of concrete used C25 & C30.

Externally, the frame is covered with 5 cm of sound and thermal insulation.

Walls

Exterior walls are comprised by brick and 5 cm of sound and thermal insulation in accordance to the European regulations of Energy Efficiency Buildings.

- External surfaces shall have 3 coats of plaster and 3 coats of paint for exterior use and part of the wall (façade) will be decorated with stone according to the drawings.
- Internal surfaces shall have 3 coats of plaster and 3 coats of emulsion paint.
- Walls in the bathrooms and toilets will be partly covered with ceramic tiles and partly with 3 coats of plaster paint
- Glass will be provided around the balconies in accordance to the architectural plans.
- Walls in the kitchen above benches will have 3 coats of plaster and a 50-cm height of ceramic tiles will be installed.

Floors

- The entrance hall, living room and dining room will be paved with ceramic tiles up to 20€/m²(incl. VAT).
- Internal staircase will be of marble up to 40€/m (incl. VAT).
- The kitchen floor will be paved with ceramic tiles up to 20€/m² (incl. VAT).
- All balcony/ verandas will be paved with ceramic tiles up to 13€/m (incl. VAT).
- The bathrooms will have ceramic tiles up to 220 cm up to 15€/m² (incl. VAT).
- The bedrooms will be paved with ceramic tiles or laminated parquet up to 20€/m² (incl. VAT).
- Entrance, parking area and backyard will be paved with ceramic tiles up to 13€/m² (incl. VAT).

Kitchen Cupboards and Bedroom Wardrobes

- Kitchen will have a granite work top up to 120 €/ m (incl. VAT).
- All kitchen units, cupboards and other components will be a choice of the client from MAC-Pro Furnishing.
- Bedroom wardrobes will be a choice of the client from MAC-Pro Furnishing.

Doors and Windows

- Entrance door will be U.PVC door according to the architects' design.
- All internal doors will be a choice of the client from MAC-Pro Furnishing.
- Windows and external sliding doors are made from U.PVC white color and double glazed in accordance to architectural plans.

Insulation

- All flat roofs will be insulated with thermal insulation material and 4 mm bitumen waterproof polyester membrane.
- 15 cm bitumen waterproof polyester membrane is used on the lowest section of the external walls.

Ceilings

- All ceilings are of fair-faced concrete, treated with 2 coats of spatula and 3 coats of emulsion paint.
- A border of 50 cm around the ceiling of the living room shall be fitted with false ceiling and spot lights according to architect plans.

Sanitary ware and Mixers

High quality sanitary with cost of €3000, will be installed complete with their accessories i.e mirrors and towel holders.

Electrical Installations

- TV points will be provided in the living area, bedrooms and one external on the backyard veranda
- Switches with safety fuses or dipolar switches with light indicator will be installed for the kitchen appliances, in accordance with the Electric Authorities regulations.
- Telephone line will be installed, with telephone sockets in the living room and bedrooms.
- Waterproof socket outlet will be provided at backyard veranda and roof garden.

Air-conditioning

Provision of air-condition installation will be provided, with 2 positions in the ground floor and 1 for every bedroom.

Heating

Provision for Central Heating upon request.

Sewage

PVC pipes will be used for the sewage system which will be connected to the central sewage system of the municipality.

Water Supply

- Individual 800 liters' water tank with solar panels and electric heater will be provided.
- Central pressurized system for hot and cold water will be provided.
- 3 water taps will be provided to front and back garden.

Other standard features

- External shower provision.
- Provision for barbeque and provision for water and electricity.
- External manual metallic gate with provision for automatic mechanism in accordance to architectural plans.
- Pergolas and frames on design will be constructed on wood or aluminum in accordance to architectural plans.

1. Note: All products from MAC-Pro Furnishing are provided according to our standard selection.
2. Note: All prices include VAT, purchase and installation.