

ESTIA RESIDENCES



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TECHNICAL SPECIFICATIONS

BEARING STRUCTURE

Construction of reinforced concrete with Cube 37 strength concrete and reinforcing steel B500c based on Eurocode design.

WALL STRUCTURE

External walls 25cm from thermo-insulating bricks $U = 0.692 \text{W/m}^2\text{K}$ and internal walls 10cm. The walls will be reinforced and connected with the main structure with galvanise steel studs.

COATINGS AND PAINTS

Two coats of plaster on all wall structures followed by three coats of finishing and three coats of A' quality interior paint. All interior and exterior ceilings will be exposed fair faced concrete. Decorative plasterboard with lighting will be installed in the kitchen area.

THERMAL INSULATION

Externally, the building will be covered with 8cm thick EPS blocks and 3cm thick XPS polystyrene in all frames. Then, will be coated with three coats of plaster reinforced fiberglass mesh followed by 1.5mm silicone graffiato paint. All the above will meet all energy efficiency regulations.

WATERPROOFING INSULATION

Bituminous insulating material will be used in all structural elements that are in contact with the humidity of ground. Under the floors of all the verandas, roof gardens as well as all w/c rooms will be insulated with triple layer of elastic cementitious mortar which is comprised of reinforced fiberglass mesh. On the roof will be applied triple coat of polyurea waterproofing material reinforced with glass mesh.

FLOOR AND WALL TILING

All internal floors will be covered with ceramic tiles of a purchase value €17/m² including common areas, terraces, roof garden and staircase. The floors and walls of the W/C rooms will also be lined with the above ceramics. All the above will be applied with a high quality C2TES1 cement-based resin adhesive. All ceramic tiles will be supplied from a supplier pre-specified by the contractor and will be chosen by the client.

SANITAREWARE

All sanitaryware and accessories will be of high quality and will be supplied by a supplier pre-specified by the contractor with a total value of €1500 excluding VAT and will include:

- i. Two toilet bowls with hidden mechanism
- ii. Two sinks and mixers
- iii. Two shower sets, mixers, and siphons
- iv. Granite type kitchen sink and mixer

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- v. All showers will be made of ceramic tiles.

ELECTRICAL INSTALLATION

The electrical installation will be made in accordance with the current regulations of the EAC and will be enclosed. Pipes and cables of excellent quality will be used, and the building will be supplied with electricity necessary to its needs.

The electrical installation is indicated in the electrical plans. In the common areas, lighting with a timer and an intercom will be installed. Hidden light underneath upper kitchen cupboards and basic lightings will be provided.

HYDRAULICS

The hydraulics include drains and piping for cold and hot water as well as the installation of all sanitary items. The installation is indicated in the engineering mechanical plans.

Each apartment will have its own solar water heating system accompanied by an inverted electrical pressure.

AIRCONDITIONING

Piping and cabling hidden provisions will be installed based on engineering plans. The purchase of the air conditionings is borne by the buyer.

WOODWORKS

Intermediate doors and 30-minute fire rated entrance doors shall be installed in accordance with Fire Service requirements. All bedrooms will have wardrobes with two drawers of 2.60m height. Also, hanging sink unit with two doors will be installed in w/c rooms with melamine lining.

The kitchen will be constructed as indicated on the decorative plans of 2.20m height with melamine lining in consultation with the supplier predetermined by the contractor.

A techno granite will be placed on the kitchen and on the sink furniture, based on the contractor's options from predetermined supplier of 2cm thickness based on drawings.

PHOTOVOLTAIC

Provision for a photovoltaic system will be installed to the common areas. Also, in all parking areas there will be provision for the installation of an electric vehicle charger.

ALUMINIUM

MUSKITA company aluminium frames will be installed in all exterior openings based on plans. The MU2075 series will be used for the opening ones and the MU114 series for the sliding ones. The above series meet all energy efficiency and thermal insulation specifications.

All the above will be accompanied with double layer of 4 mm energy efficiency glasses.

The colouring of all the above will be *charcoal*.

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ELEVATOR

An elevator with capacity of 8 people, speed of 1 m/s and a cabin size of 110 x 140 cm will be installed based on the specifications of the Urban Planning Authority.

COMMUNAL AREA

One parking space, one mailbox and one storage room will be provided for each apartment in the ground floor. A W/C room will also be built on the ground floor. Landscaping as shown in the drawings will be done.

TERMS AND CONDITIONS

The buyer does not have the right to make changes to the external appearance of the building and is not entitled to make any arbitrary additions in relation to the issued permits of the Project which will create an excess of coverage or construction that generally contradicts the current urban planning laws and regulations before the issuance of the separate property title of the building. In case of arbitrary additions by the Buyer, the Seller will have the right to proceed with demolitions.

- i. Such illegal, arbitrary interventions are the following:
- ii. Swimming pool construction.
- iii. Grill construction.
- iv. Installation of satellite antenna.
- v. Gazebo construction.
- vi. Extension of the existing building.
- vii. Construction of ancillary buildings.
- viii. Covering porch.
- ix. Closure of covered areas.
- x. Construction of pergolas at less than 3m from road networks.
- xi. Covering pergolas etc.

It is understood that any illegal changes to the external appearance of the building made after the final permission of the building, are made at the sole responsibility of the Buyer.

The Seller has the right to unilaterally change the above specifications if he deems that the general practice of applying some materials has changed or been exceeded and/or if he uses new materials that will increase the thermal insulation and/or sound insulation of the construction or other specification.