

APARTMENT BUILDING SPECIFICATIONS

REINFORCED CONCRETE FRAME AND FOUNDATIONS

- Seismic Designed: The structural design is carried out in accordance with the latest Anti-earthquake codes of practice.
- The structure is reinforced with high tensile steel, cut and bend to the latest code of practice.
- The concrete is produced by modern batching plants in close proximity and conveyed to the projects using modern trucks and pump in position under the strict supervision of our quality control team.
- All necessary procedures and tests are carried out on freshly laid concrete to make sure that meet the specifications and are in accordance with the latest code of practice.
- The concrete is continuously cured and de-shuttering takes place after the concrete meets the required strength as dictated by our laboratory engineer and after crushing tests are carried out on cubes taken during concreting.

WALLS

- External and internal walls are constructed with the best quality well-baked hollow clay bricks brought on site in pallets to avoid breakages and cracks.
- All external walls are 200mm wide and internal walls 100mm wide.
- The bricks are laid in position by experienced brick layers under the strict supervision of our supervisors and engineers.
- All bricks used are in strict compliance with the appropriate standards of tolerances, compressive strength, water absorption and fire resistance.

WALL AND CEILING FINISHES

- External Walls are finished with three coats of water proof plasters and painted using high quality external paints to our Architects approval.
- Internal Walls are coated with three coats of plaster to give a smooth finish painted with three coats of high quality emulsion paint.
- All ceilings are given a coat of leveling compound (Spadoula) and painted with three coats of high quality of emulsion paint.

FLOORS

- Flooring is placed in position by experience tile layers under strict supervision using the best available materials as selected by our quality control team.
- In the living area, bedrooms and kitchen, first quality ceramic tiles are used.
- First class ceramic tiles are used for bathroom walls and flooring.

EXTERNAL DOORS AND WINDOWS

- External Doors and Windows (sliding/ opening) patio, kitchens doors etc. are of electro statically colored Aluminum Sections, to our Architects choice with double glazed crystals.
- All frames are watertight sealed both inside and outside with the appropriate sealants.

WARDROBES, DOORS AND KITCHEN CABINETS

- Wardrobes, doors and kitchen units are designed by Interior designers using the appropriate computer software and manufactured in Italy using first quality well-preserved timber and laminated faced film.
- First class ironmongery is supplied with the above.

PLUMBING AND SANITARY INSTALLATIONS

- The drainage and plumbing system is designed in strict compliance with the latest code of practice and local authorities' rules and regulations.
- For drainage system PVC and UPVC pipes are used, placed in position in accordance with manufacturers' specifications and code of practice.
- The affluent from drainage system is disposed through a well design manhole system to a biological treatment plant, or the local sewage system if available.
- The plumbing system is constructed wholly with polypropylene or copper pipes using the latest code of practice.
- Hot water pipes are adequately insulated and are connected to a solar system comprised of solar panels and electric hot water cylinder.
- The cold water is supplied through a storage tank placed on the roof. Apartments at the top floor have a pressurized system.
- Fresh water direct from the water board is supplied to kitchen sink.
- A specialist sub-contractor executes the drainage and plumbing systems.
- All Sanitary Ware and Accessories are first class quality, imported mainly from Europe in modern styles.

ELECTRICAL INSTALLATION

- The electric system is design by a specialist consultant in strict compliance with the latest code of practice and local authorities rules and regulations.
- The Electric, Telephone and TV Systems are executed by licensed subcontractors with 13Amps 240Volt, single-phase sockets, light switches, T.V and Tel. points in all rooms and to kitchen appliances. Each bedroom has 2 no single sockets, 1 no telephone point and 1 no TV connection.
- All Apartments are provided with an Intercom connected to the Main Entrance of the Building as well as a doorbell.
- The Electrical Installation is checked and approved for safety, prior to connection and delivery to the owner by the Electricity Authority of Cyprus.

- The main E.A.C., individual and Common Use meters, trip switches etc. is located in a secure E.A.C. room.
- A Mains Box with isolator switches is situated in each apartment.