

FURNITURE **SPECIFICATIONS**

1. INDOOR FURNITURE	
Quantity	Description
1	Dining table, Coffee table, Side Lamp Table
6	Dining chairs for 1, 2 & 3 bedroom apartment, 5 chairs for studio
1	Three (3) Seater + Armchair*
1	TV Stand
1	Double size bed (160x200), each with night stand tables, (or 2 Single beds)**

*Size and number of sofas/armchairs varies per the size of the apartment

**Per room

2. OUTDOOR FURNITURE	
Quantity	Description
1	Set of sitting furniture for 4 people with coffee table in the balcony

3. WHITE LINEN & TOWELS*		
	Quantity	Description
Linen	4	Bed Sheets
	2	Pillows (with covers)
	1	Mattress Protector
	1	Duvet (with covers)
	1	Bed runner
Towels	4	Bath Towels
	4	Hand Towels

*All above is per bedroom and bathroom

5. FOR ALL GLASS WINDOWS & SLIDING DOORS

Sun blinds & Voile Curtains in all sliding doors and windows

6. ELECTRICAL APPLIANCES

Quantity	Description
1	Refrigerator*
1	Oven*
1	Ceiling hood*
1	Ceramic cooktop*
1	Dishwasher*
1	Washing machine + Dryer*
1	One 65" Samsung smart TV or similar

* All appliances will be Bosch/Samsung

3. KITCHEN & DOMESTIC ITEMS

	Description
Kitchen	Set of cutlery, pods & Pans, Chopping boards, Tea towels*
Other Domestic Items	Pedal bins, Ironing board, Mop, Bucket, Dustpan & Brush

*All kitchen Utilities for 8 people

7. OTHER

Lightning through the property

Decorative items

STANDARD CONSTRUCTION SPECIFICATIONS

1. ARCHITECTURAL & STRUCTURAL DESIGN		
1.1	Foundation & Structure	High strength reinforced concrete structure comprising of raft foundations, columns, beams, slabs and external wall in compliance with Cyprus and EU Anti-Seismic Code
1.2	External walls	Thermo bricks of 250 mm with 50-80 mm of insulation
1.3	Internal walls	Rendered hollow clay bricks of 10 mm
1.4.	Roof insulation & Waterproofing	All flat roofs will be thermally insured with 80 mm polystyrene and waterproofed by cement base or asphalt membrane insulation
1.5	Rainwater pipes	Concealed

2. WALL FINISHES		
2.1	External walls	The finish of the walls will be 3 coats of emulsion paint or fair face concrete as per architectural drawings
2.2	Balconies	High Quality ceramic will be fitted above suitable waterproof insulation. The extent of tiling will be as indicated on plans.
2.3	Internal walls	Cement – Sand 3 coats plastering and 3 coats of decorative emulsion paint as per architectural design
2.4	Bathrooms & Shower walls	Marble Tiles will be fitted floor to ceiling and will be fitted in all bathrooms.

3. CEILING FINISHES		
3.1	General ceiling finish	Spatula and painted with 3 coats of high quality emulsion in color as per architectural design
3.2	Bathroom ceiling	Waterproof and moisture repellent paint will be used.

4. FLOOR FINISHES		
4.1	Indoor floors & Stairs	High Quality marble tiles 50x80/80x80 will be fitted with matching skirting. All the bedrooms will be of a high quality wooden parquet.
4.2	Balconies & Roof top terrace	High Quality ceramic will be fitted above suitable waterproof insulation
4.3	Pool & Pool area	Infinity pool with high quality ceramic tiles, Iroko Deck wood for pool area

5. DOORS & WINDOWS		
5.1	Sliding patio doors & Windows	Colour coated heavy duty metal thermal aluminum floor-to-ceiling sliding door, windows fitted with high quality handles and double glazing
5.2	Internal doors and frames	High quality finish door with high quality handle, door stoppers and hinges
5.3	External entrance door	Fireproof, sound insulated, made of high quality finish

6. BALUSTRADES & STAIRCASES		
6.1	External patios & Balconies	Laminated safety glass
6.2	Staircases	Metal railings

7. BUILT-IN KITCHEN		
7.1	Design	White glossy acrylic finish, individually designed layouts
7.2	Cupboard doors	Doors in white glossy acrylic finish
7.3	Work surface & Backsplash	Techno granite worktop and backsplash
7.4	Sink & Mixer tap	Single sink formed seamlessly with work surface with High quality pressure 3 way mixer tap (Grohe/Hansgrohe)
7.5	Provisions	Provisions for hob, oven, recirculating hood, washing machine, dishwasher, refrigerator. Appliances are not included.

8. BATHROOMS & SANITARY		
8.1	Shower tray & Shower screen	Custom made shower tray with anti-slip treated Marble tiles with shower glass screen with mat black frame
8.2	Shower mixer	High quality pressure mixer tap (Grohe/Hansgrohe)
8.3	Washbasin & Toilet	High quality Duravit washbasin and wall mounted toilet with concealed system
8.4	Vanity units	Individually designed layouts will be fitted in all bathrooms with wall mounted mirror and provisions for laundry area. Appliances are not included
8.5	Accessories	High quality design in mat black colour bathroom accessories and heated towel rails

9. BEDROOMS		
9.1	Wardrobes	Tailor made floor to ceiling side-to-side sliding wardrobes doors, externally made of high quality white gloss acrylic finish with mirror and soft-closing system

10. HEATING & COOLING SYSTEM		
10.1	Cooling	All apartments will be with combined concealed VRV system for cooling. Included
10.2	Heating	All apartments will be with underfloor heating with Hydro-Kit box. Included

11. UTILITIES, SERVIS & ELECTRICAL PROVISIONS		
11.1	General Electrical provisions	All necessary applications will be made to the Electricity Authority of Cyprus to obtain electricity supply
11.2	Kitchen Dining & Living area	Adequate number of sockets and electrical point will be fitted according to the electromechanical design and or as per the architectural drawings
11.3	Bedrooms	2 double sockets, 1 single socket, 1 TV point, 1 telephone point, 1 ceiling light and an A/C and floor heating switch will be fitted
11.4	Entrance Door	IP videophone system at the building entrance, 1 doorbell at the apartment entrance and light fitting will be fitted at the front of the entrance
11.5	Telephone	All necessary applications will be made to the Cyprus Telecommunication Authority of Cyprus to obtain the appropriate telephone and internet connection
11.6	Water supply & Plumbing	<ul style="list-style-type: none"> -Heat pump system (D.H.W.P) for hot water -Immersion Heater system -Cold water tank of 1m³ -Water pressure pump installed to maintain high pressure throughout the property -Pipe-in-pipe plumbing system

12. COMMUNAL AREAS		
12.1	Swimming pool	Communal showers, toilets and changing rooms
12.2	Vertical transportation	One lift servicing all residential and communal floors
12.3	Landscape	Complete landscaping at external communal areas
11.4	Residential parking area	Gate or Barrier entrance and exit with fob in and out
11.5	Entrance Lobby	Entrance security with fob, doorbell with IP videophone system
11.6	Security cameras	CCTV monitoring at all entrances to the building
11.7	Lightning System	Lights automations in communal areas

13. GUARANTEES	
12.1	A.N. Stasis Estates PLC gives a 1 year guarantee for the good workmanship of the property excluding fair wear and tear. Defects that may appear within this time will be rectified free of charge

In case the client wishes to use materials out of the Company's range, a fee of minimum 15% of the current price of specifications will be charged.

In case the client wishes to appoint any external provider / supplier for specific works, this can be done only with the accordance of the company and an additional fee of 5% will be added to cover overheads and required assistance

