

SCHEDULE 6

ALEXANDER HEIGHTS VILLAGE (PARCEL B)

GENERAL BUILDING SPECIFICATIONS **VILLAS**

Structure	Well-designed reinforced concrete structure of isolated footings, columns and slabs according to the Cyprus Seismic Code and Eurocode 8 and designed according to the Cyprus Concrete Code of Practise CYS 159 and Eurocode 2.
Roof	Reinforced concrete flat slabs. Timber structure sloping roofs covered with concrete coloured roof tiles.
Insulation	Waterproofing membrane to flat and sloping roofs. Extruded polystyrene to flat roofs.
Copings	Stone copings to roof upstands.
Rainwater pipes	Concealed upvc rainwater pipes.
External Walls	280mm thick insulative hollow bricks.
Insulation	Extruded polystyrene to external concrete shell faces.
Rendering	3 coats of plaster and 3 coats of external emulsion paint.
Stone cladding	Local stone cladding to entrances of buildings as per Architects' instructions.
Internal Walls	100mm thick hollow clay bricks.
Rendering	3 coats of plaster and 3 coats of emulsion paint.

Internal Finishes

Living areas floors	'Crema Royal' marble or equivalent.
Bedroom floors	3-ply engineering 'parquet'.
Bathroom floors	'Crema Royal' marble or equivalent.
Bathroom walls	'Crema Royal' marble or equivalent.
Basement floors	Ceramic tiles.
Veranda floors	Ceramic tiles.
False ceilings	False ceilings with spot lights to Living room and Dining room according to Architects' design.

Woodwork

Internal doors	Italian type, imported doors with frame in the same finish.
External doors/windows	Imported hardwood ready-made external openings with double glazing openable outwards except where there are shutters.
External timber shutters	Imported hardwood ready-made external shutters to bedroom openings.
Bedroom wardrobes	Italian type, imported wardrobes.
Laundry room	White melamine cabinets with integrated stainless steel sink and chrome finish mixer tap.

Kitchen

	Italian type, imported kitchen units.
Kitchen worktop	Granite.
Kitchen splashback	Granite.
Kitchen splashback	Granite.
Sink	'Granite' type double sink, European made.
Mixer tap	High quality 3-way chrome tap.

Appliances European made kitchen appliances. SS double-side Fridge/Freezer. SS Oven. SS Hob. Integrated Dishwasher. Integrated Hood. Integrated Microwave. White washing machine and dryer in basement. Small fridge in basement laundry room.

Bathrooms

WC Porcelain wall hung WC with concealed cistern.

Bidet Porcelain bidet in master bathroom, where applicable.

Washbasins Porcelain countertop washbasins.

Baths Hydrobath in master bathroom. High quality acrylic baths in other bathrooms, where applicable.

Showers Walk-in showers with marble floor and walls.

Shower cubicles Chrome finish shower cubicles with toughened glass.

Taps High quality taps in chrome finish.
Overhead rainshower in master bathroom shower.
Hydrojets in master bathroom shower.

Vanity units Wooden cupboards (where applicable) with marble worktop.

Lighting False ceilings with spotlights.

Fireplace

Where applicable. Built and partly dressed with natural stone in the Living room area.

Electrical Installations

As per EAC and CYTA requirements.

Installations Light points, plugs and switches throughout.
TV/satellite points and TEL points to Living, Dining and all bedrooms.
Entrance Intercom system.
Security system.

Provisions Speakers in Living and Dining room.
Garden bollard lights.
Photovoltaic system.

Accessories Stainless steel electrical accessories on kitchen splashback. White electrical accessories to all other areas.

Home Automations

Installations Lighting Control System with a number of dimmable and switchable zones controlled through wallstation keypads.

Prewiring Provisions TV/Satellite.
Multiroom Music & High Definition Video.
Home Cinema.
Wireless Network.
Shading Controls.
Airconditioning Controls.

Plumbing and Sewerage

Pipe in pipe system for hot and cold water supply.
Complete drainage system connected to a central sewerage system.
Water pressure system.
Hot water circulation pump.
Solar Panel System and Immersion Heater.

Heating & Cooling

Central Heating Underfloor central heating to ground floor, first floor and basement living areas.

Provisions for Heated Towel Rails in bathrooms.

Airconditioning Concealed A/C split units to Living room, Dining room and bedrooms. Provisions for A/C unit in basement store room.

Swimming Pool

Infinity edge type s/pools of reinforced concrete structure and hydrazzo finish. S/pool size varies according to plan.

Heating system Electric Heat Pump for s/pool.

Jacuzzi 2m dia. Circular heated Jacuzzi to the s/pool area.

Landscaped External Areas	As per individual drawings.
Soft Landscaping	Fully landscaped gardens with grass areas, trees and plants.
Irrigation	Fully automatic irrigation system.
Barbeque	3m long BBQ with ceramics worktop, ss sink, cold and hot water supply and storage underneath.
Entrance Gates	Electrically operated metallic gates.
Plot boundaries	Solid stone boundary wall at road side. Fence, hedge or low concrete wall at side boundaries according to plot position.
External shower	Shower base dressed with mosaic tiles and shower mixer.
Driveway	Coloured concrete interlocking blocks.
Paved areas	Local stone paving with part of wooden deck next to s/pool.
Car-port pergola	Wooden carport pergola.

Common Areas

Entrances to buildings will be featured with local stone as appropriate as per the Architects' instructions.

Parkings will be of coloured concrete blocks or similar finish.

Some of the internal retaining walls will be stone dressed and some will be painted.

Common gardens will be landscaped including plants, trees and irrigation system.