

## **Montes Villas**

### Specifications and Technical Details

#### **1.0.0. Foundation and Framework**

Reinforced concrete, beams and slabs, designed per Eurocode earthquake design standards.

#### **2.0.0 Walls**

##### **2.1.0. External Walls:**

Thermal insulation system in accordance to class "A" guidelines, consist of:

1. 20-25cm thick brick work
2. 5-8cm polystyrene
3. Decorative acrylic paint or Graffiato paint or sandex paint in external verandas according to architects request.

##### **2.2.0. Internal Walls:**

10cm thick.

Cement – Sand 2 or 3 coats plastering.

Decorative Emulsion paint (where applicable)

#### **3.0.0. Floor and walls tiles**

Lightweight concrete above the reinforced concrete slabs for sound and thermal insulation.

##### **3.1.0. Internal area flooring**

Imported Ceramic tiles at Euro 40.00/ sq. m or high quality laminate parquet flooring (wide range of designs available) from the Company's range.

##### **3.2.0. Verandas**

Imported Ceramic floor tiles at Euro 25.00/ sq. m (wide range of designs available) from the Company's range.

##### **3.3.0. Staircase**

Marble Ajax, Perlato 30mm or equivalent

##### **3.4.0. Bath, shower and toilet rooms**

Imported Ceramic floor tiles at Euro 40.00/ sq. m (wide range of designs available) from the Company's range.

Imported Glazed wall tiles (up to ceiling height) at Euro 40.00/ sq. m (wide range of designs available) from the Company's range.

##### **3.5.0. Kitchen wall tiles**

Imported Glazed tiles at Euro 40.00/ sq. m (wide range of designs available) from the Company's range.

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#### **4.0.0. Kitchen cabinets**

Custom made kitchen cupboards made of high quality MELAPAN finish. Technogranite countertop 40mm with provision for cooker, re-circulation hood, washing machine and refrigerator (Appliances not included) at Euro 150.00/m from the Company's range

#### **5.0.0. Bedroom cupboards**

Custom made floor to ceiling wardrobes, externally made of high-quality MELAPAN finish out of Company's range

#### **6.0.0. Doors**

##### 6.1.0. Entrance door

Sound and weather insulated aluminium door.

##### 6.2.0. Internal doors

Flush MELAPAN finish

#### **7.0.0. Aluminium patio doors and windows**

Upgraded thermal aluminium series.

Double-glazed thermal insulation glass.

Aluminium sliding / opening doors and windows MU 3000 THERMAL & MU 2075 series, improving thermal and sound insulation.

#### **8.0.0. Sanitary fittings**

Branded high quality European sanitary fittings, taps, mixer taps, sinks, accessories, glass screens, mirrors, installation accessories etc. like Grohe, Hansgrohe and more, of total cost

- Three bathroom and guest toilet at Euro 6000.00
- Four bathroom at Euro 7000.00

#### **9.0.0. Protective rails on upstairs verandas and roof garden (if any)**

Frameless Glass railings, according to Architectural request.

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#### **10.0.0. Paint**

- 10.1.0. Walls and ceiling  
Emulsion paint
- 10.2.0. Interior timberwork  
Semi-matt
- 10.3.0. Exterior timberwork (if any)  
Durable wood stain

#### **11.0.0. Electrical installations**

High quality electrical installation, according to European standards and electricity authority approval.  
Concealed circuits and all other installations, in compliance with the Electricity of Cyprus (EAC) regulations, with comprise of circuits for light fixtures and power points for kitchen appliances, TV, telephone, provisions for a/c units, provision for satellite TV (pipe & box of satellite TV) solar heater and other power points. Included alarm system, intercom and security cameras.

#### **12.0.0. Mechanical**

- 12.1.0. Hot and cold water supply in all designed areas.
- 12.2.0. Underfloor heating included
- 12.3.0. Concealed A/C in living room area and A/C split units in all bedroom
- 12.4.0. Bathroom hot water supply  
Electrical heater and solar panels

#### **13.0.0. Parking area** with fine concrete finish.

#### **14.0.0. Boundary walls**

Plastered and rendered according to the architectural request.

#### **15.0.0. Swimming pool**

Swimming pool with skimmer, 4 x 8 – depth 1.40 m  
Including 2 lights inside the pool, ladder, liner

#### **16.0.0. Special Terms**

- Roof garden
- Front fence
- Entrance gate
- Provision for electric car charger
- Covered parking with Louvers ( if any)
- 5Kw PV system

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#### **Notes:**

- a) In case the client wishes to use materials out of the Company's range, this can be done only with the accordance of the company and an additional fee of 15% of the price currently stated above in the specifications will be charged.**
- b) 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.**
- c) All prices include VAT.**