

# **PANTHEON HOUSE:**

## **GENERAL BUILDING SPECIFICATIONS GUIDE**

### **STRUCTURE AND FOUNDATIONS**

- In Accordance with the Cyprus Building and Seismic Regulations.
- Reinforced Concrete Frames with high yield steel reinforcement.
- Approved Damp Proof Membrane.
- All properties are designed and inspected by qualified engineers and architects

### **WALLS AND INTERNAL SURFACES**

#### **External Walls**

- All External walls with 20cm bricks, applied with 2 coats of rendering and finished with either "santex" paint, high quality textured graffiato or stone finishing according to the architectural plans.

#### **Internal Walls**

- All internal walls with 10cm bricks applied with 3 coats of rendering and finished with high quality of emulsion paint.

#### **Ceiling Finishes**

- All ceilings will receive 2 coats of spatula and 3 coats of emulsion paint.

### **WORKTOP & WALL TILE FINISHES**

- Kitchen: Choice of High Quality Granite worktop with double edge lip – EUR 102.52 (CYP 60.00) per running meter; Italian Tiles between the worktops and cupboards – EUR 13.67 (CYP 8.00) per m<sup>2</sup>.
- Bathroom & W.C: to a height of 2.20 meters Italian Tiles – EUR 13.67 (CYP 8.00)<sup>2</sup>.

### **FLOORING**

- Lounge/ Dining Area: High quality Italian ceramic tiles – EUR 20.50 (CYP 12.00) per m<sup>2</sup>.
- Bathrooms: Italian ceramic tiles – EUR 13.67 (CYP 8.00) per m<sup>2</sup>.
- Kitchen: Italian ceramic tiles – EUR 13.67 (CYP 8.00) per m<sup>2</sup>.
- Bedrooms: Laminated parquet – EUR 22.21 (CYP 13.00) per m<sup>2</sup> or High Quality ceramic tiles.
- Verandas and Patios: Choice of High Quality nonslip External Tiles. EUR 13.67 (CYP 8.00) per m<sup>2</sup>.
- Hallways: Granite or High Quality ceramic tiles.
- Entrance: Granite or High Quality ceramic tiles.
- Staircase: Quality marble.

### **CARPENTRY AND ALUMINIUM WORKS**

#### **Kitchen**

- Italian made cupboards with a choice of finish.
- High quality double bowl, stainless steel or granite.
- Chrome plated Mixer Taps
- Provision for dish-washing machine.

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## **Internal Doors**

All internal doors, wardrobes and cupboards of Italian wood finish – teak, venge, white oak.

## **External Doors and Windows**

- The main external door will be of either oak wood or aluminium with wood effect colour for low maintenance.
- High quality security locks
- All windows & patio doors sliding double glazed of aluminium colour white.

## **SANITARY FITTINGS**

Choice of High quality Sanitary Fittings in white porcelain (Twyfords Standard) in accordance with the drawings, which comply with EU standards, up to a value of EUR 768.87 (CYP 450.00) for the one bedroom apartment, EUR 1,281.45 (CYP 750.00) for the two bedroom apartment, EUR 1,794.03 (CYP 1050.00) for the three bedroom apartment, consisting of:

- Bathtub with over head shower fitting
- Chrome plated Mixer Taps
- Chrome plated accessories, consisting of Towel rail, Toilet Roll holder, and mirror.
- Hand-Wash basin
- W.C per complete piece

## **PLUMBING AND SEWAGE DISPOSAL**

- Plumbing and drainage installation in accordance with architectural plans.
- A Pipe in Pipe system will be used for cold and hot water.
- Either a septic tank and absorption pit or connection to the main sewage.
- High quality solar water heating system.
- Immersion Heater system.
- Heavy duty plastic Water Tank

## **ELECTRICAL INSTALLATIONS**

All electrical installations are in accordance with the Cyprus Electricity Board.

- LESO number for electricity connection will be provided.
- Double sockets in white colour in every room.
- TV outlets in all bedrooms and living area.
- Telephone outlets in all bedrooms, living area, and kitchen.
- Electronic door entry system.
- Provision for split unit (Hot & Cold) Air-Conditioning Units.
- Provision for electric storage heating
- Provision for Washing Machine and Dishwasher.
- Provision for communal Satellite TV

## **EXTERNAL WORKS**

- 1.2 m high boundary wall.
- All external and internal railings will be of high quality treated metal.
- Each apartment is allocated one private parking space.
- Each apartment is allocated one private store room.

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