

GENERAL CHARACTERISTICS

BUILDING SPECIFICATIONS OF NIKI RESIDENCE **EVANGELOU AND FRANTZIS DEVELOPMENTS CO LTD**

General structure

The building follows Building Energy Efficiency Class A standards. Reinforced concrete frame structure, taking into consideration earthquake study and design. The external masonry façade consists of thermal insulation bricks (dimensions 300x250x200mm) and the internal walls are of 10cm thickness.

Plastering

Exterior surfaces (including walls, exposed floors, parking area slab and exposed roof) are covered with extruded polystyrene, double application of stabilizer and final decorative coating to provide thermal cladding. Interior surfaces are made of 1,2 coats of plaster and trowel. The ceilings are trowelled and painted in 3 coats of emulsion.

Sanitary ware and interior cladding

The total cost of baths/showers, lavatories, washbasins, kitchen sinks, kitchen faucets, high-quality accessories and porcelain tiles are:

Apartment with 1 bedroom	€1,500
Apartment with 2 bedrooms	€2,800
Apartment with 3 bedrooms	€3,100
Penthouse with 2 bedrooms	€3,400
Penthouse with 3 bedrooms	€4,500

(Shower/toilet walls up to the door height and kitchen walls between countertops and wall-mounted cabinets, are all fitted with coloured porcelain tiles)

Flooring

Living/dining room and kitchen room floors are covered with ceramic tiles (EURO 25/m² purchase price).

Bedrooms are fitted with laminate parquet flooring (EURO 20/m² purchase price).

Verandas are covered with ceramic tiles (EURO 15/m² purchase price).

(Three coats of cement-based waterproof insulation is applied under bathroom and veranda floorings)

Fitted furniture

Kitchen cabinets and bedroom closets are made of Laminate XZ (different colours). Kitchen cabinet doors and drawers are equipped with soft closing systems.

Kitchen countertops are covered with granite (EURO 150/m²).

Exterior doors and windows

They are made of natural aluminium colour, thermal insulated and are mounted on walls using all the necessary fittings. Double thermal-insulating glass panels.

Interior doors

All interior doors are made of Laminate XZ (different colours) with high-quality door fittings, mounted on wooden casings coated with Laminate XZ.

The entrance door for each apartment is fireproof and made of Laminate XZ (different colours).

Water supply

Sufficient solar water heater system.

Electrical installation

Complete electrical and telephone installations. Sufficient lighting and socket arrangements in every room.

Installation of video entry system.

Provision for electric shutters.

Provision for A/C.

Main entrance of the building

The main entrance of the building is equipped with a video door entry system.

Entrances to the building parking spaces are accessible using remote controls.

Alterations on specifications/plans

The client may request for alterations on specifications or plans, but the seller is entitled to reject any alterations that may influence the design, character, or stability of the building. Extra charges for alterations are applied to the client.

It is emphasized that the seller reserves the right to make alterations regarding colouring, exterior structure and layout of the building.

NOTE

All prices mentioned above include V.A.T.