
TECHNICAL SPECIFICATIONS
TESSERA FANARIA “THE WATERFRONT”

REINFORCED CONCRETE STRUCTURE

- The structure will be of reinforced concrete in compliance with the earthquake design regulations and according to the architectural drawings.

BRICKWORK

- All walls as shown on the architectural drawings will be built with top quality bricks.
- The external walls will be 25cm thick and generally the internal walls will be 10cm thick.

WALL FINISHES

- The internal walls will have 3 coats of plaster finish and 2 coats of spatula finish and 3 coats of emulsion paint.
- The external walls will have 3 coats of plaster finish and external acrylic paint will be used. Certain walls will be veneered with local stone finish according to the architectural drawings.
- Synthetic / Natural granite will be used between the kitchen worktop (counter) and cupboards upto a value of €128 -per mtr. Splashback as per architect's specifications.
- All Bathrooms will be finished in high quality marble or ceramic tiles from floor to ceiling upto a value of € 34 – per M²

FLOORING

- All living and dining areas will be finished in marble up to a value of € 43 /M² The kitchen areas will be finished in ceramics up to a value of € 25 /M²
- Bedrooms will be fitted with solid parquet flooring up to a value of € 42 /M² inclusive of the fitting.
- External balconies/verandahs will be covered with ceramic tiles up to a value of €17 /M²
- All window sills will be of marble.

HEAT INSULATION-DAMP PROOFING

- The rooftop of the building and all verandahs (covered and uncovered) will be insulated by asphalt insulation, type Derbigum Polyester 4mm thick

WOODWORK

- All kitchen benches and cupboards will be imported from Italy in different colours with a laminated and high gloss lacquered finish, upto a value of € 188 - per Mtr. The Kitchen worktop will be finished in Synthetic / Natural granite upto a value of € 128 - per mtr
- The bedroom wardrobes will be of Italian origin upto a value of € 205 – per M²
- Internally the doors will be of Italian origin, array of colours.
- The apartment main entrance door will be a (European Origin) Safety Door.(Fire &Theft Proof)
- The internal door fittings will be of a value of: For internal doors € 43.- For cupboard / wardrobe handles € 5.- each

ALUMINIUM WORKS

- The Aluminum sections will be double glazed and consist of a two glass panes 4 & 5mm thick, one clear and one tinted (semi-transparent for bathrooms), for sound insulation.

METAL WORKS

- Banister for internal staircase will be as shown on the architectural drawings.
- The external garage gates will be as shown on the architectural drawings.

PLUMBING AND DRAINAGE INSTALLATION

- Plumbing installation will provide:
 - Hot and cold water (from a water tank and boiler) to all sinks, baths, kitchen taps and washing machine.
 - Mains water to the water tank, kitchen tap.
- Plumbing installation will be PEX pipes (pipe-in-pipe) according to European specifications.
- The plumbing installation will be pressurized.
- The sewage of the building will be connected to the Larnaca municipality sewage system.
- The design sanitary ware and fittings, bath screens, shower cubicles, paper holders, towel stands, accessories and mixers will be of (European Origin) up to a value of € 2,050 (2, Beds) € 3,417 (3, Beds) & € 5,125 (Penthouses) .

FULL AIR CONDITIONING & CENTRAL HEATING.

- Full Installation of a central air conditioning, (Hot/Cold) VRV system..
- Full installation of an independent electric storage heater, system.

ELECTRICAL INSTALLATION

- The installation will be designed according to the IEE and the Cyprus Electricity Authority's regulations and as indicated on the architectural drawings.
- Ample electrical fittings, sockets, plugs, telephone (ISDN) & TV outlets and switches.
- All light points will be fitted as per architectural drawings.
- Fire & Burglar alarm system will be provided.
- Central Satellite TV. System, for all Apartments. (Sky / Nova)
- The latest technological video camera interphones will be installed.

DECORATION

- Internally where shown in the architectural drawings there will be false ceilings which will be treated with spatula and 3 coats of emulsion paint, the use of a design border (wall /ceiling) may also be used as per the architectural drawings.

LIFTS

- The building will be serviced by 2 luxurious machine roomless (10 persons) lifts of European origin.

PRIVATE SWIMMING POOL & FITNESS CENTRE

- An overflow type heated swimming pool with a large pool deck and a fitness centre situated on the 5th floor will be available for use by the owners of The Waterfront and their guests. (Only)

OTHER GENERAL FEATURES.

- An electronic main entrance gate /barrier, which will be operated by remote control, will be placed at the entrance of the parking level areas. (Controlled Access).
- Ground floor lobby / reception area will be finished in Marble as shown on the architectural drawings.
- 24 hour concierge service will be available for the residents.
- Business Lounge for Residents meetings.
- Trash disposal chute on each floor, leading to the ground level collection bins

- Fireplaces in the maisonettes.
- Each maisonette will have it's own private roof garden.

NOTES:

All construction work to be executed must be approved by the Supervising Architect.

All kitchen electrical appliances, fittings, and materials (e.g. sanitary fittings, ceramic tiles, parquet, etc.) can be chosen / purchased **only** from our approved suppliers.

Where *value* is quoted, it refers to the **standard retail price of the goods including VAT.**

Any alterations/ modifications and/ or extra works internally will only be executed by the company after approval for such works has been granted by the company and the relevant cost has been agreed to in writing by the purchaser(s).

In the event that the purchaser obtains the services of any non-approved (by our company) sub-contractors/ suppliers/ firms and/ or craftsmen to carry out any works upon the property, then the period of guarantee as stipulated by the company in the Sales Agreement shall be considered as null and void.