

TECHNICAL SPECIFICATIONS – SAKYRCO ICARUS

1. FOUNDATIONS & STRUCTURE

- Reinforced Concrete Frame with high yield strength steel reinforcement, comprising of footings, columns, beams, roof slab and external walls in compliance with Anti-Seismic Eurocodes.

2. WALLS – PLASTERING

- EXTERNAL WALLS - 25cm clay bricks as shown in architectural plans produced according to European Standard CYS EN 771-1:2011 (Category II). The building envelope will be thermally insulated according to the Cyprus Energy Department. The external walls will be thermally insulated with 8cm polystyrene and according to the study of the Mechanical engineer of the project.
- INTERNAL WALLS - 10cm clay bricks as shown in architectural drawings, produced according to European Standard CYS EN 771-1:2011 (Category II) with 2 layers of plaster, 2 layers spatula and 3 layers of high quality emulsion paint.
- CEILING - fair-faced concrete treated with 3 layers of spatula & finished with high quality of emulsion paint (3 Coats).
- EXTERNAL RETAINING / BOUNDARY WALLS - fair-faced concrete with high yield strength steel reinforcement, rendered as per architects design.

3. INSULATION / WATERPROOFING

- Foundations: 3 coats bitumen emulsion
- Bathrooms: 2 coats of polyurethane based membrane "PU coating"
- Balconies and Slabs: waterproofing membrane LOTUS 4/20 or equal, with "non-woven" polyester reinforcement of 200gr/m² weight and with sand silicate finish.

4. TILING, FLOORING & WORKTOPS

- LIVING AREA & KITCHEN - high quality rectified ceramic tiles. Dimension 0.60x1.20. Price €38.00/m²
- BATHROOMS - high quality rectified ceramic tiles. Dimension 0.60x1.20. Price €38.00/m²
- BEDROOMS - high quality laminate parquet flooring AC4 for heavy commercial use. Selection from a preselected range of different colours. Price €25/m²
- VERANDAS & ROOF GARDEN AREAS - quality heavy-duty none-slip external high quality ceramic tiles of architect's choice. Dimension 0.60x1.20. Price €30.00/m²
- INTERNAL STAIRCASE - Marble tiles of architect's choice.
- WORKTOPS - Granite/marble or Corian. Selection from a preselected range of different materials. Price €170.00/m

- (All floors will be finished with matching skirting)

5. WARDROBES AND KITCHEN CABINETS

- High quality design Kitchens - *laminate finish*
- High quality design built-in wardrobes - *laminate finish*

6. DOORS AND WINDOWS

- (1) External sliding doors and windows "MU 114" energy efficient thermal double glazing and exterior glass with low e coating.
 - (2) Opening aluminium doors "MU 2075" energy efficient thermal with double glazing and exterior glass with low e coating.
 - (3) Storage room doors in accordance to architect's drawings
 - (4) Marble window sill (plinth) – Type KAVALAS or equal of 3cm thickness
- INTERNAL DOORS - High quality Medium Density Fibreboard - gloss finish. Complete with metal door handle, lock, doorstop and hinges.
 - EXTERNAL MAIN DOOR OF FLATS – High security armoured door with steel frame and according to the European standards of fire resistance regulations.

7. RAILINGS / BALUSTRADES

- BALCONIES: Glass balustrades as per architects design.
- EXTERNAL: Colour coated metal railings as per architects design.
- STAIRCASE: Aluminium railings.

8. SANITARY WARE AND MIXER TAPS

- Choice of High quality Sanitary Fittings in white porcelain complete with chrome plated accessories, vanity unity, mirror, soap holders & towel ring.
- Grohe Chrome finish single lever taps.
- High quality stainless steel or Corian sink for kitchen.

9. PLUMPING & WATER SUPPLY

- According to attached Mechanical and Electrical specifications document.

10. ELECTRICAL INSTALLATION

- According to attached Mechanical and Electrical specifications document.

11. HEATING & COOLING

- According to attached Mechanical and Electrical specifications document.

12. ELEVATOR

- 1 elegant high speed KONE elevator according to Mechanical and Electrical specifications.
- Load bearing capacity: 8 persons Elevators are designed for use by disabled persons.
- Elevator Doors are certified for Fire protection for 120 min