



# MAKEDONIAS RESIDENCE

## TECHNICAL SPECIFICATIONS

This exclusive residential development is located in one of the most prestigious area of Nicosia, on the highest point of Lycavitos, consisting of 9 apartments, built to the highest standards and specifications in order to give the sense of intimacy, elegance, and luxury.

### Static Insulation

#### Foundations and Frame

The static institution of building is drawn from steel reinforced concrete and according to civil engineer's study and anti-seismic regulations.

### Walls

#### External

All external walls will be of high quality bricks with thermal insulation properties of 25cm thickness and three coats of plaster and sanded paint.

#### Internal

Internal walls will be single with a total thickness of 10cm with three coats of plaster and three coats of emulsion paint.

### Plastering

#### Ceilings

Fare-faced spatula finish and gypsum board installation where needed and three coats of emulsion paint.

### Plumbing Drainages

#### Solar panels / Water tanks / Pressure system

Reliable pipe-in-pipe hydraulics installation. Independent solar panels and water tank for each apartment. Independent pressurized water system for each apartment.

### Window and Door openings

#### Aluminums

Windows and door openings will be sliding aluminum framed with double-glazing for better heat and sound insulation, equipped with safety locks.

### Elevator

Luxurious and latest technology elevator of the type «Machine Room less» and gearless with 8-person cabin. Low running cost and as fast as 1M/sec.



## Common Areas

### Lighting and Decoration

External and internal communal areas and staircase will be covered with high quality materials and decorated with luxury finish. Architectural lighting internally and externally will be fitted to emphasize major features of the building. Sensors for automated lighting will be fitted at the entrance of the building and parking spaces for extra security.

## Floor Finishes

### Living room/Dining room /Kitchen

Ceramic tiles at the price of €30 (Discount Price € 21/m<sup>2</sup>)

### Bedrooms

Wood Parquet of €25/m<sup>2</sup> (discounted price €17.50/m<sup>2</sup>)

### Veranda

Ceramic Tiles €30 (Discounted Price € 21)

\*In case of ceramic tiles placed in the bedrooms the cost of placement/installation of ceramic tiles in the bedrooms, kitchen, or verandas will be priced at €30 (discounted price €21/m<sup>2</sup>), the cost of which the client will bear.

## Wall Tiling

### Bathroom / WC

Ceramic tiles to the height of the ceiling €25 (Discounted Price €17.50/m<sup>2</sup>)

### Kitchen

Ceramic tiles in between the work-top and the wall cabinets €25 (Discounted Price €17.50/m<sup>2</sup>)

## Sanitary Fittings and Kitchen sink

### Fittings and Sink

High quality sanitary fittings. Wood finished cupboards and granite counter top. Total cost €1700 for 1 bedroom apartments (Discounted price €1190), €2600 for 2 bedrooms apartments (Discounted price €1820) and €3300 for 3 bedrooms apartments (Discounted Price € 2310). Including Mixer-Accessories and stainless-steel kitchen sink.

## Entrance & Doors

### Shielded Internal Mechanisms

The main entrance of the apartment is imported from Italy, shielded and equipped with safety locks. Pressed panel Interior doors are also imported from Italy in white colour. High quality handles and lock mechanisms are included.

## Kitchen Furniture



Modern design from Europe according to architectural plans with all the necessary compartment mechanisms. White of colours with high quality handles, sink and water fixture. Granite work top. Provision amount for a **one-bedroom** apartment kitchen is **€2000 (discounted price €1400)**. Provision amount for a **two-bedroom** apartment kitchen is **€3000 (discounted price €2100)**. Provision amount for a **three-bedroom** apartment kitchen is **€4000 (discounted price €2800)**. Granite kitchen benchtops **€160 (discounted price €112)**.

#### **Bathroom Furniture**

High quality bathroom fixtures and fittings in a variety of colours. Wood finished cupboards. For a **one-bedroom** apartment cabinet are **€400 (discounted price €280)**. For a **two-bedrooms** apartment, cabinets are **€800 (discounted price €560)**. For a **three-bedrooms** apartment, cabinets are **€1200 (discounted price €840)** Granite bathroom cabinet tops **€160 (discounted price €112)**.

#### **Electrical Installations**

Provisions for Installation of washer/dryer for clothes, dishwasher, refrigerator, electrical oven, hob and extractor. Electricity outlets installed in all rooms and balconies. The washing machine and dryer will be installed at the outside covered veranda.

#### **Parking Spaces and Storage area**

1 Parking space for each apartment and 1 storage room with electricity outlet and light, according to architectural plans.

#### **Air-conditioning / Heating**

Complete Installation of Air condition system (VRV) in all areas providing cool and warm air and full installation of underfloor heating with Heat Pumb

#### **General Electrical Installations**

##### **According to Electricity Authority of Cyprus specifications**

In the living room, bedrooms and balconies, installation of central terrestrial antenna and provision for central satellite antenna, adequate number of lighting points, two power point in every room, 5 points in the kitchen, 2 cooker switches, three power points in the living room.

#### **Security Systems**

Provision for independent alarm/fire detection system in all apartments. Entrance video-phone system for monitoring main entrance.

#### **Standard**

##### **Home Automation System**

Provision of installation of Interactive Lighting Automation System utilizing elegant in-wall keypads for pre-set lighting scenes activation and selectable dimming of the lighting throughout the apartment. Provision of installation of Sound speakers in the kitchen and leaving room. Master control facilities, Astronomic timer and other security features. Please note that the above is not included in the price of the apartment.



**Optional**

*\* The system is expandable to offer the following, based on the customer's needs.*