



# «MILOS RESIDENCE»

## TECHNICAL SPECIFICATIONS

**Milos** is an exceptional residential building which combines contemporary design and high-quality construction, making it one of the most noticeable buildings in the area. **Milos**, while being in a quiet neighborhood, is just a small distance away from the two biggest private Universities in Nicosia, the Hilton Park Hotel, central coffee shops, restaurants and other amenities, making its location ideal. The project consists of three floors and a total of 9 apartments; 3 One-bedroom apartments and 6 two-bedroom apartments. For each apartment, an inspired and artistic interior design was conceived which allows residents to create a tailored and comfortable living environment. The well-planned prime location of the tower only compliments to the building's unique features.

### Anti-seismic design

The static institution of the building is drawn from steel reinforced concrete and in accordance with anti-seismic regulations.

### Walls

#### External

External walls will be 25cm thick, of bricks with thermo insulation. An external system for thermal protection will be used.

#### Internal

Internal walls will be of gypsboards with insulation material.

### Plastering

#### External surfaces/Internal surfaces Ceilings Suspended Ceilings\*

3 coats of plaster and 3 coats of sandex paint  
3 coats of plaster and 3 coats of emulsion paint  
Concrete, fare-faced spatula and 3 coats of emulsion paint  
Plasterboards based on architectural design and upon client's approval

### Suspended Ceilings

Suspended Ceilings in living room and bedroom

### Lighting

Lights for the suspended ceiling budget €600 (Six Hundred Euro Only) including installation

### Hydraulic Installation

#### «Pipe in Pipe»

High quality independent and complete hydraulic installation with a a "pipe-in-pipe" distribution system.

#### Solar Water Heater /Pressure System Pressure

Each apartment has its own water heater. The tank can operate with a pressure of 6 bars of pressure . The pressuring system will be completed. The solar water heater will be double framed for two-bedroom apartments and single framed for one-bedroom



apartments.

### **Aluminium & Blinds**

#### **Windows /Electrical Blinds**

Imported aluminium frames with double glass for better sound and thermal insulation  
Provision for external electrical blinds installation in the bedrooms.

### **Elevator**

Luxurious and latest technology elevator with for quiet operation, speed and low maintenance cost.

### **Common areas**

#### **Lighting and Decoration / Building security**

All the common areas, internal and external will be covered with high quality materials.  
The architectural lighting will include sensors for automatic lighting control and for extra security.

### **Floor Tilling**

#### **Living room/Dining room**

Wood Parquet or ceramic tiles of €30/m<sup>2</sup> (discounted price €21/m<sup>2</sup>)

#### **Bedrooms**

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

#### **Kitchen**

Ceramic tiles of €30/m<sup>2</sup> (discounted price €21/m<sup>2</sup>)

#### **Verandas**

Ceramic tiles of € 30/m<sup>2</sup> (discounted price €21/m<sup>2</sup>)

**\*If the ceramic tiles are selected for installation in the living room and bedrooms, the installation cost will be € 20. The cost will be covered by the customer.**

### **Wall Tilling**

#### **Bedrooms Sanitary Fittings**

Ceramics € 25 (discounted price €17.50/m<sup>2</sup>)

#### **Kitchen**

Ceramics € 25 (discounted price €17.50/m<sup>2</sup>)

### **Sanitary Fittings**

#### **One bedroom**

Sanitary fittings of €1700 (discounted price €1190) including sinks, mirrors and all the necessary accessories.

#### **Two bedrooms**

Sanitary fittings of €2600 (discounted price €1820) including sinks, mirrors and all the necessary accessories.



### Window & Door openings / Handles and mechanisms

Window openings imported from Europe with selection properties of a variety of finishes. Door openings imported from Italy, of laminate type in a colour variety, and lock. Handle is not included in the price, it is the client's responsibility to provide one.

### Kitchen

Kitchen imported from Europe internally made of melamine, 18mm waterproof and laminate type doors in various colours with handles from renowned brands. 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)**. Granite kitchen benchtops **€160 (discounted price €112)**.

### Wardrobes

Wardrobes imported from Europe, melamine type, (wardrobes will include shoe shelves, handles, hangers and three drawers).

### Bathroom Furniture

Based on the architectural design which is counter-signed in the contract. Bathroom cabinets, sink, washbasin imported from Europe internally made of melamine 18mm waterproof and laminate type doors in a variety of colours with handles from renowned brands or of equal quality from a local manufacturer. For a **one-bedroom** apartment cabinet are **€400 (discounted price €280)**. For a **two-bedroom** apartment, cabinets are **€800 (discounted price €560)**. Granite bathroom cabinet tops **€160 (discounted price €112)**.

### Installation of electrical appliances

In the kitchen and the laundry room (if any) provisions for installation of appliances for kitchen fan, washer, dishwasher, dryer, fridge, TV and oven.

### Parking spaces & Storage areas

For every apartment, there is a covered parking space and one storage area as indicated by the architectural designs attached.

### Air-conditioning system

Provision of air-conditioning units wall type to cover the whole flat.

### Central Heating

Full installation of under-flooring heating system.

### Wiring Installations

Telephone facilities and installation of central satellite antenna for the reception of local channels with provision in all areas (bedrooms, living room and kitchen). Placement of two odd Sockets in each bedroom, 5 Sockets in kitchen and 2 Cooker Switch – 3 Sockets in the living room and ceiling lamps in all areas. In the bedrooms, there will be provisions for lighting on the right and left of the bed. Also in the main terrace will be placed on a single waterproof socket type. Detailed electrical design will be given before



the commencement of construction work.

### **Security Systems / Internet – Satellite**

Provision of wire alarm system with movement sensors, fire sensors, activation and deactivation board. Installation of a central television system for local channel reception. Provision of installation of satellite and also provision of installation of fiber optical communication for the whole building.

### **General**

The dimensions presented on the plans are at maximum approach and none of the involved parties should have any other claim from the other for any approximate difference. Any plans, promotional or prospective which are not counter-signed when signing contracts, are not part of the agreement and do not bind the seller. With this agreement, the buyer is responsible to provide all the necessary information for the smooth progress of the construction work in accordance with the timetable agreed. It should be noted that in the event of inability or subversive for progress delay in decision-making on behalf of the Buyer or a representative, the seller holds the right, upon certain notification, to proceed with the adoption of measures that will ensure the productive efficiency and timely delivery of the property. There is no provision for any compensation or any other remedy for the buyer for any consequences that may arise from such works. The seller is possible during the rebuild of the project: To alter or modify the plans, if in the sole discretion of the supervising architect, these modifications are reasonably necessary for technical or aesthetic reasons, provided that these do not affect the Building substantially and provided that they comply with the laws and regulations concerning the construction of buildings.

**Note 1:** The above values of technical specifications include the value-added tax of 19% as it is today. In the event of a change in the rate of Vat, the prices of materials are adjusted automatically based on the new rate.

**Note 2:** the amounts of provision for the woodworking will be applied by the **M.T.S.P. PROPERTIES LTD** company as agreed with the vendor who will execute the project.

**Note 3:** Amount of deduction is the amount which will be charged to the buyer, in case of selection of materials from suppliers who do not cooperate.