

OSTRIA RESIDENCE

TECHNICAL SPECIFICATIONS

Ostria Residence is the place where excellent design is brought to light in one of the most beautiful areas of Nicosia, Strovolos. Located ideally in close distance to the Town Hall of Strovolos, the English Academy, and the broader area of the city center. This project consists of only 6 apartments, two and three-bedroom, located 2 at each floor. Modern architecture, premium orientation, and impeccable interior design, contribute to an airy and luminous living space, and promote a harmonious environment for all residents. The project stands out for its supreme functionality, the high quality materials in the interior and exterior, and it will adorn the area for the years to come.

Anti-seismic design

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

External Shell and Thermal Insulation Capacity

The entire outer shell (masonry, exposed floors and roof) of the building will be based on the energy engineering study of the building's energy efficiency. The thermal insulation of the building will be classified as category **A**.

Walls

External

The external masonry will be constructed on the basis of the architectural plan, it will be a dry building system with external cement board coating and interior double gypsum board. In the wall of the masonry is placed 100 mm thick mineral wool.

Internal

The internal masonry will be constructed on the basis of the architectural plan, it will be a drywall system with double gypsum board on both sides. In the wall of the masonry is placed 70 mm thick mineral wool.

Plastering

External surfaces

The External surfaces will have 3 coats of plaster and 3 coats of emulsion paint A quality with the colors of the Architect.

Internal surfaces

The Indoor Surfaces will have 3 coats of plaster and 3 coats of emulsion paint A quality with buyer's choice of colors.

Ceilings / Suspended Ceilings

All ceilings will have 3 coats of plaster and 3 coats of emulsion paint A quality. The kitchen areas and the bathrooms will have Suspended ceilings.

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 will have its own high-efficiency, high-quality solar water heater with a 200-liter cylinder, solar panels and a pressure system that can operate at 3 bars. Each apartment will has its own independent 1000 liter cold water storage cylinder, distinctively numbered for each apartment. Each compartment will have its own fully independent depressor switch (Pressure switch).

Aluminium & Blinds

Windows /Electrical Blinds

High energy efficiency aluminum double glazing for better sound insulation and thermal insulation, chosen by the architect of the project.

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 / Kitchen / Bathrooms / Restrooms

Ceramic tiles of €30/m² (discounted price €21/m²) including the cost of installation

Bedrooms

Wood Parquet of €25/m² (discounted price €17.50/m²).

Kitchen's Verandas

Ceramic tiles of € 30/m² (discounted price €21/m²)

Living Room's Verandas

Deck of € 80/m² (discounted price €55/m²)

*In case of ceramic tiles placed in the bedrooms of ceramic tiles will be priced at €30 (discounted price €21/m²), the cost of which the client will bear.

Wall Tiling

Bedrooms Sanitary Fittings

Ceramic Tiles € 25/ m² (discounted price €17.50/m²)

Sanitary Fittings

Two bedrooms

Sanitary fittings of €2600 (discounted price €1700) including sinks, mirrors and all the necessary accessories.

Three bedrooms

Sanitary fittings of €3300 (discounted price €2310) 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 Europe, 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 **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 and backsplash **€160 / m (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 **two-bedroom** apartment, cabinets are **€800 (discounted price €560)**. For a **three-bedroom** apartment cabinet are **€1200 (discounted price €840)**. 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 **two-bedroom** apartment, there is **one covered parking space** and **one storage** area as indicated by the architectural designs attached.
For every **three-bedroom** apartment, there are **two covered parking spaces** and **one storage** area as indicated by the architectural designs attached.

Air-conditioning system

Provision of installation of Eco-friendly air-conditioning units (wall type) to cover the whole flat.

Central Heating

Provisions of installation of a central system of a latest technology under-floor heating, upon approval of the institution from the Electricity Authority of Cyprus.

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 installation 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 GOLD HERITAGE 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.