

RACHELE RESIDENCE

TECHNICAL SPECIFICATIONS

The project aims at a 3-floor building consisting of 9 flats. One independent Two-bedroom apartment, a two-bedroom and a one-bedroom apartment complete each floor. The building is under construction, situated in a corner plot that is right next to the premises of the University of Nicosia. Actual distance from the main entrance of the University is 500 meters, that way giving easy access to it. The building is unique in terms of elegant design, unparalleled functionality together with the highest quality of construction materials and finishes. The choice of location provides an exceptional living experience for the tenants, due to the array of amenities nearby and it being accessible from various areas.

Each apartment has a dedicated covered parking space and a storage room at the ground floor of the building. The security of the building is prioritised and was taken highly into account during the design process, in order to provide the highest sense privacy and safety for the tenants at all times. The interior of the apartments offers a mixture of functional areas without compromising privacy.

The spacious leaving rooms and kitchens are complemented by excellent facilities and provisions that ensure a wonderful living experience for a small family or an individual tenant. The building is designed from a contemporary point of view, with added touches of luxury that invite the eye to roam in the beautiful details, starting with the entrance and all the way to up to the top floor. Rachele Residence is an excellent choice simply as a living space or as an investment.

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 CeilingsSuspended 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

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

Windows

Imported aluminium frames with double glass for better sound and thermal insulation.

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

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

Bedrooms

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

Kitchen

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

Verandas

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

*In case of ceramic tiles placed in the bedrooms, the cost of placement/installation of ceramic tiles will be priced at €20/m (discounted price €14/m²), the cost of which the client will bear.

Wall Tilling

Bedrooms Sanitary Fittings

Ceramics € 25 (discounted price €17.50/m²)

Kitchen

Ceramics € 25 (discounted price €17.50/m²)

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

Window

Openings with selection properties of a variety of finishes.

Inside Doors

Openings laminate type in a colour variety and lock. Handle is included in the price.

Entrance Door

Fire rated door in a colour variety.

Kitchen

Kitchen 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, 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 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

Full of installation of Eco-friendly air-conditioning units to cover the whole flat.

Central Heating

Full installation of electric radiators heaters to cover the whole flat.

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

Provisions of alarm system installation with movement sensors, and activation and deactivation board. Installation of a central television system for local channel reception.

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: 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.