

## **TECHNICAL SPECIFICATIONS**

### **Description**

The Project comprises 5 Buildings situated around a beautiful garden which gave its name to The Courtyard. The buildings are called Lemon, Orange, Almond, Olive, Pine and Oak Tree Residences. Each flat has 2 designated parking spaces and 1 storage space on the underground level. 2-bedroom flats only have 1 parking space included in the listed price. The Courtyard offers apartments of 2, 3, 4 and 5 bedrooms and is an exclusive gated complex.

### **LEMON & ORANGE RESIDENCES**

#### **Main Features**

- Modern architecture with beautiful design that ensures maximum functionality of space.
- Stainless steel luxury lifts from KONE (or equivalent) latest technology for maximum sound insulation.
- Videophone entry system for all flats.
- Aluminium installation from MUSKITA or equivalent with double glazing and high heat and sound insulation. MU 144-91-L&S for all living room veranda doors. MU 2075 Thermal kitchen doors. MU 144 slide thermal bedroom windows & doors.
- The structure will be designed with anti-seismic methods based on law and building regulations.
- All flooring will include sound insulation.
- False Ceilings in bathrooms and optional in the kitchen / living room / bedrooms.

#### **Mechanical Features**

- All air-conditioning installations will be independent for each flat with provisions only for split units.
- Wall mounted type units could be installed in the bedrooms while a concealed split unit can be installed in the living room and kitchen.
- All units will be in line with the energy certificates of the buildings with a dedicated space for the outer units.
- All flats will have underfloor heating with a heat pump installed.
- All flats are connected to a water pressure system.
- All flats will have independent hot water tank connected to a dedicated heat pump.

#### **Electrical Features**

- All flats will have dedicated photovoltaic installations.
- All electrical installations are done in line with the guidelines of EAC and are based on architectural drawings.
- Telephone line provisions will be available in the living room and bedrooms.
- TV connection provisions will be available in the living room and bedrooms.

- Washing machine provisions will be available in all flats (stacked arrangement).
- Lights on verandas will be supplied and installed by the seller. Light fixtures inside the flats will be provided by the buyer.

### **Common Areas**

- All flats will have dedicated parking spaces which will be defined by the architectural plans.
- All entrances to the project and the buildings will be of modern design based on the architectural drawings.
- Gardens will be landscaped by a professional landscape architect. The choice of plants will be selected based on the climate and level of care needed. All plants will be planted with their watering and drainage system before the delivery of flats.
- Cameras will be installed at the access points and the perimeter of the project, the underground parking, and main entrances of the buildings.
- Car park access control system.
- Photovoltaic units will be installed on all buildings' roofs based on the architectural plans. The electricity generated will benefit the common areas electricity consumption.

### **Kitchen**

- High quality melamine laminated cabinets. (Variety of colours to choose from)
- Kitchen Counter-top: Techno granite, or equivalent (purchase price €120/m<sup>2</sup>)

### **Wardrobes**

- High quality melamine laminated cabinets. (Variety of colours to choose from)
- Full-height cabinets, accessories optional.

### **Doors**

- The main entrance of each flat will have a modern door with high fire resistance as per the guidelines of the fire department and a high-grade safety lock.
- The internal doors of the flats will be melamine laminate, or equivalent available in all colors.

### **Bathrooms – Sanitary Ware**

- Bathroom furniture made of melamine laminate or equivalent with a wide selection of colours.
- Marble Counter-top (purchase price €120/m<sup>2</sup>).
- Mixers: Grohe (Eurosmart) or equivalent
- Showers: Grohe (Eurosmart) or equivalent
- Bathroom Accessories: Grohe (Various Models)
- Wash Basins: Ideal Standard (Strada Round) or equivalent
- Toilets: Ideal Standard (Sottini) or equivalent
- Shower Trays: MCbath (Lotus Nature) or equivalent
- Shower doors: Bellavia (Various Models) or equivalent
- Bathroom walls will be tiled full height.

### **Floor Tiles & Hardwood**

- Living area – ceramic tiles €30 (including VAT) per S.M.
- Bedroom – ceramic tiles or laminate parquet €30 (including VAT) per S.M.
- Bathroom tiles €30 (including VAT) per S.M.
- Kitchen tiles €30 (including VAT) per S.M.

### **Optional features:**

- All bedroom windows can be equipped with mesh screen for insects.
- Provision for electrical shutters on bedroom windows and doors.
- Optional second parking space.

### Notes:

The seller reserves the right to change suppliers, brands or materials and replace them with items of similar quality, price, and properties, depending on stock availability.

In case the buyer will choose a different supplier than the one specified, the prices or lump sums for kitchen cabinets, wardrobes, and sanitary ware will be reduced by 25%.