

## **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.

### **PINE & OAK RESIDENCE**

#### **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.
- All kitchen and living room spaces will have false ceilings, optional for bedrooms.

#### **Mechanical Features**

- All air-conditioning installations will be independent for each flat with a VRV-system.
- Wall mounted type units will be installed in the bedrooms while a concealed air-conditioning unit will be installed in all living room and kitchen.
- All units will be in line with the energy certificates of the buildings.
- 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.

- 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**

- Combination of lacquered finish (mat or gloss) mdf 18mm and high-quality melamine laminated cabinets. (Variety of colours to choose from)
- Kitchen Sink brand: FRANKE (Star)
- Kitchen Tap brand: Grohe (Eurosmart)
- Kitchen Counter-top: Techno granite (or equivalent), €120/m<sup>2</sup>

### **Wardrobes**

- MDF 18mm lacquered finish (mat or gloss with 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 colours.
- All doors will have handles and mechanisms installed.

### **Bathrooms**

- Bathroom furniture - mdf 18mm lacquered finish and high-quality melamine laminate.
- Counter-top with granite or techno granite €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 Hardwood parquet or ceramic tiles 120x60, €48 (including VAT) per S.M.
- Bedroom Hardwood parquet, €48 (including VAT) per S.M.
- Bathroom tiles, €36 (including VAT) per S.M.
- Kitchen tiles will be €48 (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.

### 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%.