



Eagle Residence – Technical Specifications

1. STRUCTURAL FRAME

The frame is constructed of reinforced concrete as required by the Cyprus earthquake Regulation and standards.

2. WALLING

- a) External walls are constructed of 250mm thick hollow bricks, and finished with natural marble, polystyrene, covered with highest quality graffito and high quality wood.
- b) Internal walls are constructed of 100mm thick hollow bricks and finished in three coats of plastering and spatula and emulsion paint. Bathroom walls lining, finished with ceramics at price €35.00 per m². The guest bathroom walls finished with marble at price €65.00 per m². The ceiling in waterproof gypsum board.

3. FLOORING

Sitting room, dining room, kitchen, corridors and bathrooms: granite or marble – Price €90.00 per m²

Bedrooms: Parquet flooring - Price €65.00 per m² (including installation).
Veranda, basement and roof ceramic tiles - price €25.00 m².

4. EXTERNAL OPENINGS

Openings shall consist of German U-PVC with thermal/sound proofed double-glazing.

5. DOORS

- A) Entrance Door: Solid wood - price €2600.00.
- B) Internal doors: Italian Style laminated - €450.00 each.

6. WARDROBES

Luxury Italian wardrobes, €300.00 per m², doors laminated 18mm internal melamine 18mm.

7. KITCHEN

Luxury Italian fitted kitchen **Berloni** brand €250.00 per running meter with granite worktop at €300.00 per m² (doors laminate internal melamine finish 18mm) and **Miele** kitchen appliance

8. SANITARY WARE/FITTINGS

Sanitary wares are of high quality white porcelain and of high quality tap ware wash hand basin mixers and European origin in the master bedroom.

9. PLUMBING & DRAINAGE

A 3000 Ltr. storage tank with solar hot water heater **Siemens** brand concealed on the roof.

10. ELECTRICAL INSTALLATION

- A) Internal lighting to architects design.
- B) Media wiring for phone systems, computers and Sat TV.
As per drawing supplied.



11. DRAINAGE

The building will be connected directly to the mains sewer system of S.B.L.A.

12. VERANDA/RAILING:

Verandas and garden: Laminated glass with Stainless steel railing.

13. SWIMMING POOLS:

Overflow swimming pool 5m x 9.7m finished with high quality ceramics at price €85.00 per m² connected with children's swimming pool through a waterfall, indoor plunge pool with seats for 2 persons (heat or chilled water) close to the sauna.

14. SPA:

For 4 persons, with seats that includes 8 air jets

15. VACUM SYSTEM:

The house will have AIRBLU vacuum system covering all areas.

16. SAUNA:

One of the best readymade sauna and steam bath in the world made by Jacuzzi Company and under the name of **SASHA**

17. TENNIS COURT:

High standard tennis court with all facilities, the court will be covered with high quality cover.

18. LIFT:

The house will have a lift for 6 persons and 450kgs.

19. HOUSE AUTOMATION:

The house will have an automated lighting system; Audio Visual controls electro mechanical controls and CCTV SYSTEMS.

20. SECURITY SYSTEM

Audio visual intercom entry system/remote control parking entrance barriers, and external doors and cameras to cover the whole areas connected to the house network.

21. HEATING/COOLING

Complete **Mitsubishi VRV** air conditioning system for heating and cooling, independent heating system and under floor heating in the first floor, with maximum economy of energy, due to the use of solar energy.

CHANGES TO THE SPECIFICATION & DRAWINGS

The purchaser may request changes to the specification or drawings, the cost of which is negotiable, however the vendors reserve the right to refuse any changes, which are considered unsafe and outside good building practice or spoiling the architectural design and/or the character of the project.