Anys Homes Ltd
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Technical Specifications

Project Name: LIVING THE DREAM RESIDENCES

House No. ……

House type: A

As shown on the attached Master Plan

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Technical Specification

1.0 The Outline Specification shall be read in conjunction with the above layouts and provide a summary of the various finishes and construction methodologies.

Overview:

Experience the pinnacle of luxury living in our Type A houses, nestled in the prestigious Pervolia area of Larnaca. Just minutes away from the vibrant city center and steps from serene beaches, these houses are designed not only for comfort but with a commitment to sustainability and energy efficiency.

1.0 PROPERTY FEATURES AND DETAILS

- Total Living Area: 130 sqm
- Land Allocation: Approximately 180 sqm per house
- Garden Space: Approximately 75 sqm of garden space
- Parking: Semi covered parking space for this type of house

Architectural Highlights and Construction Excellence:

- Structural Integrity: Crafted with a robust two-level reinforced concrete frame, our houses meet stringent anti-seismic standards, ensuring durability and safety.
- Thermal Efficiency: Walls are constructed with 25 cm cavity bricks, complemented by 8 cm external thermal insulation boards, optimizing energy conservation throughout the seasons.
- Innovative Roofing: The concrete roof incorporates advanced insulation techniques, supporting the home's overall energy efficiency.
- Sophisticated Interiors: Internal spaces are finished with double-layered cement plaster, refined with smooth emulsion paint for a contemporary look. Bathrooms feature premium ceramic tiling for durability and style.

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Ground floor

- Kitchen area
- Living area
- Dining area
- Guest Toilet

1st floor

- Master bedroom with walk in closet and en - suite shower & W.C.
- Bedroom 2 & 3 with common toilet and shower
- Washing machine/ Tumble Dryer / Utility storage area

External area

- Pool and machine/store room (with an extra cost)
- Semicovered parking area for one (1) car

2.0 Main Structure

Robust Design and Compliance:

The building features a durable two-level structure with a reinforced concrete frame that adheres to anti-seismic codes. This ensures structural integrity and safety, in full compliance with local building regulations.

Insulation and Energy Efficiency:

External Walls:

The external walls are outfitted with 8 cm thick Polystyrene insulation, integral to a comprehensive facade insulation system designed to significantly boost energy efficiency. These walls are finished with a grafiato coating, available in a variety of colors selected by the project's architect, ensuring both aesthetic appeal and compliance with Cyprus's thermal insulation regulations.

Cavity Bricks:

The exterior walls utilize 25 cm cavity bricks, precisely aligned with structural columns and beams. These bricks add an additional layer of insulation, critical for maintaining the building's energy efficiency.

Internal Walls:

Internal partitions are constructed using 10 cm thick hollow bricks, tailored to meet specific structural and acoustic requirements as outlined in the architectural plans.

Roof Construction:

The roof incorporates a concrete structure with 10 cm thick heat insulation, compliant with the heat insulating laws of Cyprus. This design is aimed at minimizing heat gain during the summer and heat loss in the winter, optimizing energy use and enhancing interior comfort.

Solar Panel System:

In addition to traditional insulation methods, the building features a state-of-the-art solar panel system. This system is designed to harness solar energy, significantly reducing dependency on non-renewable energy sources and lowering utility costs. The integration of solar technology aligns with global sustainability trends and adds a modern element to the building's design, while also providing a practical, eco-friendly energy solution.

Compliance with Energy Performance Requirements:

Every aspect of the structural design, from frame to insulation, complies with the Cyprus regulation on energy performance. This adherence not only pertains to new buildings but also extends to buildings that undergo major renovations, ensuring they meet contemporary standards for energy efficiency.

3.0 Wall Finishes

Internal Side of External Walls:

The interior surfaces of external walls are meticulously finished with three coats of cement plaster, ensuring a smooth and durable surface that is ideal for subsequent decoration.

Internal Walls:

Constructed to meet both durability and aesthetic requirements, the internal walls receive two layers of cement plaster. These walls are then expertly topped with three layers of spatula, followed by three coats of emulsion paint, resulting in a refined and polished appearance. This multi-layer finish enhances the visual appeal and longevity of the walls, making them a perfect backdrop for any interior setting.

Special Considerations for Cabinet and Closet Areas:

Beneath areas designated for cabinets and closets, the walls will be finished only with three coats of cement plaster. This approach ensures that the walls are adequately prepared for the installation of cabinets and closets while optimizing material use and maintaining surface integrity where full aesthetic finishing is not visible.

4.0 Ceilings

The house features high-quality concrete fair-faced ceilings, which are meticulously treated to enhance both durability and aesthetic appeal. Each ceiling undergoes a precise finishing process:

- Preparation and Treatment: The concrete ceilings are initially treated with two coats of spatula, which smooths the surface and prepares it for painting.
- Final Finish: After the spatula application, two coats of high-quality emulsion paint are applied, giving the ceilings a refined and elegant finish.

This method ensures a robust and visually pleasing ceiling that complements the modern and luxurious design of each home, aligning with the overall architectural ethos of durability and style without the use of gypsum board.

5.0 Joinery

5.1 Internal Doors

All internal doors in the project are sourced from top Italian brands known for their superior design and craftsmanship, or from local manufacturers that meet equivalent quality standards. The price of each door includes not only the door itself but also the

door handle and a floor stopper, ensuring a complete, functional, and aesthetically pleasing door assembly.

5.2 Entrance Door

The entrance to each home is both an architectural statement and a beacon of modern design, featuring the ALUMIL Supreme SD115 Pivot system or of equivalent brand and quality. This innovative system transforms the concept of entrance doors, offering an exceptionally large and aesthetically minimalistic design that enhances the visual connection between the indoor and outdoor environments.

Advantages of the ALUMIL Supreme SD115 Pivot System:

- High Security Level: Engineered for maximum security without compromising on style, ensuring peace of mind for homeowners.
- Modern Design: The system's pure, coplanar surfaces and minimalistic lines redefine modern residential entrance aesthetics, creating striking visual harmony with the architectural elements of the home.
- Energy Efficiency: Offers maximum energy savings through exceptional thermal insulation properties, which contribute to a sustainable living environment.
- Accessibility: Designed with ease of access in mind, it is ideal for people with disabilities and families with children, providing a comfortable and inclusive entryway.
- Sound Insulation: Exceptional sound insulation properties ensure a tranquil indoor atmosphere, shielding residents from external noise.
- Ease of Use and Functionality: Despite its size and robust construction, the door operates smoothly, combining high functionality with user-friendly features.

This entrance door system not only provides a secure threshold but also acts as a central design element of each house, reflecting the project’s commitment to luxury, security, and innovative architectural trends.

5.3 Vanitory Tops to Bathrooms and Showers

Shower furniture will be made internally from 18 mm thick melamine with 8 mm thick back panel. All cabinets come complete with soft closing doors.

5.4 Main Kitchen / Island Bar at Ground Level

The kitchen, central to each home, is a blend of functionality and style. At ground level, the kitchen units are prefabricated by a renowned Italian brand, celebrated for its impeccable craftsmanship and innovative designs. Alternatively, units may be sourced from an equally esteemed local manufacturer, ensuring there is no compromise on quality or aesthetics. Each selection is designed to meet the high standards of modern culinary spaces, making the kitchen not only a place for cooking but also a cornerstone of home life and design.

Cabinetry:

The kitchen features a sophisticated layout with a combination of base and high-level wall units, extending up to 2.15 meters. These units are designed to integrate seamlessly with modern appliances, providing both functionality and a sleek look. Each unit, whether crafted by renowned Italian manufacturers or esteemed local producers, adheres to our stringent standards for quality and design, ensuring a consistent and premium finish.

Drawers and Doors:

All drawers and doors within the kitchen units are fully extendable, equipped with advanced smooth closing mechanisms. This feature enhances the usability of the spaces and provides a premium, quiet, and effortless experience every time they are used.

Countertops:

The countertops are crafted from high-quality marble or a comparable durable material, chosen for its luxurious appearance and long-lasting durability. These surfaces not only elevate the aesthetic of the kitchen but also withstand the wear and tear of daily use, maintaining their beauty over time.

Advantages:

- **Aesthetic Appeal:** Each option has been selected to enhance the visual appeal of the kitchen, ensuring that it remains a centerpiece of the home.

- **Durability and Functionality:** Built to last, the kitchens are designed for heavy use without sacrificing style or functionality.

5.5 Wardrobes / Walk – in closets

Spacious and Elegant Storage Solutions:

The bedrooms in each Type A house are outfitted with elegantly designed wardrobes, offering ample storage that combines functionality with a stylish aesthetic. These wardrobes are tailored to meet the needs of modern living, ensuring that every inch of space is utilized effectively.

Design and Features:

- Material Quality: All materials, whether sourced from renowned Italian manufacturers or equivalent local brands, are selected for their high quality. They are designed to offer both durability and a luxurious feel, contributing to the overall elegance of the bedroom.
- Functionality: Each wardrobe includes built-in drawer units, which enhance organizational convenience and accessibility for residents, making it easy to keep belongings neatly arranged and readily accessible.
- Hardware: Fitted with self-closing hinges, the wardrobes ensure smooth and silent operation. This thoughtful addition enhances the user experience by providing ease of use and preventing the wear and noise typically associated with frequent use.

6.0 Floor Tiles

High-Quality Ceramic Tiling:

To meet the stringent design and durability requirements of our project, both internal and external areas are outfitted with high-quality ceramic tiles. Available sizes include 60x60 cm and 60x120 cm, selected to complement the architectural aesthetics and ensure long-term performance under various environmental conditions.

Design and Aesthetic:

- The chosen tiles will feature a natural colour palette to enhance the tranquillity and aesthetic continuity between the indoor and outdoor spaces. This deliberate colour choice is intended to create a seamless flow that extends the living space visually

and functionally, fostering a harmonious environment that resonates with relaxation and elegance.

Specific Areas and Features:

- **Internal Areas:** All primary living spaces, including kitchens, living rooms, and bedrooms, will be tiled with high-quality ceramic that offers both beauty and longevity. The natural colour scheme will aid in creating a peaceful and inviting atmosphere.
- **External Areas:** Continuing the theme from the interiors, external areas such as verandas and walkways will utilize the same tiles, ensuring design continuity that complements the overall architecture of the homes.
- **Garage and Pedestrian Paths:** For areas that require enhanced durability and safety, such as garage floors and pedestrian pathways from the garage to the rear veranda, an anti-slip concrete grinding treatment will be applied. This treatment not only provides a safe walking surface but also enhances the wear resistance of the concrete, ensuring longevity and ease of maintenance.

Advantages:

- **High-Quality Materials:**

  The project employs premium materials for tiling, ensuring enhanced visual appeal and functional longevity of the flooring. These materials are chosen to meet the high standards required for luxury living spaces.

- **Aesthetic Appeal:**

  The choice of natural colors in flooring materials promotes a serene and upscale ambiance, aligning with modern design preferences. This thoughtful selection is crucial for creating aesthetically pleasing and cohesive interior spaces.

- **Safety Measures:**

  The inclusion of anti-slip treatments in critical areas such as around the pool (with extra cost) and in the garage ensures safety without compromising style. These measures are carefully integrated into the design to provide peace of mind while maintaining the overall elegance of the home.

7.0 Wall Tiles

- **Material Selection and Budget:** For the wall tiling in the showers and W.C. areas, high-quality ceramic tiles measuring 60 x 60 cm have been selected.
- **Design Philosophy:** The natural color palette chosen for these tiles ensures a seamless aesthetic transition between the living spaces and the bathrooms, maintaining a cohesive look throughout the home. This choice promotes a tranquil environment, enhancing the peaceful and luxurious feel of the bathrooms.

Application Areas:

- **Ground Floor Bathrooms and W.C.s:** Wall tiles will be applied in all necessary areas to protect against moisture while providing a durable and easy-to-clean surface.
- **First Floor Bathrooms and W.C.s:** The same high-quality tiles are used on the first floor, ensuring uniformity in style and function across both levels.

Functional and Aesthetic Benefits:

- **Durability:** These ceramic tiles are known for their long-lasting qualities and are particularly suited to the moist conditions of bathrooms.
- **Ease of Maintenance:** The tile surfaces are designed to be low maintenance, resisting stains and moisture penetration, which is essential for bathroom areas.
- **Visual Appeal:** The natural hues of the tiles bring a calming and elegant look to the bathrooms, turning functional spaces into stylish retreats.

Safety Considerations:

The wall tiles are selected not only for their beauty and durability but also for their safety in wet conditions. The materials used provide a balance between aesthetic appeal and practical safety features, suitable for bathroom environments.

Ensuring Quality:

The project ensures the use of premium materials that contribute to the overall beauty and longevity of the property without compromising on cost-efficiency.

8.0 Sanitary Ware

For each Type A house, the choice of sanitary ware has been meticulously made to blend style, functionality, and durability. Top-tier products in classic white have been selected to complement the design aesthetic of the bathrooms, ensuring a clean, timeless appearance that enhances the overall decor.

Innovative Heating Solutions:

- First Floor Bathrooms: Equipped with electrical heating systems, including a heated towel rail, adding a touch of luxury and comfort, especially appreciated during cooler months.

Specifications and Supplier Choice:

- **Comprehensive Fittings:** The specifications for our bathroom fittings are comprehensive, covering all necessary components for fully functional bathrooms. This includes sinks, toilets, shower fixtures, and related hardware, ensuring everything is included for a complete setup.
- **Preferred Supplier:** Our chosen supplier is an Italian manufacturer or its equivalent, recognized for reliability and design excellence. This selection is based on their consistent ability to deliver products that not only enhance the visual appeal of our bathrooms but also offer long-lasting durability and ease of maintenance.

9.0 Aluminium and Glass Panels

Optimized for Performance and Design:

Our Type A houses are designed with a focus on superior aesthetic appeal and functional resilience, employing advanced materials and technology to enhance comfort, security, and energy efficiency.

Features and Specifications:

- **Aluminium Frames:**

  Sliding doors and windows are predominantly outfitted with the Alumil thermal range S450, chosen for its exceptional weathering performances and durability in harsh environmental conditions. Alternatively, we may use equivalent brands that match or exceed the quality and design of the Alumil range, ensuring no compromise on performance or aesthetics within the same budget.

- **Standard Doors and Windows:**

  For other doors and windows, we use the Alumil thermal S67 series or equivalent brands that provide similar quality, functionality, and design. This approach

guarantees uniformity in the high standards of our building materials, maintaining the same budgetary framework.

- **Colour and Finish:**

  All aluminium frames are finished in structural black, providing a sleek and modern look that complements the architectural style of the houses.

- **Glass Specifications:**

  All glass panels are selected based on their performance characteristics, which are detailed in the glass performance calculator provided. This ensures optimal energy consumption rates and enhances the overall energy efficiency of the homes.

Enhanced Safety and Energy Efficiency:

The aluminium and glass components are critical not only for the security and aesthetic of the homes but also play a significant role in their energy efficiency. By adhering to stringent performance specifications, we ensure that these elements help maintain comfortable indoor temperatures and reduce energy costs.

10.0 Parking Area

One (1) car semicovered parking area.

11.0 Electrical Installation

11.1 Comprehensive Electrical Systems:

Our properties are equipped with state-of-the-art electrical systems to ensure safety, efficiency, and convenience. Here's what we provide:

- **Distribution Boards:** Installation of all necessary distribution boards, including MCCBs (Molded Case Circuit Breakers), MCBs (Miniature Circuit Breakers), conductors, and other essential electrical accessories.
- **Wiring and Circuits:** Comprehensive supply and installation of all final circuits, which include conduits, wiring, and electrical accessories, ensuring a robust and reliable electrical infrastructure.
- All electrical installations are rigorously tested and commissioned in collaboration with the EAC Authority to ensure they meet all local safety and operational standards.

11.2 Lighting Features:

- Each home is outfitted with a range of lighting fixtures, specifically chosen to enhance the aesthetic appeal and functionality of each space. These fixtures provide ample illumination, ensuring each area of the home is well-lit for comfort and convenience.

11.3 Doorphone System:

- To enhance security and ease of access, each unit includes a doorphone system. This system is connected to the master gate of the project, allowing residents to verify visitors before granting access, directly contributing to the safety and privacy of the community.

11.4 Security System and Camera Provisions

- This type of home will be equipped with provisions for a comprehensive security system, including camera installations. These provisions ensure that homeowners can easily install state-of-the-art security solutions to monitor and protect their property effectively. This setup is designed to provide peace of mind and enhance safety for all residents.

11.5 Solar Energy Integration:

- This type of home is equipped with a 4kW solar photovoltaic system, leveraging Cyprus's abundant sunlight to provide cost-effective and sustainable energy. Connected to the local Electricity Authority of Cyprus (EAC) network under net metering rules, this system reduces electricity bills and supports environmental protection by utilizing renewable energy sources. This setup allows homeowners to enjoy both economic and ecological benefits.

12.0 Mechanical Installation Including Water and Drainage

Our properties are equipped with comprehensive mechanical systems designed for efficiency, sustainability, and ease of use. These systems ensure a reliable supply of hot, cold, and fresh water, alongside sophisticated drainage solutions tailored to each home.

12.1 Hot, Cold, and Fresh Water Supply

Advanced Water Supply Systems:

- Comprehensive Supply Setup: We provide a complete installation of hot, cold, and fresh water systems, ensuring that water access is convenient and reliable in all parts of the home.
- Water Pressure Management: Each house is fitted with a cold-water booster set to maintain optimal water pressure across all fixtures.
- Storage and Heating Solutions: A 1000L water tank and hot water cylinder are included for ample water storage and efficient heating. This ensures a constant supply of hot water without delays.
- Solar Water Heating: To enhance energy efficiency and reduce utility costs, solar panels are installed for water heating, leveraging Cyprus's abundant sunlight.
- Support Infrastructure: All necessary pipework, supporting brackets, and related electrical installations are carefully designed and implemented to ensure durability and compliance with local regulations.

12.2 Drainage System

Robust and Reliable Drainage:

- Efficient Drainage Infrastructure: Installation of a comprehensive drainage system includes all necessary pipework for drainage and rainwater management, designed to prevent water buildup and ensure proper flow away from the property.
- Quality Components: We use only high-quality brackets, fittings, and traps in our drainage systems to minimize maintenance needs and extend the lifespan of the components.
- Integration with Sanitary Fittings: All sanitary fittings are installed with precision, including their hydraulic connections, to ensure there are no leaks or water damage risks.

12.3 Climate Control Provisions

AC Unit Provisions:

The project includes provisions for wall-mounted climate control units designed for both heating and cooling. Specific details include:

- Indoor Unit Provisions:

Piping and drainage provisions are embedded within the walls for each room, prepared according to the mechanical design specifications for AC systems. This setup ensures a seamless integration into the home's aesthetic, preparing for easy installation without visible disruptions.

- Outdoor Unit Location:
  Provisions for the outdoor unit include a designated installation area on the roof of the house. This strategic placement optimizes performance while minimizing noise and visual impact.
- Installation Options:
  The complete installation of the climate control system is available for an additional cost. Homeowners can opt for full implementation, which includes the supply and installation of all necessary AC units and components, as per the outlined provisions.

Note: The above details only represent the preparatory work for potential AC installations. Full installation services are not included in the standard property package but can be provided upon request for an extra charge.

Ensuring Safety and Compliance:

Our mechanical installation processes adhere strictly to local building codes and environmental guidelines. We focus on creating systems that not only meet today's needs but are also adaptable for future upgrades or changes in environmental standards.

13.0 Modern Design Staircase: Central Feature

Elegant and Functional Design:

The centerpiece of each Type A house is a beautifully designed modern staircase that combines functionality with cutting-edge aesthetics. Strategically placed at the center of the house, the staircase not only serves a practical purpose but also enhances the overall interior design, making a bold architectural statement.

- **Design:** The staircase features an expansive flat scale with two initial steps at the bottom, ascending in a straight line to integrate seamlessly with the modern

architecture of the house. This design choice emphasizes both elegance and functional flow within the space.

- **Steps:** Constructed from high-quality wood, the steps provide a warm, inviting ambiance to the area, while offering durability and comfort underfoot. The natural wood tones enrich the staircase's aesthetic appeal, creating a focal point that complements the interior design.

- **Structure:** The staircase is supported by a robust metal frame that guarantees stability and strength. The contemporary design of the frame, with its clean lines and minimalist look, enhances the modern vibe of the house.

- **Technical Characteristics:** Lateral stringers are employed in the construction, supporting the staircase's sleek lines and contributing to its modern aesthetic. This structural choice also facilitates the clean and uncluttered appearance of the staircase.

- **Riser:** The staircase design omits traditional risers, creating an open and airy feel. This allows light to pass freely between the steps, enhancing the openness of the space and contributing to the home's bright and welcoming atmosphere.

- **Railing:** A glass railing accompanies the staircase, not only ensuring safety but also promoting an unobstructed view across the area. This feature supports the open-concept design by minimizing visual barriers and enhancing the overall spaciousness.

Lighting and Visibility:

- **Hidden Strip Lighting:**
  Integrated into the design is hidden strip lighting that illuminates the staircase, providing both practical lighting and a striking visual effect. This feature accentuates the modern aesthetic and ensures the staircase is a focal point even in low-light conditions.

14.0 Soft Landscape

Lush Garden and Extensive Plantation:

Each house in our development is not just a place to live, but a sanctuary that extends into nature. Our landscaped gardens are meticulously designed to enhance the living experience by offering beauty, tranquility, and a seamless blend of indoor and outdoor living.

Features of the Landscaping:

- **Diverse Plantation:** The gardens will feature a variety of plant species, carefully selected to create a vibrant tapestry of colors and textures throughout the seasons. The choice of plants is not only aesthetically driven but also considers local climate conditions to ensure sustainability and low maintenance.
- **Strategic Layout:** The layout of the gardens is designed to maximize outdoor use and enjoyment. Paths and seating areas are integrated into the landscape, providing spaces for relaxation and social gatherings, all while offering privacy within the comfort of your property.
- **Environmental Benefits:** The extensive plantation not only enriches the property's visual appeal but also contributes to the local ecosystem by supporting biodiversity, improving air quality, and reducing heat buildup around the home.
- **Maintenance Considerations:** While offering a lush outlook, the garden design also focuses on ease of maintenance. Plants that require minimal care are chosen to reduce homeowner upkeep and ensure the garden remains pristine without excessive effort.

Enhancing Property Value:

The inclusion of professionally designed gardens elevates the overall value of the property, making it not just a home but a retreat. This approach to landscaping ensures that each residence is nestled within a green enclave that enhances the quality of life for its inhabitants.

15.0 Notes and Provisions

Scope of Work and Specifications:

- Compliance with CY standards and Cyprus law is mandatory across all materials and construction methods used in the project. Our contract meticulously outlines specific plans and specifications guiding the entire scope of the project, ensuring clarity and adherence to

the highest standards. This careful planning is crucial to maintaining the integrity and success of the construction efforts.

Legal and Standard Compliance:

- Our commitment to compliance remains steadfast throughout the project's duration, regardless of any changes or unforeseen challenges that may arise. This includes strict adherence to both local and European regulations to ensure safety, durability, and quality of construction.

Adaptability in Specifications and Materials:

- Due to the dynamic nature of material availability and the potential fluctuation of import charges, specifications or materials may need to be adjusted during the project. If such changes are necessary to prevent project delays or budget overruns, the developer reserves the right to modify materials or specifications. These adjustments will be made with the utmost care to maintain the quality and standards initially described, ensuring that the end product meets all regulatory requirements and project specifications without compromising on quality.

Material Availability:

- The availability of specified materials is closely monitored, and proactive measures are taken to ensure continuity. However, in cases where certain materials become unavailable due to market conditions or supplier issues, alternative materials of equal quality will be sourced to keep the project on track without affecting the overall quality or design integrity.

Budget and Schedule Management:

- The initial project budget and timeline are set with careful consideration to provide a realistic framework for project completion. However, should external factors such as supply chain issues or significant changes in import costs impact the projected expenses or completion timeline, adjustments to materials or specifications may be implemented. These changes will be strategically managed to avoid overcharges and delays, while ensuring the project adheres to the promised quality and functional requirements.