

# Uma Homes

## Technical Specifications

Property No 02  
House No 02 in Plot No 230 in Pegeia

The house is situated in a South orientation, in a two storey layout where's common spaces of living/ dining/ kitchen spaces are organised in a centred layout facing exterior spaces.

Intervals of green spaces are found between spaces to combine interior with exterior spaces. Common spaces form a transparent volume that opened out to the pool and exterior activity space thus creating a feeling of freedom and openness.

A private bedroom suite is situated on ground floor. The tree ensuite bedrooms on first floor are facing the south sea view of Sea Caves. All three bedrooms exit onto an uncovered verandah with possibilities of a jacuzzi and sitting area that is connected to the lower level's yard and pool through a metal light exterior staircase.

### Structure

Reinforced concrete according to the drawings, the concrete code design and the anti earthquake design rules and regulations. Lowest concrete strength is to be C25-30.

Fair face concrete walls are to be constructed according design using specific mix design of black concrete.

### Floors

Internal Floors of common spaces are to be paved with quality imported granite- ceramic tiles of big dimensions from a preselected price range offered by the Vendor. Wooden Parquet is to be placed in bedroom spaces and or common spaces as optional. Internal staircase in selected imported marble.

Exterior spaces and pool are to be paved with high quality granite- ceramic tiles in a rough- anti slip finish in big dimensions.

### Walls

All internal walls are to be constructed in high quality light wall reinforced with osb panels and soundproof with rock wool. Smooth plaster finish and three coats of emulsion paint in all finished wall areas including back of wardrobes and/ or hidden walls.

External walls are to be constructed by fair face concrete with thermal insulation and light wall structures on the interior surface and / or thermal insulation on the exterior together with marble cladding (lava) according to design. Some external concrete walls are to be clad with black granite (lava) with the method of marble revetment as per design.

### Kitchen Walls

Kitchen wall cladding with technical granite between the cupboards and kitchen counter from a preselected price range offered by the Vendor. Smooth plaster finish and three coats of emulsion paint in all other areas.

### Bathroom Walls

Internal walls of light wall structure with aqua panel as final surface, waterproof shower/ bathroom areas and high quality ceramic tiling in big dimensions in full height of the spaces. Built in showers with modern minimal drainages and laminated safety glass separations.

### Plastering/ Painting

Internal surfaces will be plastered with three coats of smooth plaster and three coats of emulsion paint. Externally all fair faced surfaces will be painted with water repellent siloxane in an invisible finish.

### Ceilings

The ceiling will be of good quality fair faced concrete finish with spatula and three coats of emulsion paint. Some spaces will have false ceilings such as bathrooms and/ or kitchen space according to detailed design

### **Entrance Door**

Main entrance door will be made of iroko or similar tropical wood in a full height pivot structure. It will be varnished with acrylic varnish. Quality Security wall will be fitted. All door structure will be constructed according to Architect's detailed design.

### **Shadings**

Shadings will be electrically motored as aluminium panels with iroko or similar tropical wooden louvres in a full height structure. It will be varnished with acrylic varnish. All shading structure will be constructed according to Architect's detailed design.

### **Windows/ Doors**

All external windows and sliding/ opening doors will be in aluminium thermal series in minimal style of very thin structures. They will have double glazing, low-e energy efficient glass for thermal and sound insulation according regulations. They will be full height, big and wide structures. The aluminium frame sections will have provisions for future installation of fly screens where applicable.

### **Internal Doors**

All internal doors will be in veneered varnished wood of mdf semi matte finish complete with frame of same finish. They will be in full height with heavy duty hinges in accordance with Architect's detailed design.

### **Wardrobes**

All Wardrobes will be made of melamine skeleton. All cupboard doors will be made of veneered wood or mdf semi mat paint finish. There will be hanging rails, shelves drawers and other fittings internally.

### **Kitchen Fittings**

Fitted high and low level cupboards and or shelves made of veneered wood or mdf semi mat paint finish and melamine framework. All cupboard doors and side exposed panels will be made of veneered wood or mdf semi mat finish. Worktops of technical granite finish and quality inox sink with two mixer tabs. Electric and/ or plumbing provisions for fridge, washing machine, dishwasher, built-in hob, hood and oven are included as shown on the drawings. Appliances of high quality are included.

### **Sanitary Fittings**

Sanitary fittings of top quality will be fitted and installed according to European standards including single lever mixer taps and shower attachments. Elegant shower frameless screens will be fitted to all shower trays. soap, toilet paper holders and towel rails or hinges and mirrors will be fitted. Minimal drainages will be fitted on shower bottoms.

Vanity units with marble or technical granite worktops will be constructed in bathrooms where shown on drawings. The toilettes' cisterns will be hidden into wall partitions.

### **Plumping/ Drainage/ Central heading**

UPVC pipes will be used for the drainage system and will be connected to the sewage system of the house. Hot and cold water supply will be done with leading pipe in pipe system and manifold connections which provide better insulation, easier installation and the unique advantage to repair by pulling out the pipe from its conduit pipe preventing need to break floors and walls in case of a leakage.

Heavy duty water tank with solar heating and immersion heater are included. Pressurised system for both hot and cold water with pressure pump is also included.

Underfloor heating will be installed in all spaces functioning in sectors according to the mechanical drawings. The heating system will be functioning through an electric heat pump which will be connected to the photovoltaic panels of the roof.

Separate pipes will be installed in the gardens where indicated on drawings.

Water filters and softeners are included.

### **Water Insulation**

All flat roof and verandas will be insulated by polyurethane system of three layers with net or cement based 3 layered bitumen with net according to Architect's details. Waterproofing will be made of high quality materials and in a high quality construction practice.

### **Thermal Insulation**

The entire structure will be thermally insulated to meet requirements of the EPBD of the MCIT of Cyprus. Energy Performance Certificate will be issued for the building's energy efficiency according to technical drawings.

Specifically there will be insulation of hard low - e rock wool panels or similar polyurethane panels of 10cm thickness on walls and roofs according to architectural detail plans.

### **Electrical Mechanical Services**

All Electrical works will be carried out according to the latest addition of the IEE regulations and according to the electrical layouts of all floors. The installation will be approved and certified by the Electricity Authority of Cyprus and CYTA. All materials comply with European Standards and Cyprus legislation.

Complete installation of air-conditioning split units hidden and/ or visible in bedrooms and common spaces (living and dining room) and kitchen according to architectural drawings. The installation includes wiring, drainages and piping according to the EU standards. The included air-condition units are to be of high quality and energy efficiency.

Provision for future installation of satellite.

Installation of structures' cabling system - ethernet.

Electric supplies to all motored doors and shading systems, entrance door etc according to the plans.

Waterproof sockets will be installed to external verandahs where shown on the drawings. Complete installation of intruder's alarm system will be provided.

Smart home automation system will be provided for all electric framework.

### **Ballustrades**

Ballustrades of minimal design made of metal structure in a high performing polyurethane paint will be installed to all verandahs and lower "loft type" windows for high safety together with aesthetics according to Architect's detailed drawings.

### **External Works**

#### Sewage

Connection to the main municipal drainage system as shown on the drainage layout and according to the indications of the local authorities.

#### Boundaries

The property boundaries will be constructed/ installed as clearly marked on the drawings. Concrete fair face walls of 1.20m height facing public road according to regulations and higher boundary walls on all other sides of the plot.

#### Swimming pool

Construction of a reinforced concrete rectangular swimming pool with overflow eyes and surrounding patios of architect's choice complete with associated electromechanical works and infrastructure. Provisions for warm pool water. Shower and toilet area and pump space are to be constructed according to the drawings.

#### Jacuzzi

A high quality ready made jacuzzi will be installed on the 1st floor's veranda.  
All infrastructure is to be constructed according mechanical layouts. Architectural details will be provided for a minimal modern aesthetic result.

#### Covered/ Uncovered Parking area

Construction of covered or uncovered parking areas according to the drawings.

#### External wall cladding

Walls that are not made of fair face concrete will be cladded with black matte granite (lava) in the technique mentioned previously. The cladding materials are to be of high quality materials chosen by the Architect and may change according to the drawings.

#### Barbeque Area

Barbecue area is to be designed as exterior luxury kitchen.  
All countertops are to be finished in black matte granite. Sink and cupboards of aluminium structure will be also installed together with a gas functioning barbecue fitting.

#### Garden

Green spaces are to be designed and planted with architects choice plants in order to give the needed aesthetic impressions of the design idea.  
Automatic watering system will be installed. Pebbles areas with flowers and aromatic plants of the mediterranean nature will be used together with trees in specific type and place for shading and microclimate provisions for the external spaces of the residence.

#### Other features

Garbage port is to be constructed on the boundary of the property according to the legislation.  
Also a space for the electrical provision of the property is to be constructed as electric private station of the residence in accordance with the regulation's rules.  
Both spaces are to be introduced to the general design and form of the project and are to be designed and constructed in detail in a minimal modern way.

All construction will be carried out in the highest quality according to best practices, regulations and art.

The residence is to be of extremely high quality materials infrastructures and provisions for a unique luxury result.

Areas in Square Meters (sqm)

Ground Floor = 152 sqm

1st Floor = 100sqm

**Total Builded Areas 252sqm**

**Total Covered Areas (bird's eye) = 218 sqm**

Covered Verandas (ground floor) = 56sqm

Uncovered Verandas (ground floor) = 58sqm

Uncovered Verandas (1st Floor) = 92 sqm

**Total 150sqm**

storage = 15sqm

parking space (semicovered - pergola) = 38sqm

swimming pool = 53 sqm

The end