

DiONE RESIDENCE

Construction Specifications and Features (2022)

1. MAIN STRUCTURE

The main structure is reinforced concrete in accordance with the Cyprus Seismic Code and EUROCODE 8 and designed according to the Cyprus Concrete Code of Practice CYS 159 and EUROCODE. C45 Concrete was used for the frame of the building with Penetron water proof crystalline technology that enhances the overall performance and lifespan of concrete.

2. WATER & SOUND PROOFING

A damp proof course (DPC) is fitted under all ground floor walls, and the ground floor slab will be laid on a damp proof membrane (DPM). All slabs and walls are fitted with sound isolation materials.

3. WALLS & THERMAL INSULATION

All the walls will be built with thermal clay blocks

- External walls - 250mm thick, Internal walls - 100mm thick.
- All the external surfaces of the columns, beams and walls will be covered with a 50 mm rockwool thermal insulation system.
- All external surfaces will be coated with grafiato paint finish.

4. PLASTERING & PAINTWORK

- All the interior walls are covered with two coats of fine rendering and three coats of paint.
- Fair face concrete ceilings are brought to a smooth finish with two coats of fine rendering and three coats of paint.

5. INTERNAL SPECIFICATIONS

- Kitchens Model: FLO / Brand: AR-TE <https://www.ar-tre.it/> Soft closing mechanism
- Kitchen electrical appliances (fitted with fridges, dishwasher, oven, cooker/hob): BOSCH (may be upgraded to MIELE)
- Kitchen built-in microwave BOSCH (may be upgraded to MIELE) in Apts. on 4-6th floor
- Kitchen sinks, taps and mixers: VILLEROY & BOCH, GROHE, RODI and DANIEL
- Entrance doors: Model: TEKNO 6 Brand: PORTA NOVA www.portanova.gr

Colour - Lacquered White Matt 2.20m height. ISO Certificate. Fire Resistance Certificate BS 476 – 63 minutes.

Single mechanically operated rim lock with European cylinder and bolt lever block, manufacturer: Mottura.

- Internal doors: Custom made. Manufacturer: “AIP” www.aipporte.com
- Internal door dimensions: Main 1 x 2.2, Bathroom 0.9x2.2 (Nominal opening dimensions).

All doors have skirting

- Wardrobes: Custom made. Manufacturer: “AIP” www.aipporte.com
- Durable techno granite kitchen countertops fitted in all apartments.
- Italian made wood wall cladding in Apts. 401, 501, 601, 402, 502, 602, 503, 603.
- Ceiling Heights (the minimum height is only applied in corridors and in places of hidden AC units, 80% of apartment area is maximum height):

Floors 1-6: Maximum height: 2.90m; Minimum height: 2.60m

Apartment 603: Maximum height: 2.90m; Minimum height: 2.50m

Roof Garden: Apartments 601 & 602: Maximum height: 2.75m; Minimum height: 2.34m (in the bathroom/storage).

Apartment 603 Roof Garden: Maximum height: 2.75m Minimum height: 2.30m (in the bathroom/storage).

5. WOODWORK

All doors, wardrobes and cabinets are imported from reputable manufacturers and have high

quality mechanisms. The entrance door of the apartments is made from high density wood and has a solid frame for security and fire residence. The internal doors and frames are made from laminated wood. All the kitchen units, wardrobes and cabinets are made from high pressure laminated wood.

6. FLOORING AND WALL FINISHES (Ceramic Tiles)

Sitting & Dining Room and Kitchen - €30,00 per/m², Bedrooms - €20,00 per/m², Bathrooms & WC - €30,00 per/m² Verandas - €20,00 per/m².

Bathrooms & WC - €30,00 per/m², Kitchen Walls - €30,00 per/m².

(Supplier Prices, i.e. 40% discount applies)

8. ALUMINIUM DOORS & WINDOWS

- All windows and balcony doors are made using extruded thermal aluminum frames and a double high efficiency glass system. Supplied by MUSKITA.

Sliding doors: Muskita THEA Ordinary with concealed water collection tray

Doors: Muskita MU 2075

Windows: Muskita MU 2020

All openings have a height of 2.57m

9. SANITARY WARE

- Sanitary wares, mixers, showers and all the accessories will be of European Standards.
- All toilets are VILLEROY & BOCH fitted with hidden GROHE mechanisms with push button.
- All showers are wet-floor with concealed shower mixers
- All accessories in the Bathrooms are installed (mirror, toilet paper and towel holders).

10. ELECTRICAL INSTALLATIONS

Strictly following the Electricity Authority of Cyprus regulations for all the electrical installations, special care is taken to equip all our apartments with convenient power outlets and lighting points for ample lighting in all rooms. Telephone outlets are also conveniently installed in most rooms. Additionally, the following conveniences are standard in all apartments:

- TV outlets in the open plan living room and in all bedrooms
- Door answering phone
- Exterior lighting
- Control sockets for all the electrical appliances, washing machine, dishwasher, refrigerator extractor fan, cooker and oven.
- Double sockets 13A in all rooms
- Basic automation in all apartments (KNX Smart System)
- Electrical towel rails in bathrooms

11. MECHANICAL INSTALLATIONS

- Solar heater with 150lt. hot water tank, with electrical immersion heater and circulation pump. A communal cold-water reserve tank of 1000lt with water filtration system.
- VRV AC system (heating and cooling) in all apartments (DAIKIN).
- The solar panels, the hot and cold water tanks and the circulation pumps are positioned on the roof in a specially designed area with minimum visibility for aesthetic reasons.
- Hydrobox systems and heat pumps are used for underfloor heating.
- The water pressure system maintains the water supply pressure of the entire building at a pressure of 5-7 bar.

11.2 AIR CONDITIONING / CENTRAL HEATING

- Control display units for the A/C system are located on the walls of every room excluding the bathrooms.
- The underfloor heating is divided into zones with each space being a separate zone. Each zone is controlled via a wall mounted control unit and the temperature is monitored using a temperature sensor.

11.3 DRAINAGE

- Constructed with high quality materials and standards. The drainage pipes run through risers with acoustic insulation. The sewage system of the building is connected to the municipal drainage system.

12. EXTERIOR GROUNDS & PARKING AREAS

- The garden areas will be planted with different plants and trees. The drive-in and parking areas will be covered with a decorative granostone finish and the underground parking and driving area will be covered with epoxy paint and will have driveway markings.

13. FENCING & GATES

- High quality, double tempered glass for the balustrades on all balconies.
- Perimeter fence comprising of concrete retaining walls.
- Extruded aluminum entrance gates and an electric car entrance system.

14. MAIN FEATURES

- Energy efficient Class A Building with thermal insulation on all walls and roofs.
- Eco-Friendly materials and finishes for a healthy interior design.
- Double glazed panoramic windows and sliding doors with thermal and acoustic insulation.
- MRL (Machine Room-Less) KONE elevator with ventilation. Model: Elevator KCY MonoSpace 500 DX 19.2-1
- Underfloor central heating.
- Separate spacious roof gardens on the 7th floor for each 6th floor apartment. Each roof garden has a jacuzzi provision, a sitting area with a barbecue and a bathroom (with a shower). Access to the roof garden is through stairs on the covered verandas of each 6th floor apartment.
- Central heating system using hydroboxes and heat pumps. Climate control VRF system, integrating cooling and heating for high energy efficiency. Mechanical ventilation system.
- Renewable energy production using Photovoltaic (PV) panels.
- Sanitary hot water production using fresh water modules for uninterrupted hygienic hot water without the risk of legionella.
- Water pressure systems with central filter, central anti-scaling water softener system.
- Noise-insulated drainage system.
- LED energy efficient lighting.

- Structured cabling network fitted inside each apartment.
- Central local and cable TV system.
- Apartment intercom access control

15. COMMUNAL FEATURES

- Entrance hall with reception and sitting area fitted with soft furniture
- Perimeter wall with controlled gates and entrances for maximum privacy and security against unauthorized access.
- Camera CCTV system for the communal areas.
- Private underground parking with controlled access and lift.
- Visitors and disabled parking.
- Outdoor covered gym area.
- Communal WCs, changing rooms and showers
- Communal swimming pool & kids' playground.
- Poolside pergolas with solar shades.
- Landscaped automatically irrigated garden with local plants and trees.
- SPA Facilities (jacuzzi, steam and sauna).
- Concierge Service.
- Barbecue zone.