

Technical Specification

The Cove Apartments & Bungalow

Structure: All of the building structures will be of Seismic Reinforced Concrete as stated in the project plans and drawings.

Walls: Perforated thick clay building bricks with isolation will be used for all the walls of the buildings as stated in the project plans and drawings. Brick sizes will be 25cm × 10cm × 30cm.

Wall Finishing: External Walls: 3 layers of cement-based plaster will appropriately be applied. Special care will be taken to obtain smooth finishing, proper corners and edges. Before the application of undercoat paint, all the walls will be rubbed down smoothly and any cracks will be cut down and filled. After the application of undercoat, a thin layer of paste will be applied and rubbed down again where necessary. 3 layers of 100% pure acrylic based paint (resistant to salt and sun corrosion) will be applied for finishing. There will be no visible brush or roller marks once the painting is finished.

Internal Walls: 3 layers of cement-based plaster will appropriately be applied and rubbed down to obtain a smooth surface. Special care will be taken to achieve proper corners and edges. Before the application of undercoat paint, all the walls will be rubbed down smoothly and any cracks will be cut down and filled. After the application of undercoat, a thin layer of paste will be applied and rubbed down again where necessary. 3 layers of plastic based paint will be applied for finishing. There will be no visible brush or roller marks once the painting finishes.

Ceilings: Cement based ready-made plaster will be applied (Sivateks, Bimteks or equivalent) and surfaces will be rubbed down and cleaned to have them ready for painting. After the application of undercoat, a thin layer of paste will be applied and rubbed down again where necessary. 3 layers of plastic based paint will be applied for finishing. There will be no visible brush or roller marks once the painting is finished. For painting Marshall, Dyo or equivalent quality paints will be used. Suspended ceilings will be fitted in living room, kitchen, corridors and all bathrooms.

Wet Surfaces: The bathroom and WC will have non-slip ceramic tiles on top of two layers of cement-based plaster and one layer of insulated cement-based liquid. The ceramic wall tiles will be laid up to the suspended ceiling of the room. Ground ceramic will be non-slip type, 60x60 cm. The ceramic tiles will be left in the water for at least 24 hours before use and then will be fixed with 3-millimetre space between them. The ceramic tiles' value will be up to \$15/SqM.

Floor Coverings: All internal floor coverings will be of 60 X 120 cm high quality light grey colour ceramic tiles. There will be 15cm high skirting boards fixed where necessary from the same materials. The ceramic tiles will be left in the water for at least 24 hours before use. (The ceramic tiles' value will be up to \$15/SqM).

All outdoor areas will have 2 coats of cement-based isolation, one on top of minimum 8 cm concrete layer and one-layer underneath. The spacing between the fixed tiles will be 3mm.

All outdoor terrace floors (roof terraces optional), balconies and the stair areas will be paved with 60 X 120 cm non-slip ceramic tiles of a light grey colour. These areas will have 15cm high skirting boards

fixed from the same material. For the roof terrace, one coat of waterproof insulating material will be used. After this a high-density foam will be placed under a level concrete and a final layer of waterproof insulating material will be applied.

Doors and Windows: The entrance door will be manufactured from MDF material and will be painted. Handles of the doors, stoppers, locks and the hinges will be of the quality of Hafele or equivalent.

All bedroom doors will be American pressed type. Bedroom door handles, stoppers, locks and the hinges will be of the quality of Hafele or equivalent. Bathroom doors will be frosted glass with aluminium frame.

All the external doors and windows (except the entrance door) will be comfort glass for heat insulation, anthracite colour Sapa or Schüco or equivalent aluminium, complete with all fixtures and fittings including locks, handles, felts etc.

All colours for above materials will be determined by the construction company. All materials used will be tested and approved by the construction company including the cross section of the aluminium.

Bedroom Wardrobes: Bedroom wardrobes will be made from laminated material with a sliding door system. Their height will be 2.26 meters and one panel will have a mirror affixed. There will be an adequate number of shelves, drawers and hanging rails. The buyer will decide the colour of the wardrobes.

Kitchen: All the kitchen cupboards will be made from laminated material as stated in the original plans and drawings. There will be an adequate number of shelves and drawers plus a dust bin and plate shelf. The hinges will be internal. The kitchen sinks will be stainless steel with 1 + ½ bowl. The buyer will choose colours of the cupboards worktop and drawers' handles. Fully integrated Silver goods will be included, Electrolux brand: dishwasher, washing machine with dryer, oven, induction hob, extractor fan, fridge/freezer.

Sanitary Units: The sink basin and lavatory will be fixed appropriately according to the project plans and drawings. They will all be complete and in good working order. All the lavatories will be a wall hanging type with a concealed cistern and tank. All showers will be a walk-in type with a glass door, water mixer and showerhead etc. The sink basins will be fitted to a vanity unit plus a mirror will be fitted to the wall above. All armatures will be of first class chrome plated type (Grohe or Hansgrohe or equivalent) and have one mixer tab. Each bathroom and WC will have a toilet paper holder, soap holder, and towel hangings.

Mechanical Works: Each apartment will have an immersion water heating system and solar heating unit which will be placed on to the roof terrace. Internal hot and cold-water piping will be plastic and the external hot and cold-water piping will be of galvanized iron piping. All the waste water piping will be plastic as stated in the project plans and drawings. Rain water drainage piping will also be plastic and will be fixed outside the buildings.

The waste water treatment plant will be biological and tertiary treatment type. All the buildings' waste waters will be connected to it as stated in the mechanical project. The plant will be in good working order and the treatment of the waste water will be done in accordance with the relevant environmental rules and regulations and will be used for watering landscaped areas.

Electrical Works: All the electrical works will be applied according to the British Standards and as stated in the electrical project. All the materials used will be EMO (Chamber of Electrical Engineers) approved. Each bathroom will have a shaver and hairdryer socket outlet.

In addition, a communal standby generator for the emergency power requirements of the whole site will be installed. It will always be ready to provide emergency power supply automatically with a changeover mechanism whenever there is a power cut.

Infrastructure for automated curtains and spot lighting will be included in the price.

The infrastructure of the main electricity supply to the site and the transmission unit will be provided by the contractor.

All external light fixtures will be resistant to salt and sun corrosion.

There will be CCTV cameras around the site.

Communal Swimming Pool: There will be one communal infinity swimming pool according to mechanical and architectural plans. The sun bathing area floor covering will be a 60cm x 120cm non-slip ceramic tile.

Ground Arrangements: There will be car parking areas as stated in the Project and each apartment will have one car park area. There will be adequate pedestrian pavements between the buildings with adequate lighting will be built. The communal areas will feature a Botanical garden with an irrigation system as well as an Organic garden for communal use.

Air Conditioning: Each apartment will have a VRF cooling and heating system installed that will reach each room in the property, including bathrooms. The Contractor will choose the system.

FOR FURTHER INFORMATION CONTACT:

North Cyprus International UK Office: +44 207 112 8086 North Cyprus Office: +90 548 861 0600 www.northcyprusinternational.com help@northcyprusinternational.com