

VILLA IRIS

TECHNICAL SPECIFICATIONS

Flooring and Ceilings:

- Suspended high ceilings in Ground floor with net height 2.80m throughout.
- Suspended high ceilings in 1st floor areas with net height 2.75m, except in sanitary areas with suspended ceilings net height 2.55m.
- Discreet linear grills for A/C diffusion in Ground floor living area ceilings.
- Ground floor, verandas and sanitary areas are paved with high-quality EU-made ceramic tiles.
- First floor and staircase are paved with high-quality laminate flooring.
- Building entrance path, parking area and external garden paths with pebble-stone flooring.

Walls and Profiles:

- Blockwork internal and external walls highly resistant to fire and extreme weather.
- Bathroom walls tiled with high-quality EU-made ceramics.
- Windows and aluminium frames with high thermal insulation values (U-value ≤ 2.25).
- Electric black-out shutters in all 1st floor bedrooms.
- Provisions in Ground Floor windows for motorized electric internal shading.

Woodworks:

- Custom kitchens made of high-quality laminate panels and premium marble-like countertops and backsplash.
- Custom wardrobes and closets made of high-quality laminate panels.
- High security armoured entrance doors. Sound and water insulated.
- Interior doors made with laminate panels with solid wood frames.

Bathroom and sanitary:

- All kitchen and sanitary fittings from respected European suppliers such as GROHE, Ideal Standard and Villeroy&Boch.
- Electric Towel rail provisions in bathrooms.

MECHANICAL SPECIFICATIONS

Plumbing, air conditioning, heating, and insulation:

- European Class A energy certificate.
- External thermal insulation system. Walls EPS 80mm. Ceiling XPS 10cm.
- Photovoltaics system (3kWatt).
- Split concealed A/C units in Ground floor living areas (Mitsubishi Electric or equivalent, Category Energy Class A+).
- Split wall-type A/C units in bedrooms. (Mitsubishi Electric or equivalent, Category Energy Class A+).
- Aluminium solar heating panels connected to hot water cylinder.
- Instant hot water recirculation system.

- Pipe in pipe plumbing system.
- Water softener provision.

Pool:

- Skimmer pool provision (up to mechanical room).

ELECTRICAL SPECIFICATIONS

Sockets, switches, and Lighting:

- Modern lighting design on Ground and 1st floor levels with spotlights, linear LED, strip LED, cove lighting, downlights, and garden lights.
- Three HDL system panels (2 panels on Ground floor, 1 panel on 1st floor).
- Luxury sockets and power outlets combined with USB ports in bedrooms and kitchen.
- Electric vehicle fast charger provision.
- Provision under Kitchen Sink (for filter or garbage disposal).
- Electric garage gate provision.

Safety and Fire Alarm Systems:

- Security alarm/fire system including 3 PIR sensors, 1 smoke detector, 1 heat detector, 2 alarm wall keypads and 1 external alarm sounder.
- NVR camera system consisting of 4 cameras.
- Door video phone system at building entrance.

Network:

- High-speed structured cabling system for audio-visual devices and internet.
- TV sockets, RJ45 sockets for internet/Telephone in bedrooms, living room and Ground floor veranda.
- Complete Terrestrial Antenna system for Cyprus channels.
- Networking/internet provisions for Cyta, Cablenet & Primetel. (Where available).