

VILLA EROS

TECHNICAL SPECIFICATIONS

Exterior:

- Wood effect cladding on Upper Ground Floor North façade, to create seamless integration with main Entrance door
- Exterior wall finishing with a combination of render and fairface concrete
- Louvres in select locations to enhance privacy and offer increased shading
- Glass balustrades with aluminium railing base

Flooring and Ceilings:

- Suspended high ceilings in Upper Ground floor and 1st floor
 - Upper Ground floor net height 3.00m throughout
 - 1st floor net height 2.95m except limited areas accommodating A/C units, net height 2.75m
 - Lower Ground floor living areas net height 3.00m
- Discreet linear grills for A/C diffusion in living area ceilings
- Ground floor, Lower Ground floor (except gym) and sanitary areas are paved with large (80x80cm or above) high quality EU-made ceramic floor tiles
- First floor and staircase are paved with high quality engineered wood
- Gym is paved with vinyl flooring
- Building entrance path, parking area and external garden paths with stone flooring

Walls and Profiles:

- Blockwork internal and external walls highly resistant to fire and extreme weather
- High spec floor-to-ceiling windows and aluminium frames with high thermal insulation values ($U\text{-value} \leq 2.25$)
- Mosquito nets in all bedrooms
- Provisions in Ground Floor and Lower Ground floor windows for motorized electric internal shading
- Tiled bathroom walls

Woodworks:

- Custom full height kitchens made of veneer and lacquered panels and premium marble-like countertops and backsplash
- Custom full height wardrobes and closets made of veneer and lacquered wood panels
- High security armoured entrance doors. Sound and water insulated. Well-designed with laminate panels for different internal and external finish
- Laminate interior doors certified 30-minute fire resistant.

Bathroom and sanitary:

- All kitchen and sanitary fittings from respected European suppliers such as GROHE, LAUFEN
- Electric Towel rails in all bathrooms

MECHANICAL SPECIFICATIONS

Plumbing, air conditioning, heating, and insulation:

- Nearly zero energy building. European Class A energy certificate
- External thermal insulation system. Walls EPS 80mm. Ceiling XPS 100mm
- Photovoltaics system with 5kW rating
- A/C concealed units in living rooms and bedrooms with individual controls for each unit. Wall-type units in lower ground areas (bedroom and gym). All internal units connected to a central compressor VRV (Mitsubishi Electric or equivalent, Category Energy Class A+)
- Underfloor heating in all Upper Ground and 1st floor living areas operated by central heat pump. Individual temperature control in each room
- Aluminium solar heating panels connected to hot water cylinder
- Instant hot water recirculation system
- Pipe in pipe plumbing system

ELECTRICAL SPECIFICATIONS

Home Automation System:

Smart home system that controls the following applications either locally or remotely. The system includes iOS/Android graphical user interface that works with Wi-Fi

- HDL smart lighting and dimmer system
- Hot water and quick hot water recirculation
- Air-conditioning
- Central heating
- Intercom (door videophones)
- Electric gates and garage door
- Background music (details below)

Sockets, Switches, and Lighting:

- Modern lighting design with spotlights, linear LED, strip LED, cove lighting, downlights, and garden lights, connected to HDL smart lighting automation system
- Three 10" Touchscreens
- Luxury wall panels
- Luxury sockets and power outlets combined with USB ports in bedrooms and kitchen
- Electric vehicle fast charger provision
- Veranda ceiling fan on Upper Ground floor
- Garbage Disposal provision (Kitchen Sink)
- Master Bedroom electric (smart) WC provision

Safety and Fire Alarm Systems:

- Full house burglar alarm system including fire alarm detectors complete with full function GUI for monitoring and control
- NVR camera system consisting of 8 cameras with full function GUI for monitoring & control.
- IP Door video phone (Intercom) system with three 10" Touchscreen monitors, access keypads & card readers
- Electric gates and electric Garage door including remote controls
- Mechanical Alarm notifications

Network:

- High-speed structured cabling system for audio-visual devices and internet
- TV sockets, RJ45 sockets for internet/Telephone in bedrooms, living room and verandas
- Complete Terrestrial Antenna system for Cyprus channels
- Smart TV infrastructure ready. (TVs not included)
- Networking/internet provisions for Cyta, Cablenet & Primetel. (Where available)

Background Music:

- 4 Source x 4 Zones background music system including:
 - 4 zone Amplifier
 - 2 streaming server sources
 - 2 available source inputs to connect TV, STB or other audio source
- Internal ceiling + wall loudspeakers
- External w/p loudspeakers
- Fully integrated to Home Automation system

A/V Distribution ready:

- High speed infrastructure ready for future A/V Distribution system installation