

VILLA ESTIA

TECHNICAL SPECIFICATIONS

Flooring and Ceilings:

- Suspended high ceilings in Ground floor with net height ~2.85m throughout.
- 1st floor areas with net height ~2.85m, except sanitary areas.
- 1st floor 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, sanitary areas, building entrance path and external garden paths are paved with high-quality EU-made ceramic tiles.
- 1st floor and staircase are paved with high-quality EU-made ceramic tiles.
- Parking area with pebble stone finish.

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 ($U\text{-value} \leq 2.25$).
- Provision for motorized electric internal shading in all 1st floor bedrooms.
- Provisions in Ground Floor windows for motorized electric internal shading.

Woodworks:

- Custom kitchens made of high-quality melamine + mdf panels and premium marble-like countertops and backsplash.
- Custom wardrobes and closets made of high-quality melamine panels.
- High security armoured entrance doors. Sound and water insulated.
- Interior doors made with mdf panels.

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 80mm.
- Photovoltaics system (5kWatt).
- 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+).

- Underfloor heating in all 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.
- Water softener.

Pool:

- Skimmer pool.

ELECTRICAL SPECIFICATIONS

Home Automation System:

- Smart home system that the following applications either locally or remotely. The system includes iOS/Android graphical user interface that works with Wi-Fi.
 - Lighting system
 - Hot water and quick hot water recirculation.
 - Motorized electric internal blinds and/or curtains in 1st floor.
- Possibility for upgrade to include:
 - HDL smart dimmer system.
 - Underfloor heating.

Sockets, switches, and Lighting:

- Modern lighting design on Ground level 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).