

## TECHNICAL SPECIFICATIONS

### Bahçeler Villas

- Structural System:** The building is designed as reinforced concrete. Concrete 160 and steel STI will be used through the structure.
- Dividing Walls:** 10cm x 20cm x 30 cm sized standard bricks will be used, vertically and horizontally, to give a thickness of 20 cm on the internal walls and 20cm on the external walls.
- Roof System:** The roof will be made of reinforced concrete and a second roof will be laid on the concrete which will consist of wood and ceiling tiles. Part of the roof will remain uncovered by roof tiles to allow space for water storage tanks and TV antennas. This space will be insulated against water.

### **Floor materials and characteristics:**

Terrazo tiles with 40x40 dimensions, made of white cement will be used in the entrance hall, living room, dining room, terraces and stairway in the ground floor and corridor and the bedrooms in the first floor. Ceramic tiles will be used in the Kitchen and bathrooms. Tiles will be of dimensions 20cmx20cm, 20cmx25cm or 33x33cm.

### **Wall coatings:**

Over two layers of cement based plaster, a layer of plaster of paris will be applied on the walls of living room, dining room, hall, corridor and bedrooms. The finish paint will be plastic paint, color to be determined by Levent Insaat Ltd.

20cmx25cm or 10cmx10cm ceramic tiles will be used on kitchen walls between the counter top and overhead cupboards. On all other surfaces, plastic paint will be applied over plaster of paris as in other rooms.

20cmx25cm ceramic tiles will be used on WC walls up to a height of 2.20 meters. The colour and design of tiles will be determined by Levent Insaat Ltd. Rest of the area will be painted with water based plastic paint.

### **Woodwork and aluminum:**

Kitchen counter and cabinets will be made according to the details as shown in the plan. The cabinet lids will be made of laminated chipboard, framed with MDF based decorated profile. Countertop will be laminated worktop with a steel sink.

The entrance door will be made of wood. Interior doors will be pressed panel.

The wardrobe doors will be made of laminated chipboard, framed with MDF based decorated profile

In the semidetached villas windows and balcony doors will be sliding type, aluminum windows.

Wrought iron will be used on all of the windows on the ground floor and brown aluminum shutters will be used on the balcony doors on the ground floor and on the first floor and on the bedroom windows. The bathroom windows will be aluminum transom windows

In detached villas, windows and balcony doors will be sliding type, aluminum windows except the bathroom, which will be transom windows. There will be brown aluminum shutters on all the windows except the kitchen and bathroom windows. Wrought iron will be used on kitchen and bathroom windows.

#### **Water storage tanks and installation taps:**

There will be a central water storage tank with a water-pump attached to it .On the roof terrace, there will be a water storage tank with one tone capacity, with a hot water tank.

Long lasting plastic pipes will be used inside the building and galvanized pipes outside. All the taps will be good quality and chrome covered, fixed and in working condition.

#### **Electricity installation and materials:**

Electrical installations will be done according to the approved electricity project which will be suitable to the Cyprus Turkish Electrical Engineers Association's standards.

#### **Landscaping:**

Pavements will be covered with pressed pavement tiles, the size and shape to be determined by Levent Insaat. Garden areas will be finished with topsoil, ready for flowering.

The garage road will be reinforced concrete with a smooth surface. The path to the entrance door will be made with pavement tiles. The tile type will be determined by the company.

All of the technical controls and counseling will be done by Özkent Engineering and Architectural office, which is also the underwriter of the project. The office has the right for final decision which will be made on the project.