

# TECHNICAL SPECIFICATIONS

## LAPTA VIEW VILLAS TYPE 1

**Structural System:** The building is designed as reinforced concrete. Concrete BS20 and steel ST3A 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 10 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.

Kitchen, dining room, living room and WC are located on the ground floor. Master bedroom, located on the first floor, has a walk-in closet and a bathroom with a shower which is accessible through the bedroom. Also on the first floor are two bedrooms and an additional bathroom with a bath tub. There will be a fireplace in the living room.

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

Terrazzo 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 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. Countertop will be laminated worktop with a steel sink. There will be wardrobe in each bedroom.

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

Bathroom windows will be double glazed, transom windows.

Kitchen door and window will be aluminum, double glazed. Rest of the windows and balcony doors will be sliding type aluminum with double glazed windows. All shutters will be brown colored aluminum. Shutters will be used in all areas except transom windows, kitchen window and on the window at the entrance of the building looking directly outside. These will be protected by decorative wrought iron.

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

A water storage tank with two tones capacity will be used on the ground with a ½ hp water pump attached to it. A one tone capacity water storage tank on a tower with a hot water tank will be located on the roof terrace.

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.

#### **Kitchen appliances:**

Beko brand appliances, namely refrigerator, washing machine, dishwasher, aspirator, countertop range and a recessed oven (Model No: NCB 9700W, BKY2518CX, BKY3505PE, P6ANK, AO950, BK4700TW) will be used in the kitchen. If the above mentioned appliances are out of production at the time of delivery of the house, equivalent appliances will be used.

#### **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 front side garden wall will be made of natural stone. The neighboring borders will be fenced. The garage road and the path to the entrance door will be made with pavement tiles. Size to be determined by Levent Insaat Ltd.

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 on the project.