



SEAGULL

SPECIFICATIONS

STRUCTURE

Foundation Structure

Reinforced concrete frame, consisting of slab foundation, columns, beams and roof, designed under the latest Eurocode anti-seismic standards.

External Walls

Clay hollow thermal brick 25cm thick for improved sound and thermal insulation.

Roof thermal and water insulation

8cm XPS polystyrene thermal insulation sandwiched in concrete for durability. Water insulation with 2 layers of polyester-reinforced bitumen sheets, the top layer with embedded white aggregates to reflect the solar heat and protect the bitumen from the sun.

External Wall Insulation/Finish

High-quality external thermal insulation—8 cm Grafite EPS polystyrene system, compliant with Cypriot legislation, with a plaster finish in layers and decorative plaster on top. The garage façade and fireplace are lined with decorative stone.

INTERIOR FINISH

Interior Walls

The brick walls are covered with three layers of plaster, 2 layers of spatula and acrylic paint. Bathroom and shower wall are lined with ITALIAN PORCELAIN STONEWARE TILES — NOVABELL SOVEREIGHN (size 120x60 cm).

Floors

ITALIAN PORCELAIN STONEWARE TILES — NOVABELL SOVEREIGHN (size 120x60 cm).

Bathroom floors and walls

ITALIAN PORCELAIN STONEWARE TILES — NOVABELL SOVEREIGHN (size 120x60 cm).

Ceiling

2 spatula coats and 3 coats of matte acrylic paint.

External verandas, courtyards, pool decks

ITALIAN PORCELAIN STONEWARE TILES — NOVABELL SOVEREIGHN (size 120x60 cm).

Garage Floor

ITALIAN PORCELAIN STONEWARE TILES — NOVABELL SOVEREIGN (size 60x30 cm).

Doors, Windows

Sliding aluminum energy-saving panoramic windows (Alumil Smatria M630 system) and opening energy-saving aluminum windows (Alumil Smatria S67 & MD67 system). Color: Black Grey Structura.

Glass Specifications:

1 x 6 mm - 4 x 6 mm Energy 65/41 pos. 2 air 100°/o 5 mm Planibel Clearlite and Matt Ug = 1.3 W (m2K)

Interior Doors

Concealed-hinge doors with a rubber seal and stop to protect the walls, handle and magnetic lock.

Exterior Doors

This high-quality entrance door with a metal frame and iroko wood veneer features a high-quality handle and lock. Rubber seals and a windbreak are included.

Alumil Smatria S67 & MD67 energy-saving aluminum laundry door. Black grey structure.

Glass specifications:

1 x 6mm Energy 65/41 pos. 2 x 100°/o 5mm Planibel Matt Ug = 1.3 W (m2K)

Aluminum basement door: Alumil Comfort M940 system. White.

Fireplace

ROCAL ARC100 fireplace, 100 cm wide, made in Spain.

Carpentry

Built-in wardrobe design for the bedroom

Door and drawer closing system - soft-close for doors and drawers. High-quality handles. Kitchen and Appliances

Door and drawer closing system with soft-close mechanisms. GOLA aluminum plinth and handle finish. BOSCH appliances: 70 cm wide refrigerator, undermount refrigerator, cooktop, hood, oven, microwave, and dishwasher. Granite countertop with a one-piece sink, NEPTUN TRIFLOW 3-WAY FRANKE faucet.

Laundry

Vanity unit with a granite countertop and stainless steel sink, wall cabinets, and shelves. MIELE washer and dryer.

Bathrooms

Wall cabinets with integrated sink. Mirrors with LED backlighting.

Shower trays made of the same material as the flooring. Shower screens made of transparent tempered glass.

High-quality GROHE faucets, TALIS E SINGLE series.

Electric heated towel rail in the master bathroom. High-quality IDEAL SNANDART sanitary ware (Villeroy & Boch group), a CONNECT AIR REGULAR bathtub (180x80 cm) in the master bathroom, CONNECT AIRFLOOR STANDING AQUABLADE & SOFT CLOSING toilets, and STRADA II sinks.

PLOT ACCESS

Automatic sliding electric gates to the plot.

A fully gated garden with a lawned pool area and irrigation system.

POOL

Overflow pool with internal steps and GEOTILES ceramic lining (60x30 cm), including internal lighting. Dimensions 4x12.5 cm. Underground machine and storage room is indicated on the plan. Automatic water top-up.

ELECTRICAL INSTALLATION AND WATER SUPPLY

Electrical Installation

The house is supplied with a three-phase power supply. Concealed utilities and all other installations comply with the requirements of the Energy Authority of Cyprus (EAC) G EU. White glass smart home sockets and control panels.

Waterproof sockets on the veranda, BBO, parking lot, and in the courtyard (where applicable).

Photovoltaic Systems

The house is equipped with a 10kW photovoltaic system that complies with EU standards and is connected to the EAC grid. The system will provide power, contributing to increased energy efficiency and environmental sustainability. The system is installed on the roof.

Smart Home

Various home functions are controlled by a modern home automation system. These include:

- Lighting
- Curtains/rollers
- Underfloor heating
- Air conditioning
- Video surveillance

CCTV cameras are included. Wireless Wi-Fi is available throughout the house and grounds.

Cold water

Water is supplied from the local water supply. The community council is connected to an individual 1000lt tank.

Hot water

The hot water system includes 300-liter LG inverter pump-water heater.

Heating/Air conditioning

Underfloor heating: LG Hydrokit.

LG Multi V S VRF 33 kW cooling system.

Irrigation water

Taps for connecting the irrigation system are provided. A centralized cold water supply is provided.

Outdoor Lighting

Outdoor wall and floor lights for porches, walkways, and steps.

GARAGE

Covered garage with 2 parking spaces and automatic doors, as shown on the plans.

Prepared for car charger installation (charger not included).

BBQ

Granite countertop with stainless steel sink, faucet, aluminum doors (Alumil Comfort M940 system).
White color. Built-in gas barbecue oven BEFEATER BARBECUES Signature 3000E with 4 burners.