

Appendix C to the Sale Agreement



Olea Club Complex

Description

Located in Moni, Limassol, the club complex comprises three individual three-storey buildings, complemented by spacious grounds with shared areas, a swimming pool, gym, sauna, and additional facilities.
Each apartment has a parking space and a storage room.

SPECIFICATIONS

1. FOUNDATIONS AND SKELLETON

ANTI – SEISMIC DESIGN	Design with anti-seismic study and high specification planning.
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2. WALL MATERIAL

INTERNAL	Internal walls are designed with advanced noise reduction technology, ensuring sound insulation of at least 50 dB. Built with reliable 7.5 cm UA metal profiles and double-sided 12.5 mm plasterboard, with moisture-resistant plasterboard applied in wet areas.
EXTERNAL	External walls will be constructed with 25 cm bricks, finished with 2 cm internal and external plaster. The exterior finish will be applied in three layers. The building will be insulated according to European standards using certified energy-efficient materials.

3. INSULATION

	The roof is waterproofed with the materials, applied strictly in accordance with the manufacturer's guidelines. The structure consists of a base waterproofing layer, thermal insulation, a cement screed to protect the insulation, and a three-layer finishing system. External walls will also be insulated with extruded polystyrene for enhanced thermal performance.
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4. OUTSIDE YARD DESIGN

	The property is fully fenced and equipped with security cameras in shared areas for residents' safety. Access is provided through gated entrances with a modern access control system. Roads and open parking spaces will be finished with asphalt concrete and proper markings, while landscaped green zones and leisure areas are carefully designed by a professional landscape architect.
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5. MECHANICAL

AIR CONDITIONING & HEATING	Apartments are fitted with modern inverter split air-conditioning units for both cooling and heating. With superior SEER and SCOP energy efficiency ratings compared to VRV systems, they ensure comfort while helping to lower electricity bills.
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6. ELECTRICAL APPLIANCES

QUALITY OF DESIGN AND MATERIAL	All electrical installations will be executed in line with the architectural plans and the standards of the Electricity Authority. The apartments will be fitted with sockets and switches.
SMART HOME	Through a package offer with our partner KRYPTO SECURITY, apartment owners can upgrade their home with a Smart Home system, enabling convenient control of lighting, air conditioning, and the intercom directly from their smartphone.
TELEVISION PORTALS	The project provides for Smart TV integration, and residents are required to purchase televisions compatible with this technology.
SECURITY SYSTEM	Through a package offer with our partner KRYPTO SECURITY, apartment owners have the option to enhance their home with a wireless security and fire alarm system.

ENTRANCE SYSTEM	The intercom system allows residents to open the building entrance, pedestrian gate, or barrier with ease.
LIGHTING	Lighting fixtures are left to the discretion of each apartment owner, allowing for a personalized choice that matches individual taste and style.
7. WALL COATS AND PAINTINGS	
INTERNAL & EXTERIOR SURFACES, SEALING	All walls feature a three-layer preparation process followed by three layers of high-quality finishing paint.
8. ALUMINIUM WALLS AND WINDOWS	
WALLS AND WINDOWS	High-quality aluminum windows with thermal break profiles and double glazing to ensure energy efficiency.
9. WATER SYSTEM	
PIPE IN PIPE	The development features a modern and reliable hot and cold water supply system with pipe-in-pipe installation.
WATER RESERVOIR & WATER PRESSURE SYSTEM	Every apartment has an independent water reserve for both cold and hot water. High-efficiency solar panels supply hot water, complemented by a circulation system that delivers instant hot water for maximum comfort.
WATER SOFTENER & FILTRATION SYSTEM	For improved water quality, protection of appliances, and energy savings, residents have the option to install, at additional cost, a water softener or a complete filtration system. All provisions for installation are already in place in the storage areas.
10. COMMUNAL AREAS	
LIFT	Electrical last technology's from KONE (or similar) with stainless steel cabin
PARKING PLACE	Every apartment is provided with its own parking space, with the provision for owners to install an electric vehicle charging station
MAIN ENTRANCE	Modern architectural entrance based on architects' design.
POOL	The pool features separate areas for children and adults. Surrounding the pool, ample space is provided for sun loungers, allowing residents to relax and enjoy the Cyprus climate.
COMMON FACILITIES	Residents enjoy access to shared amenities, including a fully equipped gym, relaxing sauna, modern showers, and restrooms — all designed for the exclusive comfort of apartment owners.
LANDSCAPE	Landscaping is carried out according to modern landscape design trends. Thoughtful layouts, smart space organization, and a dedicated BBQ area ensure comfort and convenience for residents of all ages
11. KITCHEN AND WARDROBES	
MODERN FURNITURE	Elegant, factory-made built-in furniture compliant with European standards

12. WOODEN DOORS	
MAIN ENTRANCE DOORS	Modern type design with high double security system according to the fire departments regulations
APARTMENT DOORS	factory-made doors compliant with European standards
MECHANISM AND HANDLES	All doors are supplied with mechanism and handles
13. WALL TILES	
BATHROOM & KITCHEN	Good quality ceramic tiles compliant with European standards
14. FLOOR COVERINGS	
COMMON AREAS:	Good quality ceramic tiles compliant with European standards
APARTMENT LIVING ROOM CORRIDORS, BEDROOMS & KITCHEN:	Flooring of very good quality, meeting European standards.
BATHROOMS & VERANDAS	Good quality ceramic tiles compliant with European standards
15. SANITARY WARE	
	Sinks Mixers Washbasin Furniture W.C. Shower controls

NOTES

- VAT is not included in the above prices.
- Household appliances (including but not limited to TV, washing machine, oven, refrigerator, cooker, etc.) are not included in the sale.
- Any movable furniture illustrated in the attached material is shown only for concept purposes and is not part of the seller's obligations.