



## LOUVIAS OASIS No.13





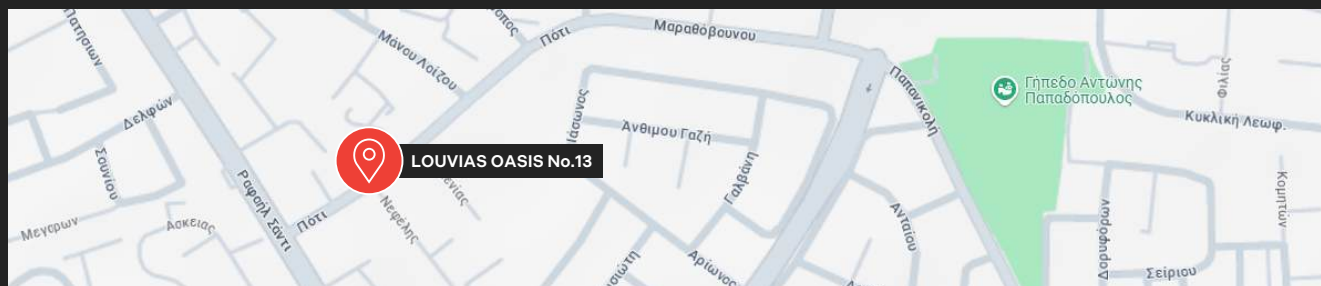


## Louvias Oasis No.13 - Poti, Aradippou (OFF-PLAN PRICES)

UNITS	101	102	103	104	105
BEDROOMS	2	2	1	1	1
BATHROOMS	2	2	1	1	1
COVERED INTERNAL (sqm)	75.05	77.85	49.6	53.65	50.15
COVERED VERANDA (sqm)	17.5	24.85	10.6	17.1	6.85
UNCOVERED VERANDA (sqm)	-	-	-	-	-
GARDEN (sqm)	-	-	-	-	-
ROOF GARDEN (sqm)	-	-	-	-	-
ROOF GARDEN STORAGE (sqm)	-	-	-	-	-
TOTAL AREA (sqm)	92.55	102.7	60.2	70.75	57
STORAGE (sqm)	YES	YES	YES	YES	YES
PRICE	€180.000	RESERVED	RESERVED	RESERVED	RESERVED

Note: Areas mentioned above are subject to modifications prior to building permit issuance.

Project Status: Under Construction | Location: Poti, 6052, Aradippou - Larnaca | Delivery of Project: December 2026

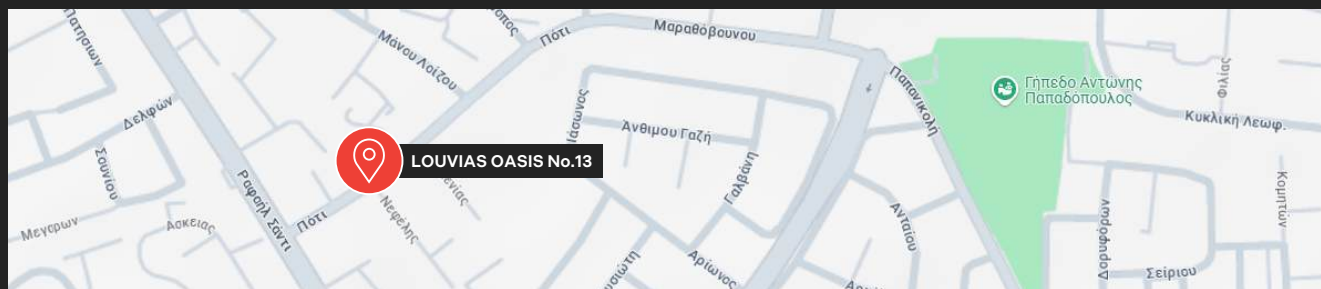


## Louvias Oasis No.13 - Poti, Aradippou (OFF-PLAN PRICES)

UNITS	201	202	203	204	205
BEDROOMS	2	2	1	1	1
BATHROOMS	2	2	1	1	1
COVERED INTERNAL (sqm)	75.05	77.85	49.85	50.6	48.75
COVERED VERANDA (sqm)	17.5	24.3	10.6	16.1	6.85
UNCOVERED VERANDA (sqm)	-	-	-	-	-
GARDEN (sqm)	-	-	-	-	-
ROOF GARDEN (sqm)	-	-	-	-	-
ROOF GARDEN STORAGE (sqm)	-	-	-	-	-
TOTAL AREA (sqm)	92.55	102.15	60.45	66.7	55.6
STORAGE (sqm)	YES	YES	YES	YES	YES
PRICE	RESERVED	€200.000	€142.000	RESERVED	€140.000

Note: Areas mentioned above are subject to modifications prior to building permit issuance.

Project Status: Under Construction | Location: Poti, 6052, Aradippou - Larnaca | Delivery of Project: December 2026

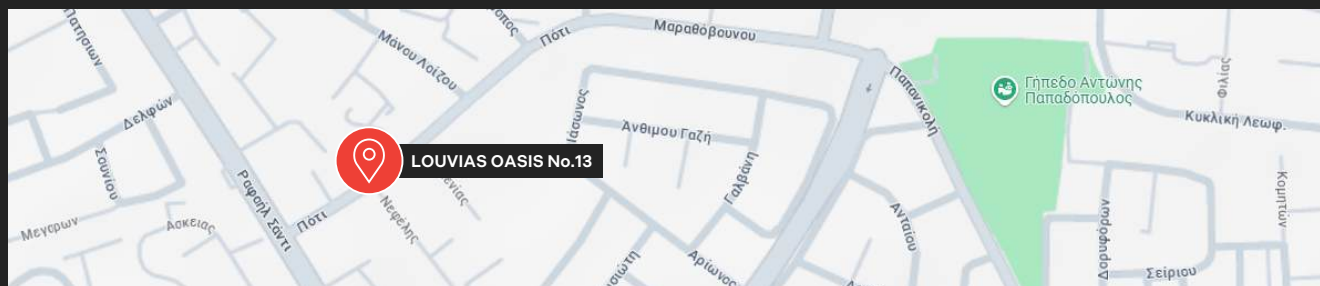


## Louvias Oasis No.13 - Poti, Aradippou (OFF-PLAN PRICES)

UNITS	301	302	303	304
BEDROOMS	2	2	2	1
BATHROOMS	2	2	2	1
COVERED INTERNAL (sqm)	75.05	77.85	83.05	49.4
COVERED VERANDA (sqm)	17.5	23.6	29.8	10.6
UNCOVERED VERANDA (sqm)	-	-	-	-
GARDEN (sqm)	-	-	-	-
ROOF GARDEN (sqm)	80.4	112	-	-
ROOF GARDEN STORAGE (sqm)	14.35	13.75	-	-
TOTAL AREA (sqm)	172.95	213.45	112.85	60
STORAGE (sqm)	YES	YES	YES	YES
PRICE	€245.000	€265.000	€220.000	€150.000

Note: Areas mentioned above are subject to modifications prior to building permit issuance.

Project Status: Under Study | Location: Poti, 6052, Aradippou - Larnaca | Delivery of Project: December 2026



## AMENITIES & FEATURES

LOUVIAS OASIS No.13

Highway  
4.7 km



Supermarket  
1 km



School  
0.19 km



Sea  
3.2 km



Airport  
12.8 km



Hospital  
2.9 km



Fitness Centre  
No



Provision For Electric Cars  
Yes



Swimming Pool  
No



Parking  
Yes



Lounge  
Yes



Gardens  
Yes



Kid's Playroom  
No



Advanced Thermal Insulation  
Yes



Storage  
Yes



Eco-Friendly Solar System  
Yes



Gated Access  
Yes



Energy Efficiency Rating: A  
Yes

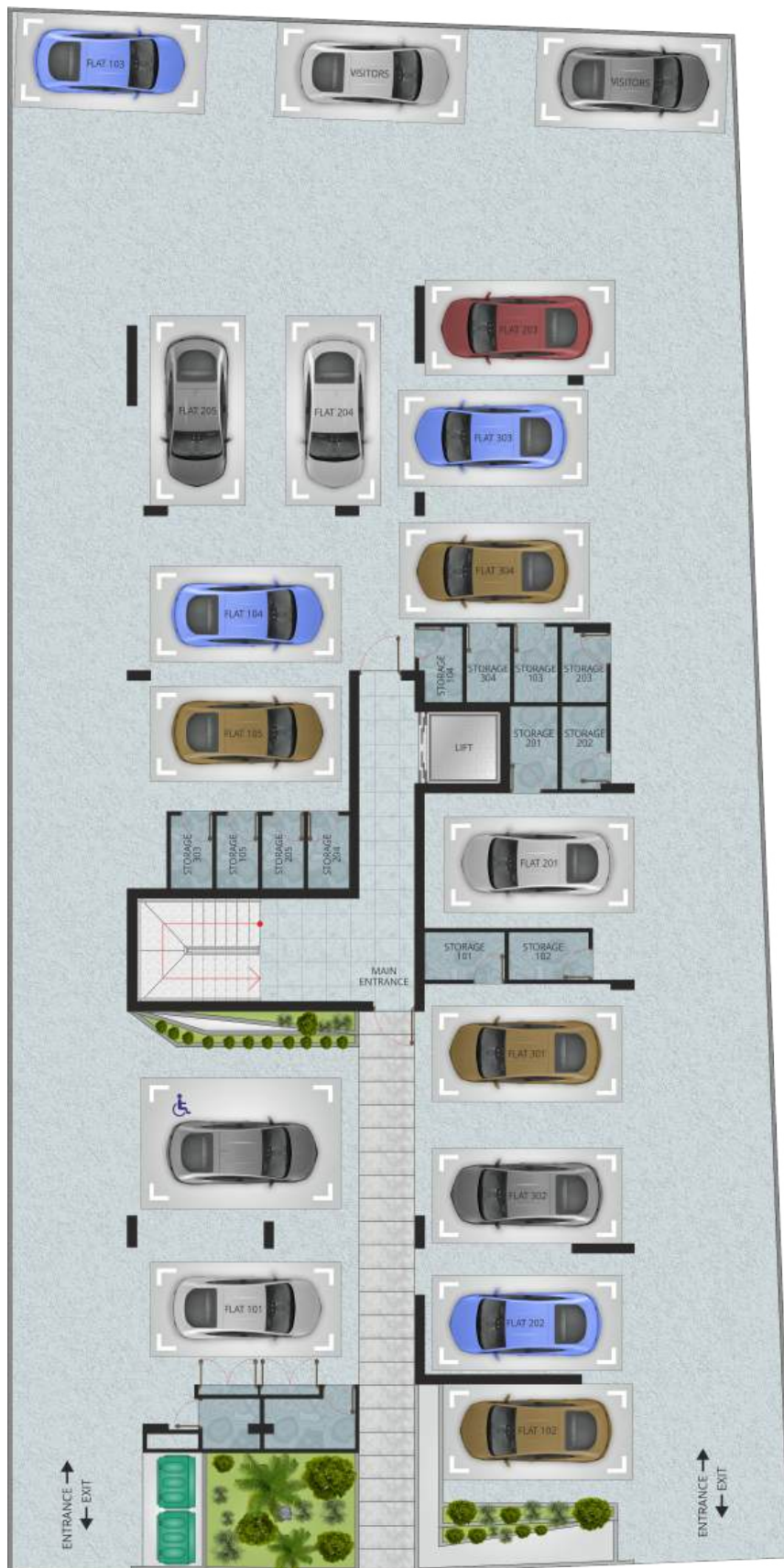
























1. RESERVATION OF APARTMENT ΚΡΑΤΗΣΗ ΔΙΑΜΕΡΙΣΜΑΤΟΣ	<b>10%</b>
2. SIGNING OF SALES AGREEMENT ΥΠΟΓΡΑΦΗ ΣΥΜΒΟΛΑΙΩΝ	<b>30%</b>
3. COMPLETION OF STRUCTURE ΕΚΤΕΛΕΣΗ ΣΚΕΛΕΤΟΥ	<b>20%</b>
4. COMPLETION OF BRICKWORK ΚΤΙΣΙΜΟ ΤΟΥΒΛΩΝ	<b>10%</b>
5. INSTALLATION OF CERAMICS ΕΦΑΡΜΟΓΗ ΚΕΡΑΜΙΚΩΝ	<b>10%</b>
6. INSTALLATION OF ALUMINUM ΕΦΑΡΜΟΓΗ ΑΛΟΥΜΙΝΙΩΝ	<b>10%</b>
7. DELIVERY OF APARTMENT ΠΑΡΑΔΟΣΗ ΔΙΑΜΕΡΙΣΜΑΤΟΣ	<b>10%</b>

**SUPERVISORS OF THE PROJECT**

**Architect:** Michalis Photiou

**Civil Engineer:** Michalis Photiou

**Mechanical Engineer:** Neofytos Vlasiou

**Electrical Engineer:** Louvias Electrical Installations

**Project**

The Louvias Oasis No.13 consists of a three-floor building with a total of 14 apartments. On the first and second floors, there are 3 one-bedroom apartments and 2 two-bedroom apartments. On the third floor, there is 1 one-bedroom apartment and 3 two-bedroom apartments. 2 of the two-bedroom apartments feature roof gardens accessible via staircases from their respective balconies.

**CONSTRUCTION DETAILS****Foundation**

The foundation complies with earthquake-resistant building regulations.

**Walls**

External masonry will be constructed using high-quality, 300 mm thick heat-insulating bricks, while internal walls will use 100 mm thick bricks.

**Insulation And Waterproofing**

The building's roof will be thermally insulated according to the energy efficiency certificate specifications, using 8 cm thick extruded polystyrene, followed by screed and 4 mm bitumen waterproofing. Thermal insulation will be applied to all external surfaces using 8 cm expanded polystyrene. Waterproofing with a 2-component cement-based solution will be applied to all terraces.

**Ceramic Tiles**

Ceramic tiles will be installed in all common areas and on stairs. In kitchens, living rooms, and bathrooms, ceramic tiles valued at €15.00/m<sup>2</sup> will be used.

**Wall Paint**

Interior walls will be painted with three layers of paint, while exterior walls will be coated with three layers of waterproof paint.

**Colours**

Three layers of emulsion paint will be applied to all interior walls.

**Plumbing Installation**

Hot and cold-water supply will be installed using a pipe-in-pipe system in kitchens, bathrooms, and showers. A pressure system, a 1-ton water tank, and a 1-panel solar panel with dimensions of 1.9m<sup>2</sup> will be installed.

**Mechanical Installation**

Provision for air conditioning units will be installed in each bedroom and living room.

**Electrical Installation**

Electrical installations will follow the approved drawings and be inspected by EAC. The building will include fiber optics and a video intercom system for each apartment. Provisions will be made in each apartment for a refrigerator, oven, hood, cooker, dishwasher, washing machine, and microwave.

**Carpentry**

Kitchen countertops will be valued at €200/m<sup>2</sup>, cabinets at €180/m<sup>2</sup>, and bedroom wardrobes at €180/m<sup>2</sup>. Cabinet handles will be valued at €4 each. Frames and doors will be made from 18 mm thick melamine, and kitchen countertops will use marble-granite at €120/m<sup>2</sup>. Bedroom cabinets will also be constructed from 18 mm thick melamine.

**Solar Provision**

Solar provision will be available for common areas.

**Doors**

Apartment entry doors and staircase vestibule doors will be made of solid wood, in compliance with fire safety regulations. Interior doors will be made from melamine with handles valued at €20. The main entrance door of the building will feature an electric security lock.

**Aluminum**

MU thermal anodized aluminum doors and windows will be installed with all necessary fittings and 4 mm double glazing. Neutral 16 mm gap and 6 mm pure laminate glass. White marble sills and provisions for mosquito screens will be included on the windows.

**Drainage**

Separate drainage systems will be installed with U-PVC pipes as per the plans, with provision for connection to the village sewer system.



**Parking Space**

Each apartment will have an allocated parking space, along with an additional disabled parking space. Provision will also be made for electric car charging stations.

**Sanitary Ware**

Sanitary ware, mixers, and kitchen sinks will have a market value of €1200 for one-bedroom apartments, €1500 for two-bedroom apartments, and €1650 for two-bedroom apartments with a roof garden. All bathroom sinks will be set on furniture with a white marble countertop.

**General**

A video door entry system and individual mailboxes will be installed at the building entrance, one for each apartment.

**The above prices do not include VAT.**



SIENA RESIDENCE 1



SIENA RESIDENCE 3



LOUVIAS OASIS No. 4



LOUVIAS OASIS No. 5



SIENA RESIDENCE 6



LOUVIAS OASIS No. 8



LOUVIAS OASIS No. 9 & No. 10



LOUVIAS OASIS No. 11



LOUVIAS OASIS No. 12



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