



## LOUVIAS OASIS No.13



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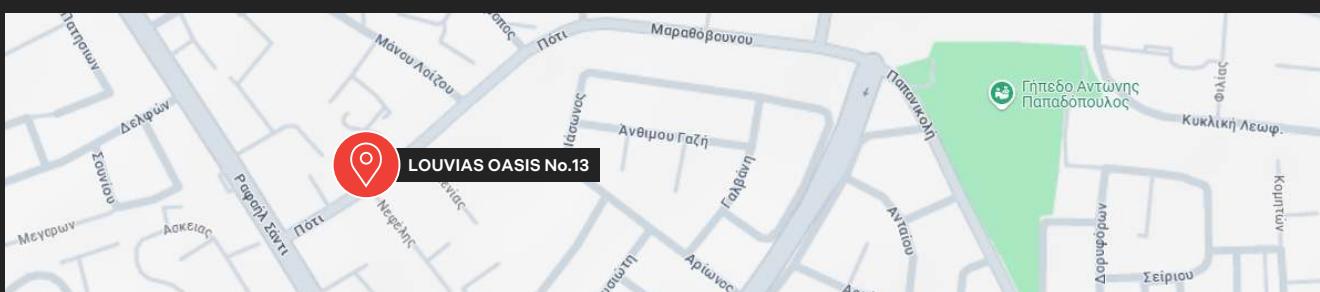


## Louvias Oasis No.13 - Poti, Aradippou (OFF-PLAN PRICES)

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

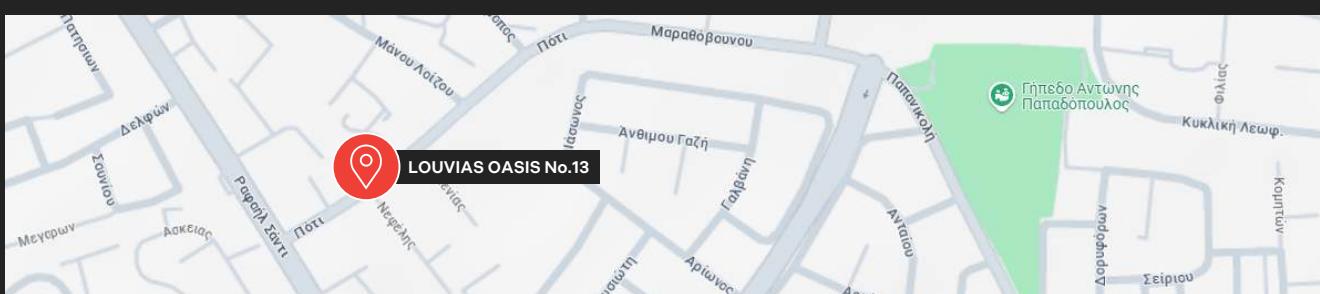


## Louviyas Oasis No.13 - Poti, Aradippou (OFF-PLAN PRICES)

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

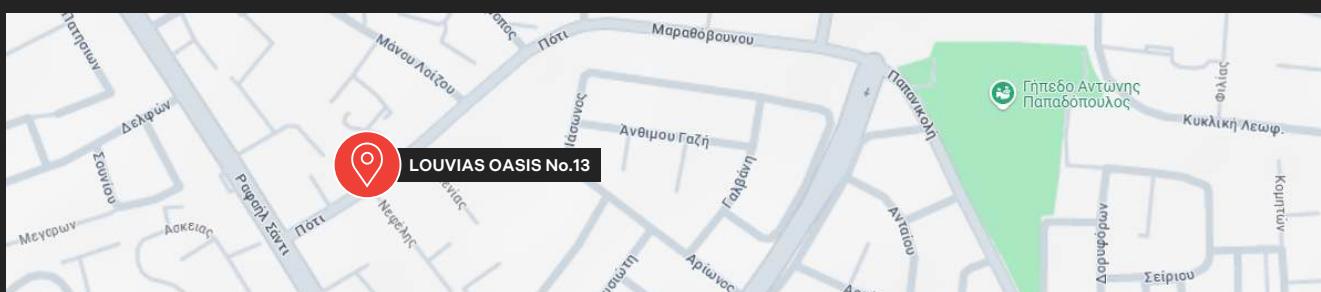


## Louviás Oasis No.13 - Poti, Aradippou (OFF-PLAN PRICES)

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



Highway  
4.7 km



School  
0.19 km



Airport  
12.8 km



Fitness Centre  
No



Swimming Pool  
No



Lounge  
Yes



Kid's Playroom  
No



Storage  
Yes



Gated Access  
Yes



Supermarket  
1 km



Sea  
3.2 km



Hospital  
2.9 km



Provision For Electric Cars  
Yes



Parking  
Yes



Gardens  
Yes



Advanced Thermal Insulation  
Yes



Eco-Friendly Solar System  
Yes



Energy Efficiency Rating: A  
Yes





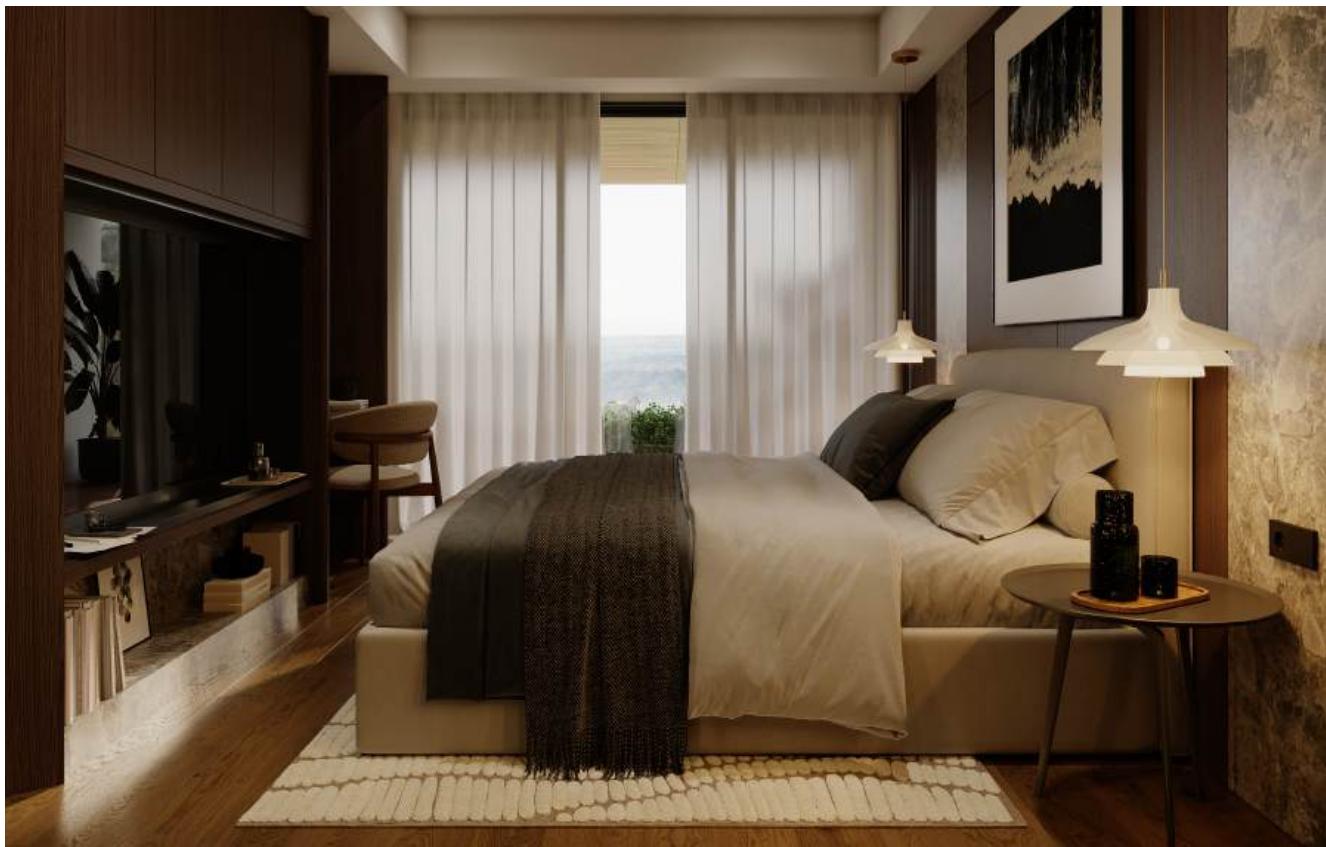
LOUVIAS OASIS No.13



Images are for reference only. Apartments are sold unfurnished, and finishes may vary.



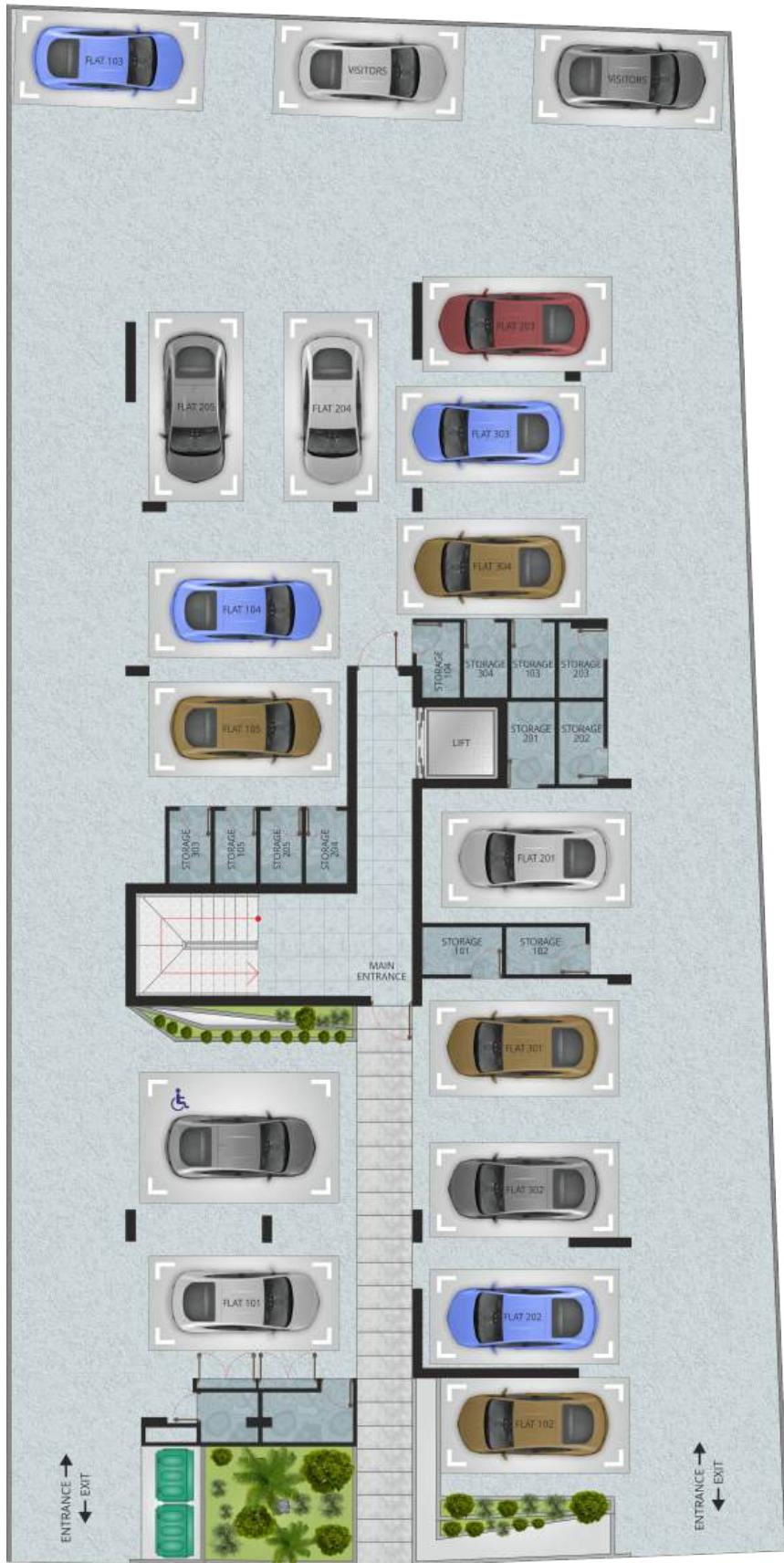
LOUVIAS OASIS No.13



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## FLOOR PLANS

### GROUND FLOOR



## FLOOR PLANS

FIRST FLOOR



## FLOOR PLANS

SECOND FLOOR



## FLOOR PLANS

THIRD FLOOR



## FLOOR PLANS

ROOF FLOOR



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

**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