



Developing excellence.

VILLAS BELLE VUE

 Agios Athanasios



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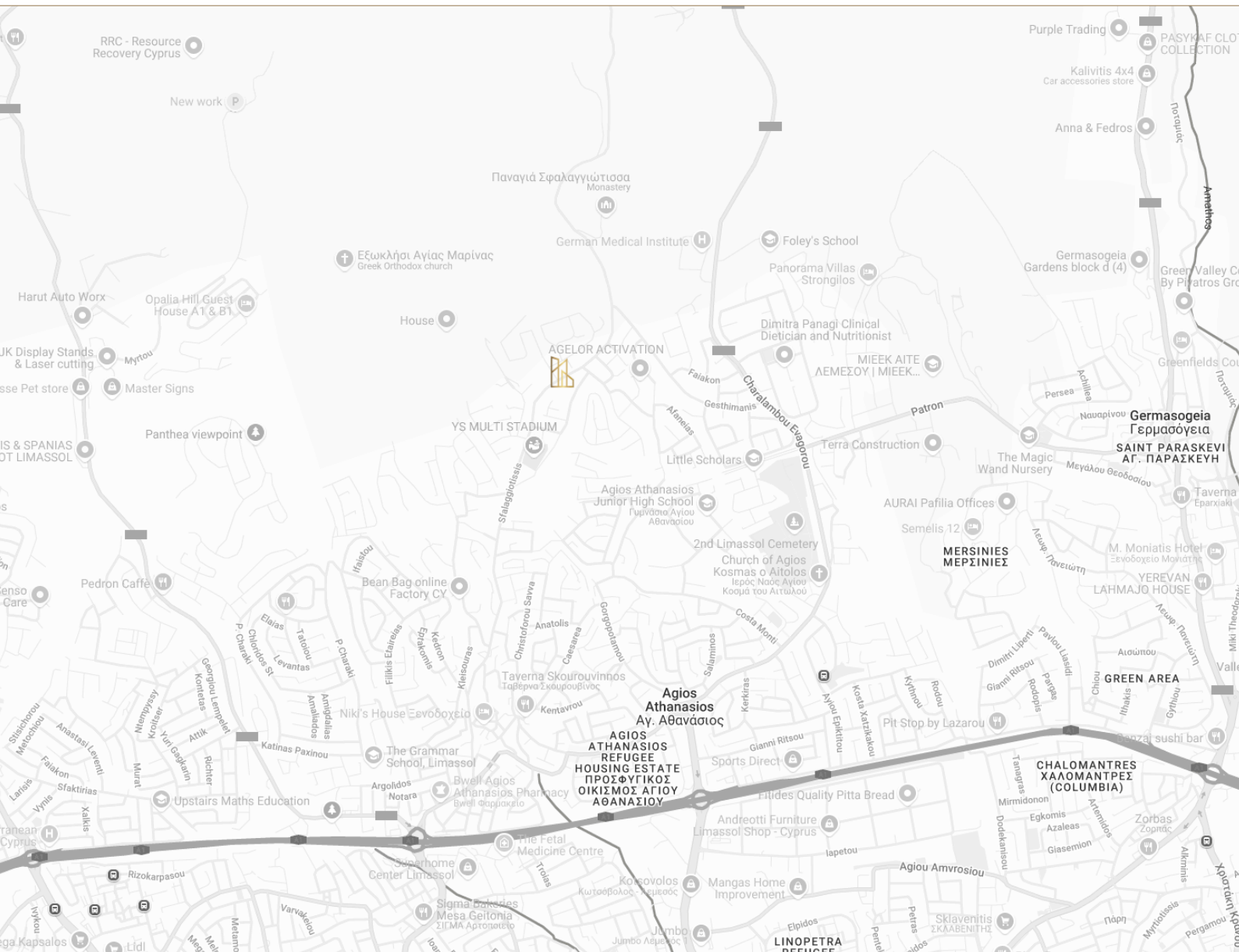


Villas Belle Vue is our newest property development of three luxury villas at a superb location with amazing sea views, offering a serene living experience. Each villa is meticulously designed to maximise comfort, functionality, efficiency and appearance.

The living spaces are designed as an open-plan space, connected to large covered balconies and designated gardens covering a large portion of the allocated plots. Featuring floor to ceiling windows to soak in the sea views, large swimming pools, barbeque area, spacious bedrooms and large wardrobes. Designed to the highest quality standards and rated as "A+" class" energy efficient villas, with the use of photovoltaic panels, insulation throughout, electric car chargers provisions, energy-efficient appliances, and other sustainable features that help to minimize the environmental impact and lower energy costs for residents.

Fully customisable, tailor-made living spaces, and our exclusive Interactive Interior Design experience make our Company the ideal provider for your dream villa. That is Villas Belle Vue.

Location



Agios Athanasios is one of the most popular area of the city of Limassol. Located at an elevated area, living at Villas Belle Vue you will witness breath-taking sea and city views from. The building is close to all necessary amenities including preliminary and high school, supermarkets and fuel station.

School
Hospital
Groceries
Seafront

4min
4min
3min
14min



Address: Stylianou Panagi, 4105, Limassol



Gallery



Gallery



Villa A

Up: Villa A: Kitchen-Dining Down: Villa A: Dining-South view



Gallery

Villa A

Right: Villa A: Kitchen

Down: Villa A: Kitchen-
Dining



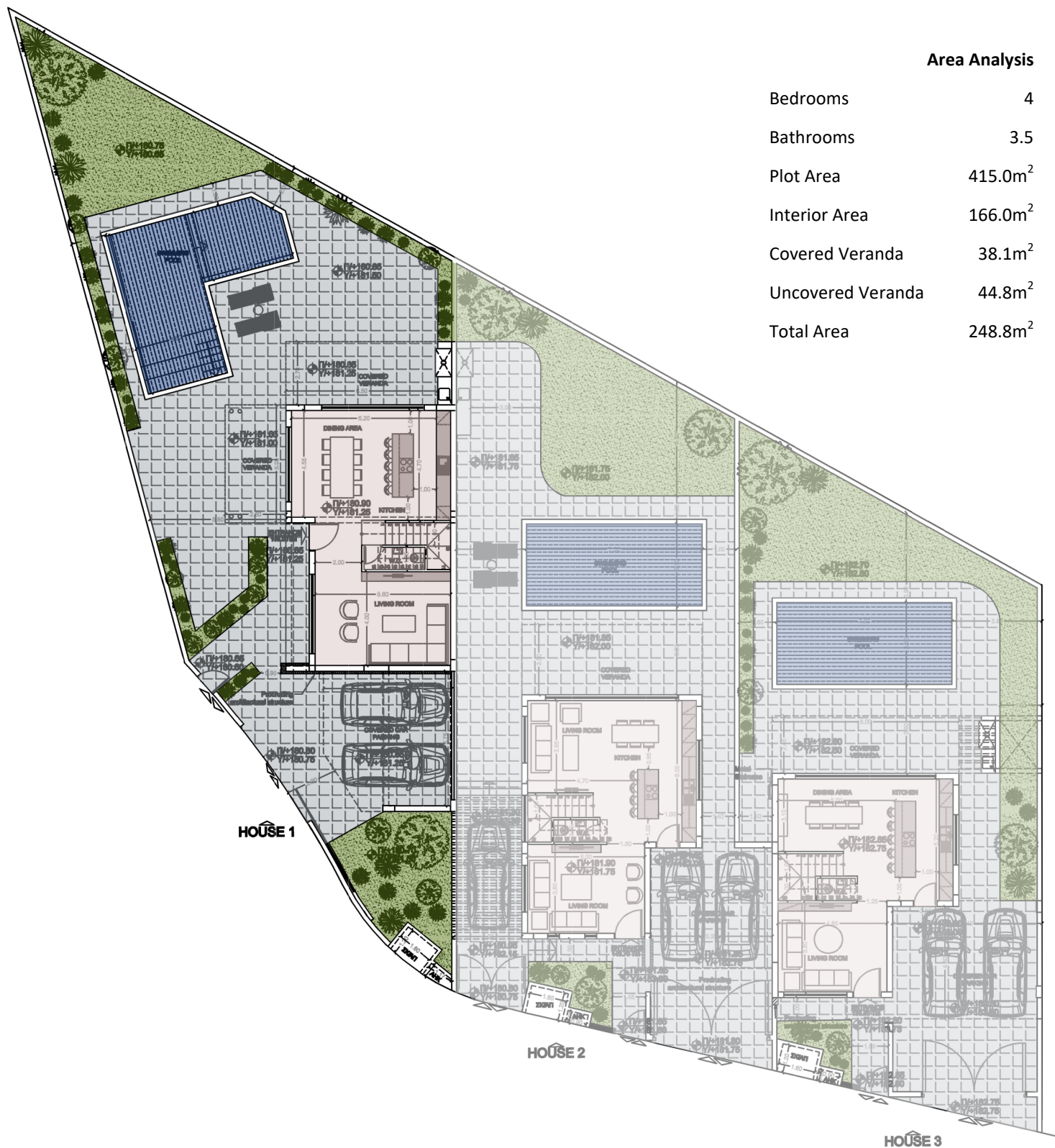
Villa A

Master
Bedroom



Architectural plans

House A



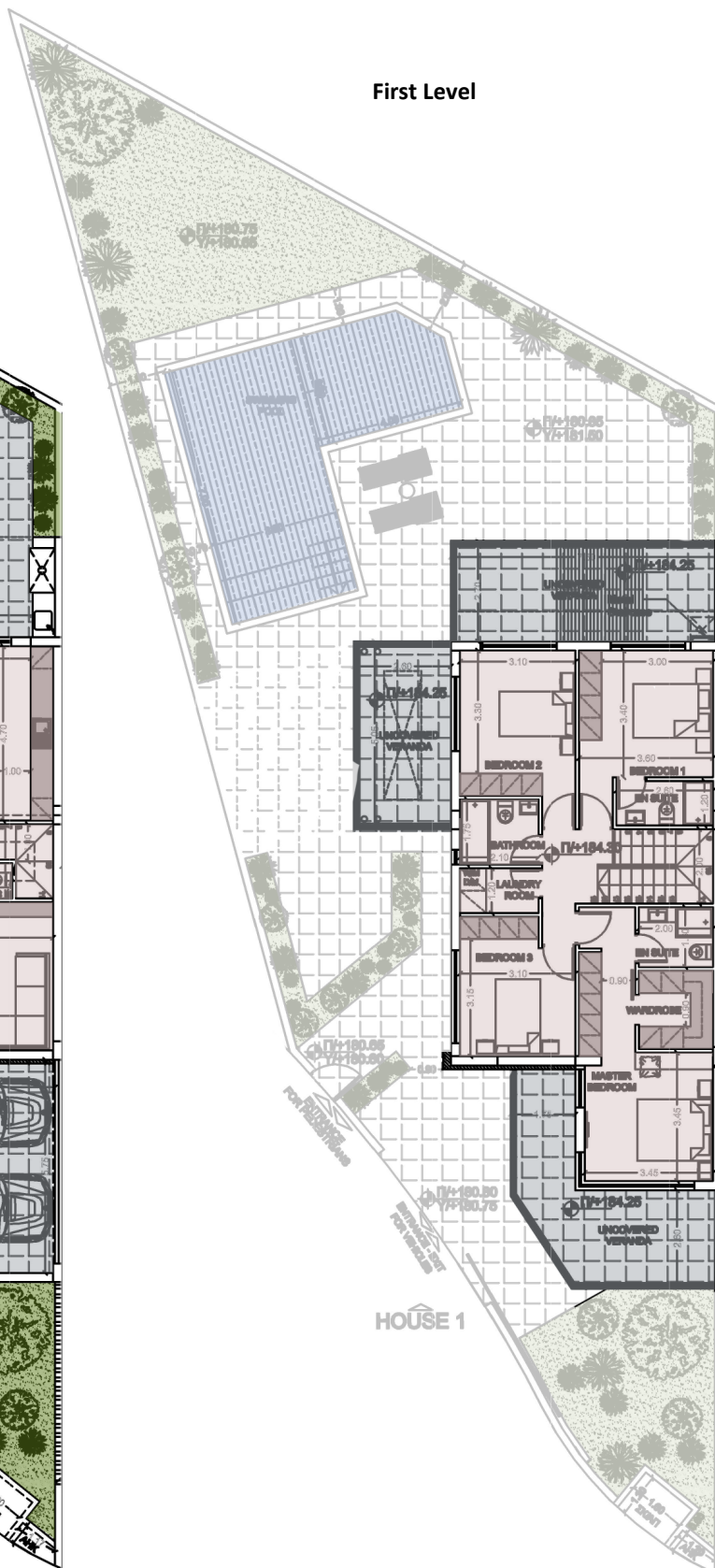
Area Analysis

Bedrooms	4
Bathrooms	3.5
Plot Area	415.0m ²
Interior Area	166.0m ²
Covered Veranda	38.1m ²
Uncovered Veranda	44.8m ²
Total Area	248.8m ²

Price: €1.100.000

House A

First Level

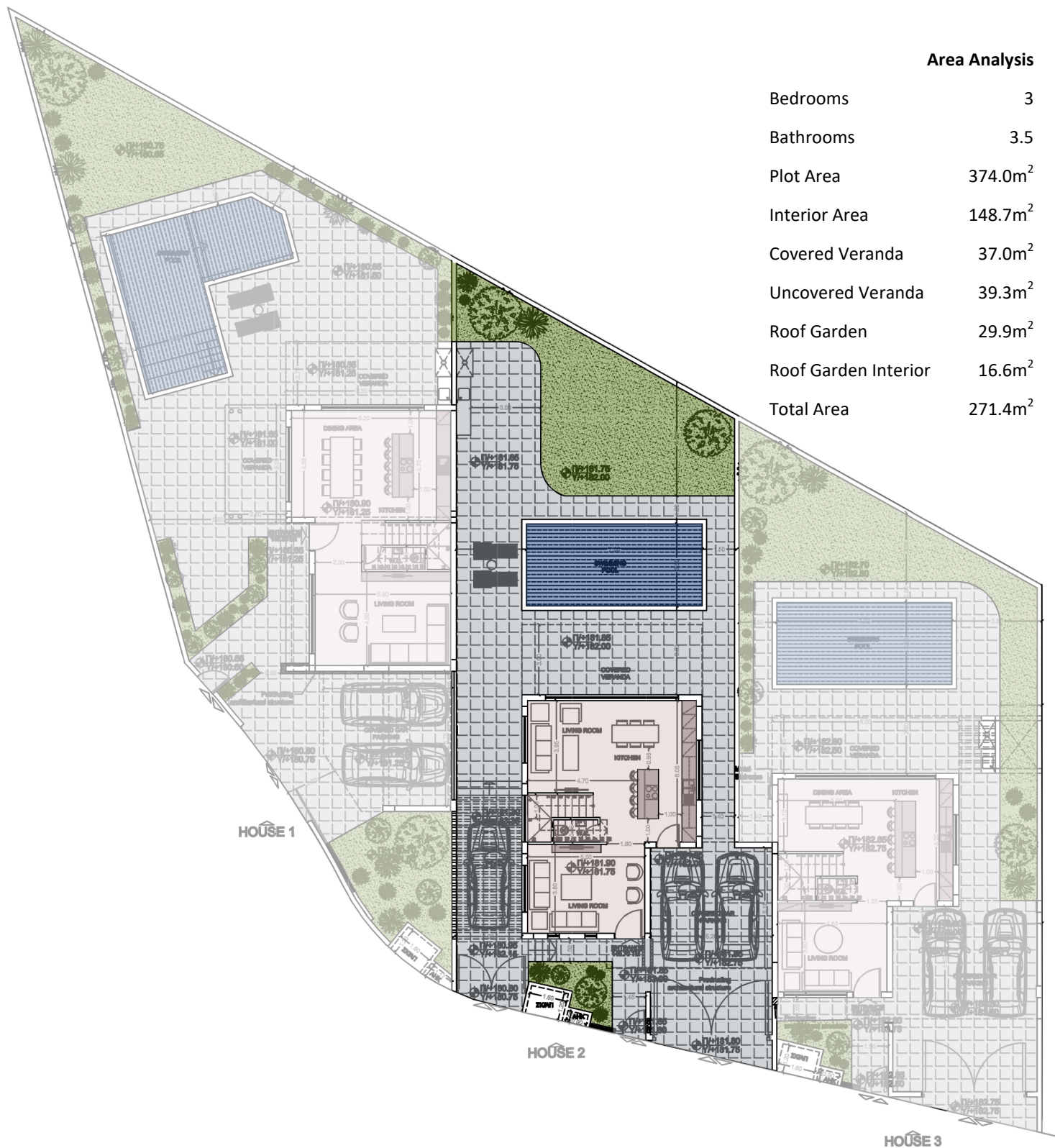


Architectural plans

House B

Area Analysis

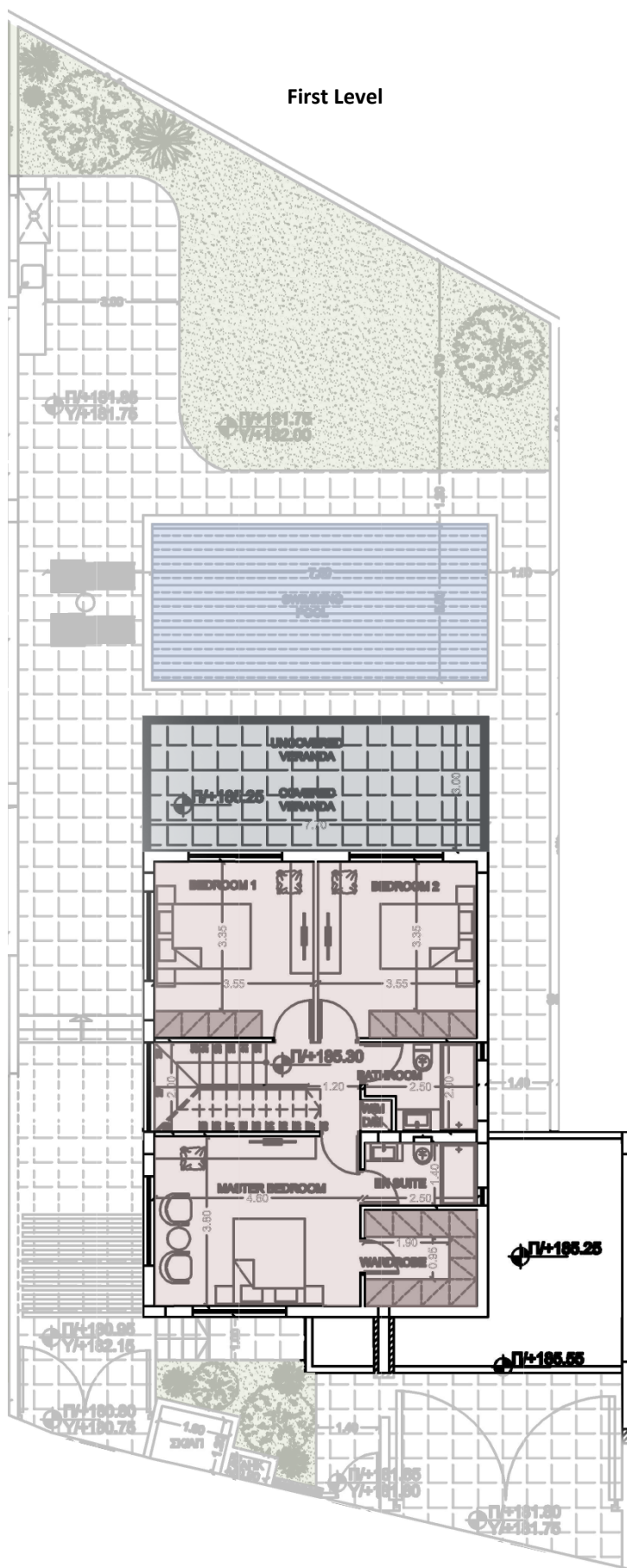
Bedrooms	3
Bathrooms	3.5
Plot Area	374.0m ²
Interior Area	148.7m ²
Covered Veranda	37.0m ²
Uncovered Veranda	39.3m ²
Roof Garden	29.9m ²
Roof Garden Interior	16.6m ²
Total Area	271.4m ²



Price: €950.000

House B

First Level



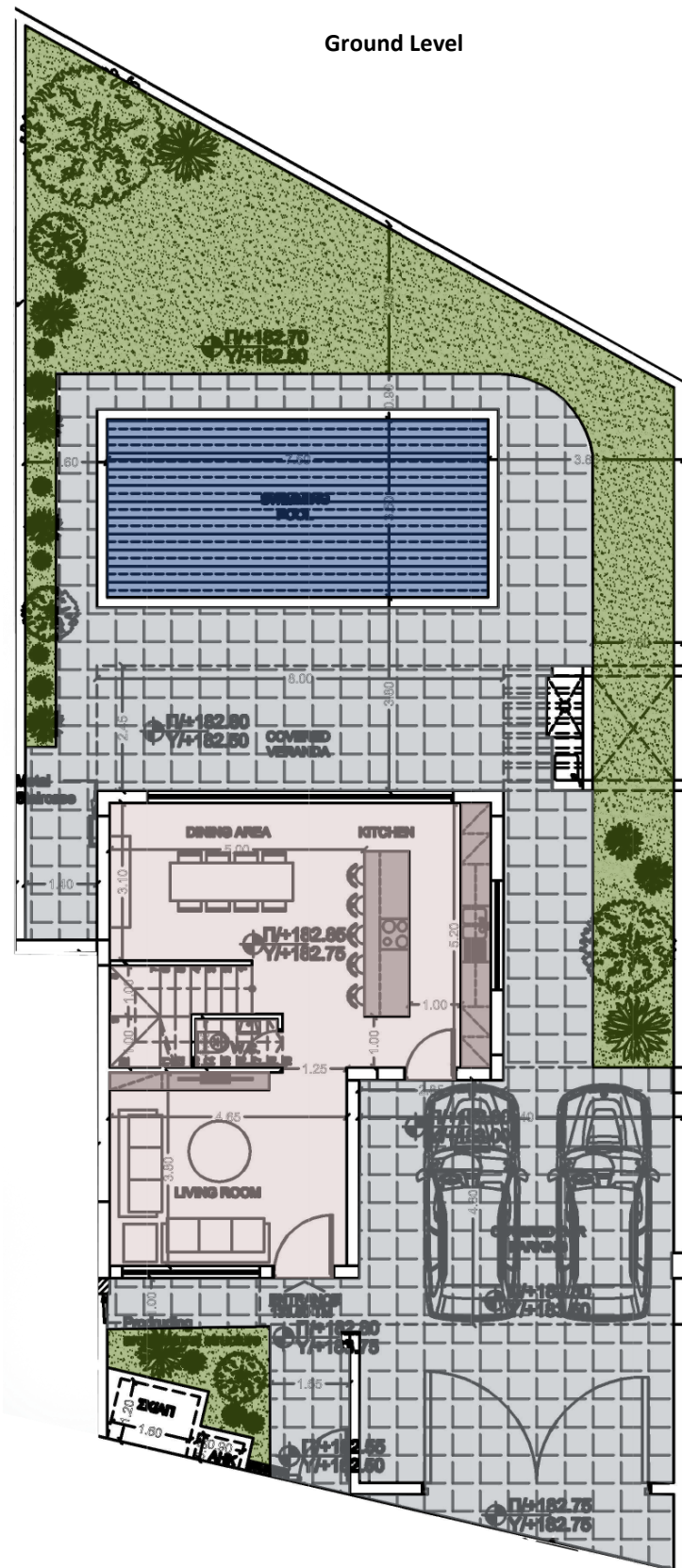
House C



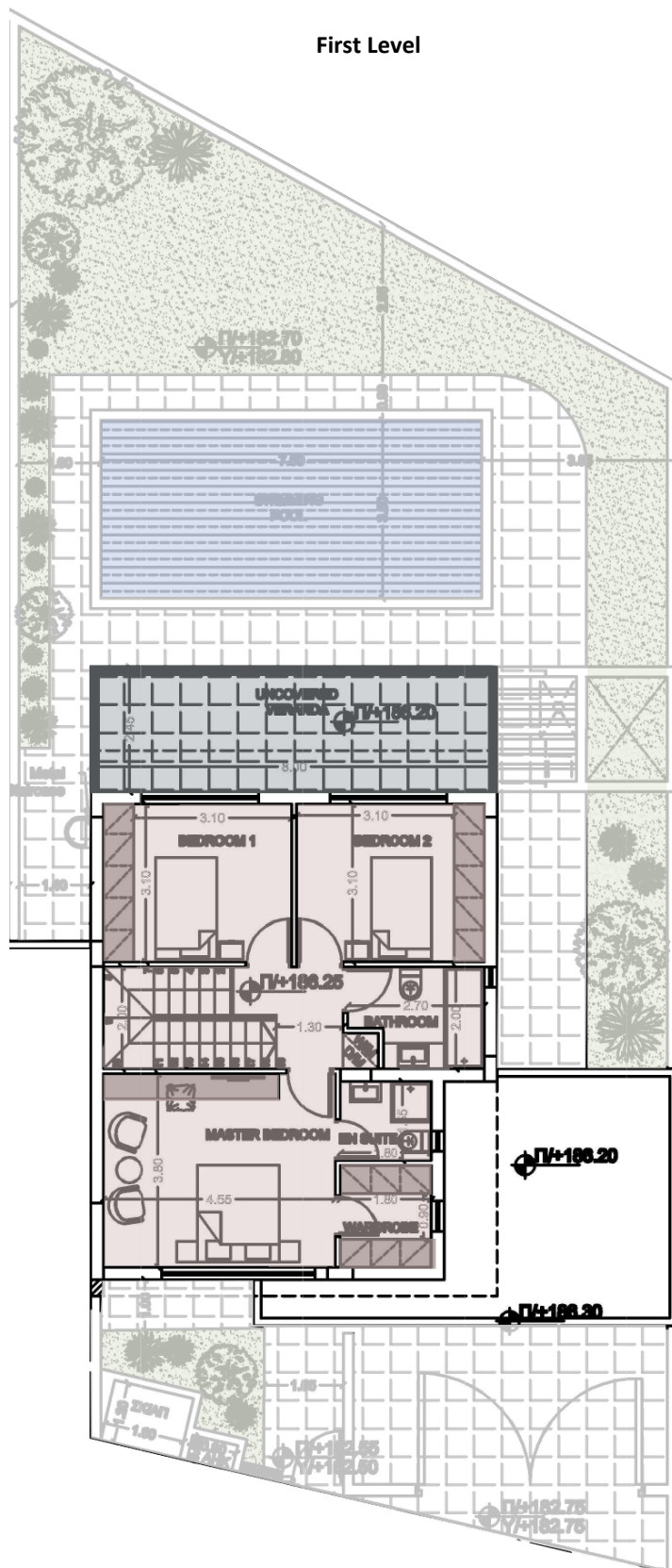
Architectural plans

House C

Ground Level



First Level



Technical specifications

House A

The building structure is made of reinforced concrete and is fully compliant with the European regulation of the anti-seismic code.

External and internal walls are 30cm and 10cm thick respectively.

Insulation

- Thermal roof and exterior walls insulation with layer of 80mm polystyrene, average width 100mm.
- Full moisture insulation with layer of 4mm Derbigum.
- Polythene and bituminous sheet covering the roof and verandas.

Floor coverings

- Parking Area/Swimming Pool area: Monolithic Decorative flooring (granostone) of the client's choice.
- Living room, kitchen, bathrooms and corridors: ceramic tiles or wooden floor can be placed as per clients' choice; bathrooms will be covered with ceramic tiles up to the ceiling — **Budget: €35/m²**
- Bedrooms: laminate floor — **Budget: €25/m²**
- Verandas: ceramic tiles — **Budget: €25/m²**
- Parking: reinforced concrete with polished finish.

Wall Finishes

- External walls: three layers of EMULSION type coating. Last coating made of plaster (white colour). Troodos stone, and HPL (High-pressed Laminated) as shown in the architectural plans and 3d visualisations.
- Internal walls: three layers of EMULSION type coating. Walls and ceilings have a three-layer spatula and painted with oil paint (white paint).
- Gypsumboard ceilings on the ground floor — **Budget: €3.000**

Carpentering

- Main door: choice of five different finishes of fine quality doors equipped with security locks, compliant with safety and fire regulations.
- Internal doors: Fine quality internal doors.
- Kitchen cupboards and bedroom wardrobes made to order in Cyprus made of high quality chipboard with laminate; variety of different finishes. — **Budget: €20.000**
- Kitchen marble countertops. — **Budget: €280/m**

Aluminium/Metal

- Doors and windows: Double glazed glass (i-Plus Light 6mm + Clear 5mm) in aluminium frame (MU114) of black colour.
- Storage and waste disposal doors: Aluminium doors as per architectural drawings.

External area

- Gate: Electrical gate operated with remote control (black colour)
- Landscaping-gardening: cosmetic landscaping and gardening work as per the illustrations. — **Budget: €5.000**
- Installation of barbeque table/bar as per the architectural plans
- Veranda glass fence with aluminium frame (black colour)

Sanitary and Plumbing

- All villas will be equipped with high quality sanitary fittings and accessories. Pipe in pipe system used for the plumbing installation. — **Budget: €5.500**
- Solar heater with 0.8tn tank and pressure pump system.

Electrical installations

- Electrical installation is based on the regulation of the electricity authority of Cyprus ("EAC").
- Automatic lights at entrance and parking areas.
- Security access fobs and video-intercom system at the main entrance of the villas.
- Installation of 2x Concealed/DUCT Type air-conditioning unit (GREE DUCT TYPE 7.1KW) in living and kitchen-dining areas.
- Installation for air-condition SPLIT UNITS in bedrooms.
- Installation of underfloor heating (water) in the whole villa (Heat pump: GREE Versati 10kW).
- Provision for alarm.
- Provision for dish-washer, washing and drying machine.
- Provision for telephone line, internet and TV in all rooms as per electromechanical study conducted.
- Structured cabling (CAT6) throughout the units.
- Installation of photovoltaic panels of 10KWh

Note: Anything that is not stated and/or described above does not constitute part of the technical specifications.

Technical specifications

House B

The building structure is made of reinforced concrete and is fully compliant with the European regulation of the anti-seismic code.

External and internal walls are 30cm and 10cm thick respectively.

Insulation

- Thermal roof and exterior walls insulation with layer of 80mm polystyrene, average width 100mm.
- Full moisture insulation with layer of 4mm Derbigum.
- Polythene and bituminous sheet covering the roof and verandas.

Floor coverings

- Parking Area/Swimming Pool area: Monolithic Decorative flooring (granostone) of the client's choice.
- Living room, kitchen, bathrooms and corridors: ceramic tiles or wooden floor can be placed as per clients' choice; bathrooms will be covered with ceramic tiles up to the ceiling — **Budget: €35/m²**
- Bedrooms: laminate floor — **Budget: €22/m²**
- Verandas: ceramic tiles — **Budget: €22/m²**
- Parking: reinforced concrete with polished finish.

Wall Finishes

- External walls: three layers of EMULSION type coating. Last coating made of plaster (white colour). Troodos stone, and HPL (High-pressed Laminated) as shown in the architectural plans and 3d visualisations.
- Internal walls: three layers of EMULSION type coating. Walls and ceilings have a three-layer spatula and painted with oil paint (white paint).

Carpentering

- Main door: choice of five different finishes of fine quality doors equipped with security locks, compliant with safety and fire regulations.
- Internal doors: Fine quality doors.
- Kitchen cupboards and bedroom wardrobes made to order in Cyprus made of high quality chipboard with laminate; variety of different finishes.—**Budget: €16.000**
- Kitchen marble countertops.—**Budget: €280/m**

Aluminium/Metal

- Doors and windows: Double glazed glass (i-Plus Light 6mm + Clear 5mm) in aluminium frame (MU114) of black colour.
- Storage and waste disposal doors: Aluminium doors as per architectural drawings.

External area

- Gate: Electrical gate operated with remote control (black colour)
- Landscaping-gardening: cosmetic landscaping and gardening work as per the illustrations.— **Budget: €2.500**
- Installation of barbeque table/bar as per the architectural plans
- Veranda glass fence with aluminium frame (black colour)

Sanitary and Plumbing

- All villas will be equipped with high quality sanitary fittings and accessories. Pipe in pipe system used for the plumbing installation. — **Budget: €4.500**
- Solar heater with 0.8tn tank and pressure pump system.

Electrical installations

- Electrical installation is based on the regulation of the electricity authority of Cyprus ("EAC").
- Automatic lights at entrance and parking areas.
- Security access fobs and video-intercom system at the main entrance of the villas.
- Provision for air-condition SPLIT UNITS in living areas and bedrooms.
- Provision for electric heating units.
- Provision for alarm.
- Provision for dish-washer, washing and drying machine.
- Provision for telephone line, internet and TV in all rooms as per electromechanical study conducted.
- Structured cabling (CAT6) throughout the units.
- Installation of photovoltaic panels of 4.0KWh

Note: Anything that is not stated and/or described above does not constitute part of the technical specifications.

Technical specifications

House C

The building structure is made of reinforced concrete and is fully compliant with the European regulation of the anti-seismic code.

External and internal walls are 30cm and 10cm thick respectively.

Insulation

- Thermal roof and exterior walls insulation with layer of 80mm polystyrene, average width 100mm.
- Full moisture insulation with layer of 4mm Derbigum.
- Polythene and bituminous sheet covering the roof and verandas.

Floor coverings

- Parking Area/Swimming Pool area: Monolithic Decorative flooring (granostone) of the client's choice.
- Living room, kitchen, bathrooms and corridors: ceramic tiles or wooden floor can be placed as per clients' choice; bathrooms will be covered with ceramic tiles up to the ceiling — **Budget: €30/m²**
- Bedrooms: laminate floor — **Budget: €22/m²**
- Verandas: ceramic tiles — **Budget: €22/m²**
- Parking: reinforced concrete with polished finish.

Wall Finishes

- External walls: three layers of EMULSION type coating. Last coating made of plaster (white colour). Troodos stone, and HPL (High-pressed Laminated) as shown in the architectural plans and 3d visualisations.
- Internal walls: three layers of EMULSION type coating. Walls and ceilings have a three-layer spatula and painted with oil paint (white paint).

Carpentering

- Main door: choice of five different finishes of fine quality doors equipped with security locks, compliant with safety and fire regulations.
- Internal doors: Fine quality doors.
- Kitchen cupboards and bedroom wardrobes made to order in Cyprus made of high quality chipboard with laminate; variety of different finishes.—**Budget: €14.000**
- Kitchen marble countertops.—**Budget: €280/m**

Aluminium/Metal

- Doors and windows: Double glazed glass (i-Plus Light 6mm + Clear 5mm) in aluminium frame (MU114) of black colour.
- Storage and waste disposal doors: Aluminium doors as per architectural drawings.

External area

- Gate: Electrical gate operated with remote control (black colour)
- Landscaping-gardening: cosmetic landscaping and gardening work as per the illustrations.— **Budget: €2.500**
- Installation of barbeque table/bar as per the architectural plans
- Veranda glass fence with aluminium frame (black colour)

Sanitary and Plumbing

- All villas will be equipped with high quality sanitary fittings and accessories. Pipe in pipe system used for the plumbing installation. — **Budget: €4.500**
- Solar heater with 0.8tn tank and pressure pump system.

Electrical installations

- Electrical installation is based on the regulation of the electricity authority of Cyprus ("EAC").
- Automatic lights at entrance and parking areas.
- Security access fobs and video-intercom system at the main entrance of the villas.
- Provision for air-condition SPLIT UNITS in living areas and bedrooms.
- Provision for electric heating units.
- Provision for alarm.
- Provision for dish-washer, washing and drying machine.
- Provision for telephone line, internet and TV in all rooms as per electromechanical study conducted.
- Structured cabling (CAT6) throughout the units.
- Installation of photovoltaic panels of 3KWh

Note: Anything that is not stated and/or described above does not constitute part of the technical specifications.

Summary Price List and area analysis

	Plot Area	Bed-rooms	Internal Area	External Covered Veranda	Uncovered Veranda	Roof Garden Interior	Roof Garden Uncovered	Total Covered Area	Total Area	Price (€)
A	415.0	4	166.0	38.1	44.8	-	-	204.1	248.8	1,100,000
B	374.0	3	148.7	37.0	39.3	16.6	29.9	202.3	271.4	950,000
C	318.0	3	133.5	26.0	13.2	-	-	159.5	172.7	780,000
			448.2	101.1	97.3	16.6	29.9	565.9	692.9	

Notes:

- All prices are exclusive of applicable rate of VAT
- Discount may apply.
- Prices may change at any time without any notice.

Partners

Architect:



Civil and Structural Engineer:



Electrical Engineer:



Constructor:



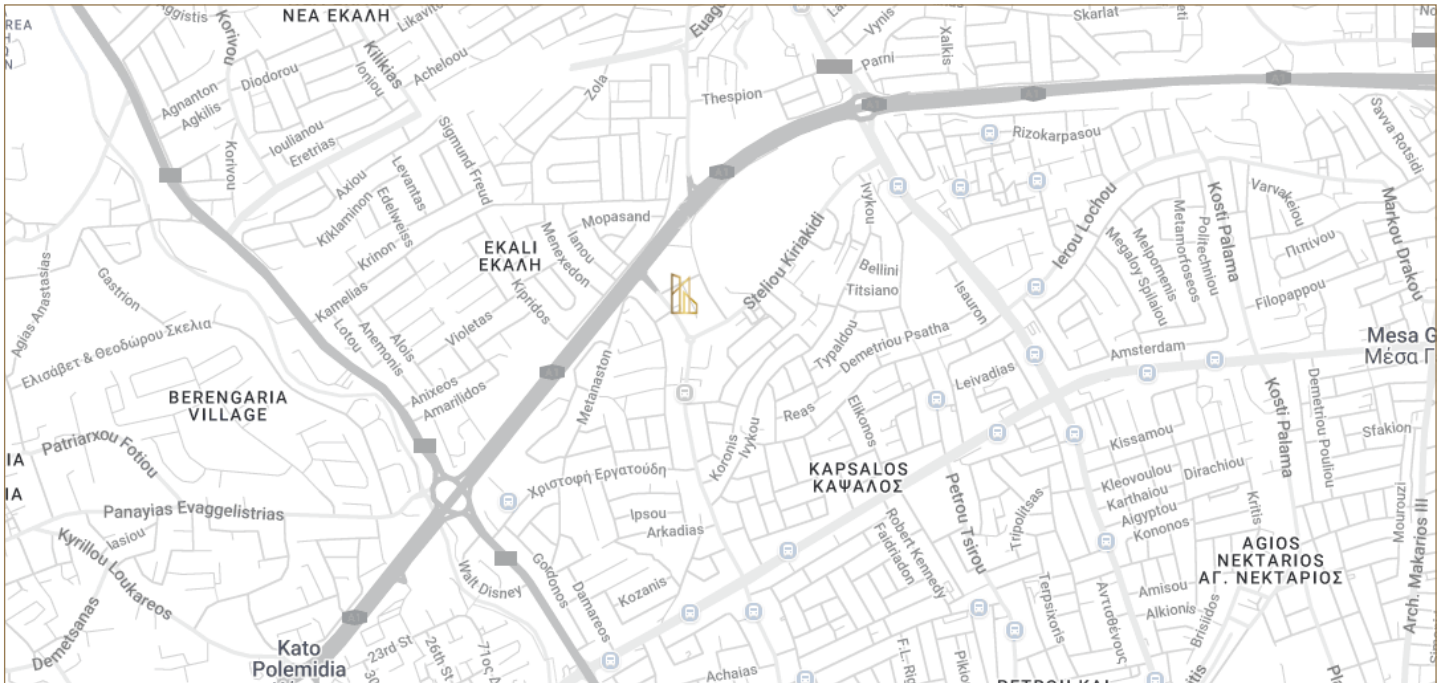
Sanitary and tiles:



Marble and countertops



Contact



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