

PRIMO FYLA

*Discover your
dream home!*

Primo Fyla consists of two 3storey blocks of apartments, and it is located in **Ayia Fyla**, in a very quite and well developed neighborhood. It has an **easy access** to the highway and has a **numerous amenities** in a walking distance. The project offers apartments of one, two, and three bedrooms, equipped with **high quality materials**, in an **open-plan** design that allows in plenty of natural light and easier circulation, while all the units are supported by **solar panels**. Block B is situated on a higher level offering unrestricted **sea views**.

DESIGNED BY



QUB ENGINEERING

1ST FLOOR LAYOUT

BLOCK A

Apartment 101

Covered Area: 50sqm

Covered Veranda: 11sqm

Apartment 102

Covered Area: 50sqm

Covered Veranda: 11sqm

Apartment 103

Covered Area: 80sqm

Covered Veranda: 20sqm

Apartment 104

Covered Area: 80sqm

Covered Veranda: 20sqm

BLOCK B

Apartment 101

Covered Area: 80sqm

Covered Veranda: 27.5sqm

Apartment 102

Covered Area: 80sqm

Covered Veranda: 20sqm

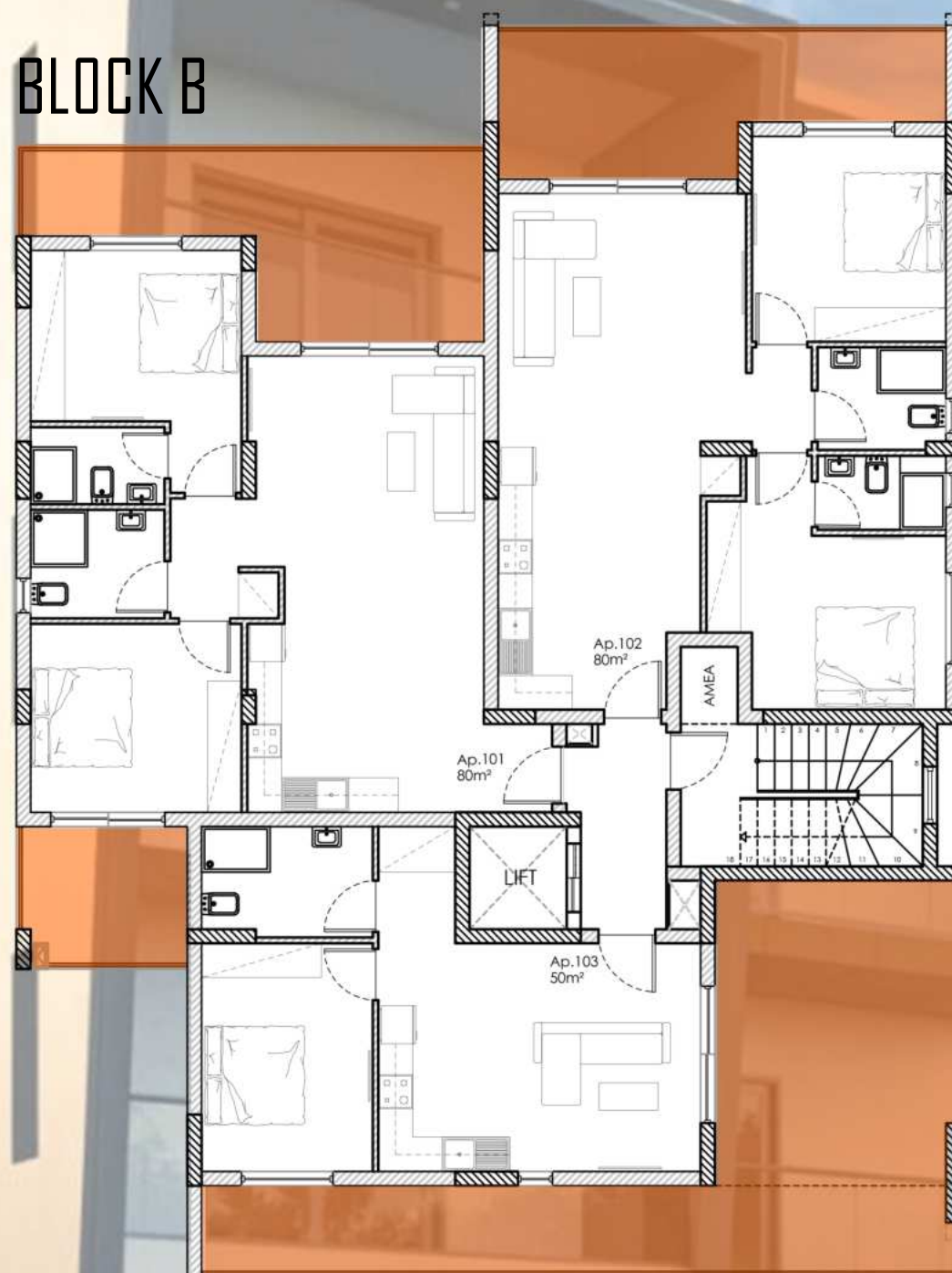
Apartment 103

Covered Area: 50sqm

Covered Veranda: 22sqm

+21sqm uncovered

BLOCK B



BLOCK A



1ST FLOOR PLAN

2ND FLOOR LAYOUT

BLOCK A

Apartment 201

Covered Area: 50sqm

Covered Veranda: 11sqm

Apartment 202

Covered Area: 50sqm

Covered Veranda: 11sqm

Apartment 203

Covered Area: 80sqm

Covered Veranda: 20sqm

Apartment 204

Covered Area: 80sqm

Covered Veranda: 20sqm

BLOCK B

Apartment 201

Covered Area: 80sqm

Covered Veranda: 27.5sqm

Apartment 202

Covered Area: 80sqm

Covered Veranda: 20sqm

Apartment 203

Covered Area: 50sqm

Covered Veranda: 22sqm

BLOCK B

BLOCK A

2ND FLOOR PLAN

3RD FLOOR LAYOUT

BLOCK A

Apartment 301

Covered Area: 50sqm

Covered Veranda: 11sqm

Apartment 302

Covered Area: 106sqm

Covered Veranda: 15sqm

+90sqm uncovered

BLOCK B

Apartment 301

Covered Area: 105sqm

Covered Veranda: 21sqm

Apartment 302

Covered Area: 80sqm

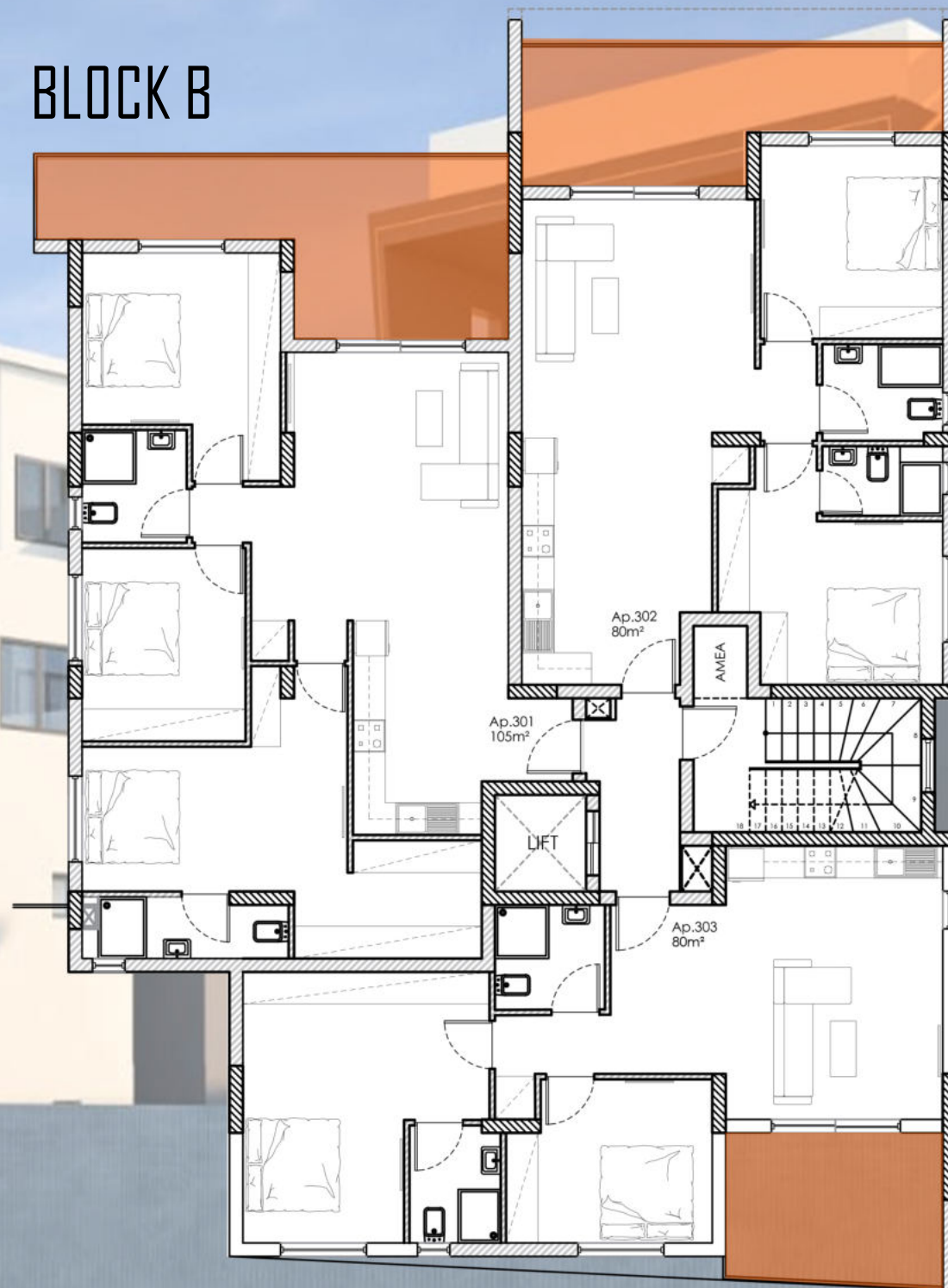
Covered Veranda: 20sqm

Apartment 303

Covered Area: 80sqm

Covered Veranda: 12sqm

BLOCK B



BLOCK A



3RD FLOOR PLAN



Technical Specifications

Design & Engineering Studies according to the current European Standards and the Annexes / Regulations of the Republic of Cyprus.

Energy Efficiency Certificate Class A.

Thermal Insulation with extruded polystyrene in exterior walls and slabs, friendly to the environment.

Sound Insulation with extruded thick polystyrene 5cm between the double-wall that separates the apartments.

Concrete C30 class for the building's frame and perimeter walls. Structural steel grade B500C (European standards).

Masonry from conventional bricks 10x25x30cm externally and 10x20x30cm internally.

Coatings of three-layer traditional coating for internal masonry, three layers of spatula on ceilings and three layers of enamel paint on all interior surfaces.

Acrylic coating exterior finish in the colour of the architect's choice on the exterior surfaces of the building.

Water Insulation of high quality asphalt base material on the external ground floor walls, the roof, balconies and under showers/bathtubs.

Indoor floor finishes - ceramic tiles of 22eu/sqm cost in all indoor areas.

External floor finishes - ceramic tiles of 20eu/sqm in all outdoor areas.

Common staircase - granite or marble of choice of the architect.

Elevator machine by Kone brand or equivalent.

Carpentry made of melamine material.

Kitchen countertop with granite of 170eu/sqm cost.

Aluminium works - sliding doors and windows with aluminium MU3000 series, opening windows with aluminium MU2500 series, all with double glazing (Low-E exterior glass).

Provisions for roller blinds on all windows. **Provisions** for A/C units and electric heating in all apartments. **Provisions** for electric cars.

Glass railings on all the balconies.

Metal railings at the building main entrance and parking gates.

Hygiene areas / WCs - white colour appliances with top quality mechanisms and mixers.

Electrical installation in accordance with EAC regulations and standards.

Telephone installation and internet in accordance with Cyta regulations.

Hydraulic installation with synthetic plastic pipes (pipe-in-pipe type).

Each apartment has a heat pump technology, solar panels, pressure pump and 800L water tank.

Apartments Area (m²)



BLOCK A							
FLOOR	No.	Bedroom	Internal Area	Covered Veranda	Total Floor Area	Storage Room	Parking Area
1	101	ONE	50 m ²	11 m ²	61 m ²	3.5 m ²	11.5 m ²
1	102	ONE	50 m ²	11 m ²	61 m ²	3.5 m ²	11.5 m ²
1	103	TWO	80 m ²	20 m ²	100 m ²	3.5 m ²	11.5 m ²
1	104	TWO	80 m ²	20 m ²	100 m ²	3.5 m ²	11.5 m ²
2	201	ONE	50 m ²	11 m ²	61 m ²	3.5 m ²	11.5 m ²
2	202	ONE	50 m ²	11 m ²	61 m ²	3.5 m ²	11.5 m ²
2	203	TWO	80 m ²	20 m ²	100 m ²	3.5 m ²	11.5 m ²
2	204	TWO	80 m ²	20 m ²	100 m ²	3.5 m ²	11.5 m ²
3	301	ONE	50 m ²	11 m ²	61 m ²	3.5 m ²	11.5 m ²
3	302	THREE	106 m ²	15 m ² +90 m ² (uncover)	211 m ²	3.5 m ²	11.5 m ²

BLOCK B							
FLOOR	Bedroom	No.	Internal Area	Covered Veranda	Total Covered	Storage Room	Parking Area
1	TWO	101	80 m ²	27.5 m ²	107.5 m ²	3.5 m ²	11.5 m ²
1	TWO	102	80 m ²	20 m ²	100 m ²	3.5 m ²	11.5 m ²
1	ONE	103	50 m ²	22 m ² +21 m ² (uncover)	93 m ²	3.5 m ²	11.5 m ²
2	TWO	201	80 m ²	27.5 m ²	107.5 m ²	3.5 m ²	11.5 m ²
2	TWO	202	80 m ²	20 m ²	100 m ²	3.5 m ²	11.5 m ²
2	ONE	203	50 m ²	22 m ²	72 m ²	3.5 m ²	11.5 m ²
3	THREE	301	105 m ²	21 m ²	126 m ²	3.5 m ²	11.5 m ²
3	TWO	302	80 m ²	20 m ²	100 m ²	3.5 m ²	11.5 m ²
3	TWO	303	80 m ²	12 m ²	92 m ²	3.5 m ²	11.5 m ²



