

- NOTES:
1. EXTERIOR WALLS WITH THERMAL INSULATION BRICKS THICKNESS 25CM
 2. THE BUILDING WILL BE PAINTED OUTSIDE AND INSIDE
 3. ON THE EXTERNAL OPENINGS ALUMINIUM WITH DOUBLE GLAZED GLASS WILL BE PLACED
 4. FOR ALL THE EXTERNAL STONE AND HPL COATING SEE ELEVATIONS
 5. DOORS OF BATHROOM FACILITIES INTENDED TO USE BY DISABLE PEOPLE WILL HAVE AN OPENING 100cm BEFORE THE DOOR FRAME INSTALLATION.
 6. THE MINIMUM WIDTH OF THE STAIR NOSINGS IS 14cm.
 7. M.V.: MECHANICAL VENTILATION

BLOCK A (6 FLATS)

1st FLOOR PLAN
101-102, 103m
104-105, 106m
107-108, 109m
110-111, 112m
113-114, 115m
116-117, 118m
119-120, 121m
122-123, 124m
125-126, 127m
128-129, 130m
131-132, 133m
134-135, 136m
137-138, 139m
140-141, 142m
143-144, 145m
146-147, 148m
149-150, 151m
152-153, 154m
155-156, 157m
158-159, 160m
161-162, 163m
164-165, 166m
167-168, 169m
170-171, 172m
173-174, 175m
176-177, 178m
179-180, 181m
182-183, 184m
185-186, 187m
188-189, 190m
191-192, 193m
194-195, 196m
197-198, 199m
200-201, 202m
203-204, 205m
206-207, 208m
209-210, 211m
212-213, 214m
215-216, 217m
218-219, 220m
221-222, 223m
224-225, 226m
227-228, 229m
230-231, 232m
233-234, 235m
236-237, 238m
239-240, 241m
242-243, 244m
245-246, 247m
248-249, 250m
251-252, 253m
254-255, 256m
257-258, 259m
260-261, 262m
263-264, 265m
266-267, 268m
269-270, 271m
272-273, 274m
275-276, 277m
278-279, 280m
281-282, 283m
284-285, 286m
287-288, 289m
290-291, 292m
293-294, 295m
296-297, 298m
299-300, 301m
302-303, 304m
305-306, 307m
308-309, 310m
311-312, 313m
314-315, 316m
317-318, 319m
320-321, 322m
323-324, 325m
326-327, 328m
329-330, 331m
332-333, 334m
335-336, 337m
338-339, 340m
341-342, 343m
344-345, 346m
347-348, 349m
350-351, 352m
353-354, 355m
356-357, 358m
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362-363, 364m
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371-372, 373m
374-375, 376m
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461-462, 463m
464-465, 466m
467-468, 469m
470-471, 472m
473-474, 475m
476-477, 478m
479-480, 481m
482-483, 484m
485-486, 487m
488-489, 490m
491-492, 493m
494-495, 496m
497-498, 499m
500-501, 502m
503-504, 505m
506-507, 508m
509-510, 511m
512-513, 514m
515-516, 517m
518-519, 520m
521-522, 523m
524-525, 526m
527-528, 529m
530-531, 532m
533-534, 535m
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563-564, 565m
566-567, 568m
569-570, 571m
572-573, 574m
575-576, 577m
578-579, 580m
581-582, 583m
584-585, 586m
587-588, 589m
590-591, 592m
593-594, 595m
596-597, 598m
599-600, 601m
602-603, 604m
605-606, 607m
608-609, 610m
611-612, 613m
614-615, 616m
617-618, 619m
620-621, 622m
623-624, 625m
626-627, 628m
629-630, 631m
632-633, 634m
635-636, 637m
638-639, 640m
641-642, 643m
644-645, 646m
647-648, 649m
650-651, 652m
653-654, 655m
656-657, 658m
659-660, 661m
662-663, 664m
665-666, 667m
668-669, 670m
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674-675, 676m
677-678, 679m
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683-684, 685m
686-687, 688m
689-690, 691m
692-693, 694m
695-696, 697m
698-699, 700m
701-702, 703m
704-705, 706m
707-708, 709m
710-711, 712m
713-714, 715m
716-717, 718m
719-720, 721m
722-723, 724m
725-726, 727m
728-729, 730m
731-732, 733m
734-735, 736m
737-738, 739m
740-741, 742m
743-744, 745m
746-747, 748m
749-750, 751m
752-753, 754m
755-756, 757m
758-759, 760m
761-762, 763m
764-765, 766m
767-768, 769m
770-771, 772m
773-774, 775m
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779-780, 781m
782-783, 784m
785-786, 787m
788-789, 790m
791-792, 793m
794-795, 796m
797-798, 799m
800-801, 802m
803-804, 805m
806-807, 808m
809-810, 811m
812-813, 814m
815-816, 817m
818-819, 820m
821-822, 823m
824-825, 826m
827-828, 829m
830-831, 832m
833-834, 835m
836-837, 838m
839-840, 841m
842-843, 844m
845-846, 847m
848-849, 850m
851-852, 853m
854-855, 856m
857-858, 859m
860-861, 862m
863-864, 865m
866-867, 868m
869-870, 871m
872-873, 874m
875-876, 877m
878-879, 880m
881-882, 883m
884-885, 886m
887-888, 889m
890-891, 892m
893-894, 895m
896-897, 898m
899-900, 901m
902-903, 904m
905-906, 907m
908-909, 910m
911-912, 913m
914-915, 916m
917-918, 919m
920-921, 922m
923-924, 925m
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929-930, 931m
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935-936, 937m
938-939, 940m
941-942, 943m
944-945, 946m
947-948, 949m
950-951, 952m
953-954, 955m
956-957, 958m
959-960, 961m
962-963, 964m
965-966, 967m
968-969, 970m
971-972, 973m
974-975, 976m
977-978, 979m
980-981, 982m
983-984, 985m
986-987, 988m
989-990, 991m
992-993, 994m
995-996, 997m
998-999, 1000m

BLOCK B (6 FLATS)

1st FLOOR PLAN
101-102, 103m
104-105, 106m
107-108, 109m
110-111, 112m
113-114, 115m
116-117, 118m
119-120, 121m
122-123, 124m
125-126, 127m
128-129, 130m
131-132, 133m
134-135, 136m
137-138, 139m
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653-654, 655m
656-657, 658m
659-660, 661m
662-663, 664m
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668-669, 670m
671-672, 673m
674-675, 676m
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683-684, 685m
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692-693, 694m
695-696, 697m
698-699, 700m
701-702, 703m
704-705, 706m
707-708, 709m
710-711, 712m
713-714, 715m
716-717, 718m
719-720, 721m
722-723, 724m
725-726, 727m
728-729, 730m
731-732, 733m
734-735, 736m
737-738, 739m
740-741, 742m
743-744, 745m
746-747, 748m
749-750, 751m
752-753, 754m
755-756, 757m
758-759, 760m
761-762, 763m
764-765, 766m
767-768, 769m
770-771, 772m
773-774, 775m
776-777, 778m
779-780, 781m
782-783, 784m
785-786, 787m
788-789, 790m
791-792, 793m
794-795, 796m
797-798, 799m
800-801, 802m
803-804, 805m
806-807, 808m
809-810, 811m
812-813, 814m
815-816, 817m
818-819, 820m
821-822, 823m
824-825, 826m
827-828, 829m
830-831, 832m
833-834, 835m
8

- NOTES:
1. EXTERIOR WALLS WITH THERMAL INSULATION BRICKS THICKNESS 25cm
 2. THE BUILDING WILL BE PAINTED OUTSIDE AND INSIDE
 3. ON THE EXTERNAL OPENINGS ALUMINIUM WITH DOUBLE GLAZED GLASS WILL BE PLACED
 4. FOR ALL THE EXTERNAL STONE AND HPL COATING SEE ELEVATIONS
 5. DOORS OF BATHROOM FACILITIES INTENDED TO USE BY DISABLE PEOPLE WILL HAVE AN OPENING 100cm BEFORE THE DOOR FRAME INSTALLATION.
 6. THE MINIMUM WIDTH OF THE STAIR NOSINGS IS 14cm.
 7. M.V.: MECHANICAL VENTILATION

- BLOCK A (6 FLATS)
- 1st FLOOR PLAN
101-100.00m
102-100.00m
103-100.00m
104-100.00m
105-100.00m
- 2nd FLOOR PLAN
201-100.00m
202-100.00m
203-100.00m
204-100.00m
205-100.00m
- BLOCK B (6 FLATS)
- 1st FLOOR PLAN
101-100.00m
102-100.00m
103-100.00m
104-100.00m
105-100.00m
- 2nd FLOOR PLAN
201-100.00m
202-100.00m
203-100.00m
204-100.00m
205-100.00m
- BLOCK C (14 FLATS)
- 1st FLOOR PLAN
101-100.00m
102-100.00m
103-100.00m
104-100.00m
105-100.00m
106-100.00m
107-100.00m
- 2nd FLOOR PLAN
201-100.00m
202-100.00m
203-100.00m
204-100.00m
205-100.00m
206-100.00m
207-100.00m

ΑΠΑΙΤΟΥΜΕΝΟΙ ΧΩΡΟΙ ΕΓΚΑΤΕΥΞΗΣ				
ΑΡ. ΔΙΑΜ.	Χ.ΥΤ.	ΑΜΕΛ.	ΕΠΙΧΕΙΡΗΣΗ	ΣΥΜΦΩΝ.
26	26	2	3	11

ΘΕΩΡΗΣΗ ΠΟΛΕΟΔΟΜΙΚΗΣ ΑΡΧΗΣ

ΕΠΑΡΧΙΑΚΟΣ ΟΡΓΑΝΙΣΜΟΣ
ΑΥΤΟΔΙΟΙΚΗΣΗΣ ΛΑΡΝΑΚΟΣ
ΤΜΗΜΑ ΠΟΛΕΟΔΟΜΙΑΣ

ΣΤΟΙΧΕΙΑ ΕΡΓΟΥ:

26 ΜΟΝΑΔΕΣ ΣΤΑ ΛΙΒΑΔΙΑ

ΣΤΟΙΧΕΙΑ ΜΕΛΕΤΗΤΗ:

ΟΝΟΜΑ: ΜΙΧΑΛΗΣ ΦΩΤΙΟΥ

ΑΡ.ΜΗΤΡΩΟΥ ΕΤΕΚ: 53133

ΥΠΟΓΡΑΦΗ:



1st APRIL AVENUE 18, MAVROS COURT, FLAT 22, 6035, LAR
TEL: 24817777 - 95440303
FAX: 24817778
EMAIL: micha.photiou@cytanet.com.cy

CLIENT:
ROTIANA DEVELOPMNETS LIMITED

PROJECT TITLE:
STELLA COURT 13, 14 & 15
LIVADIA, LARNACCA

DRAWING TITLE:
MASTER PLAN - 2nd FLOOR PLAN

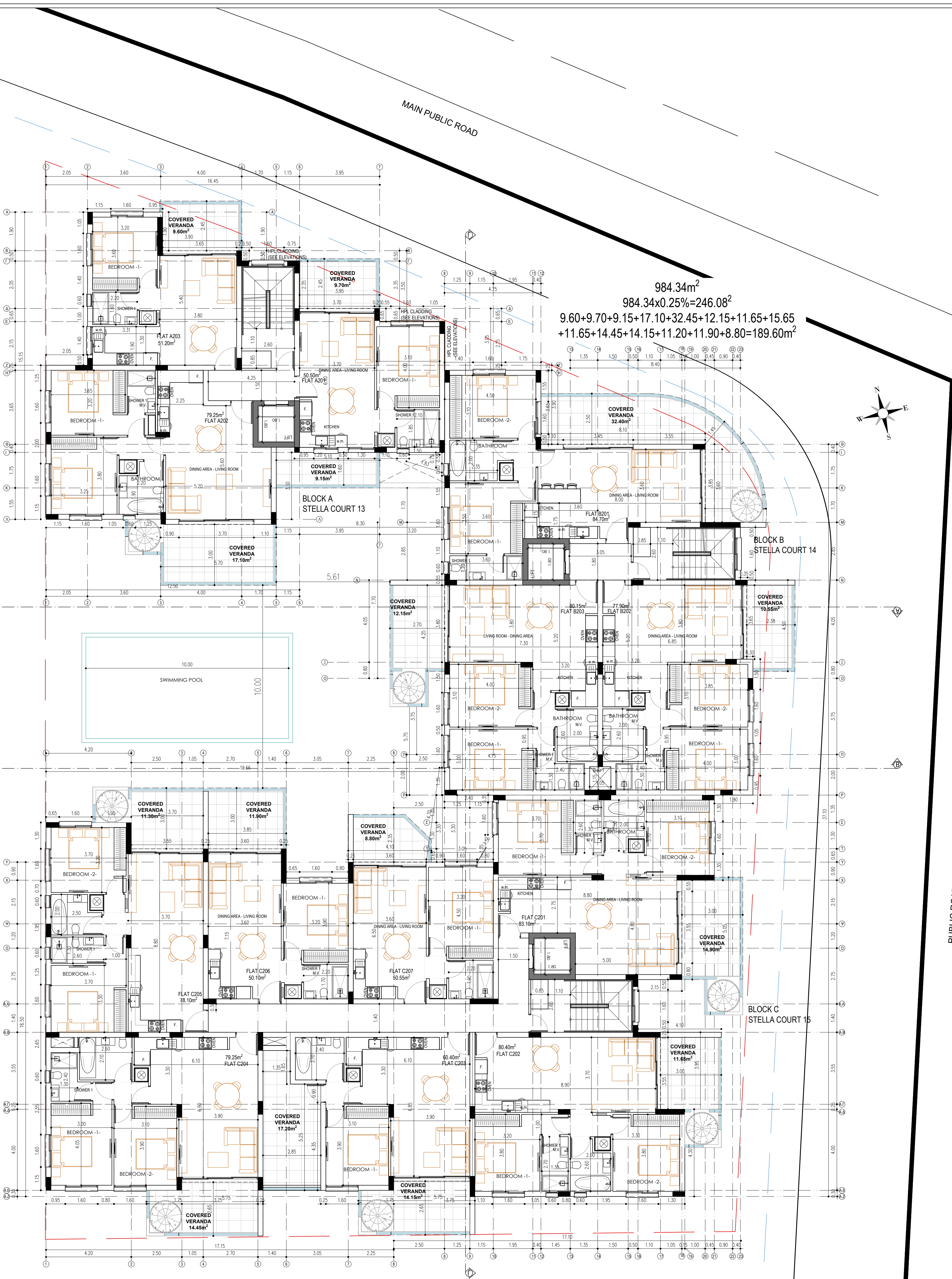
DATE:
JUN '25

SCALE: 1:300@A1

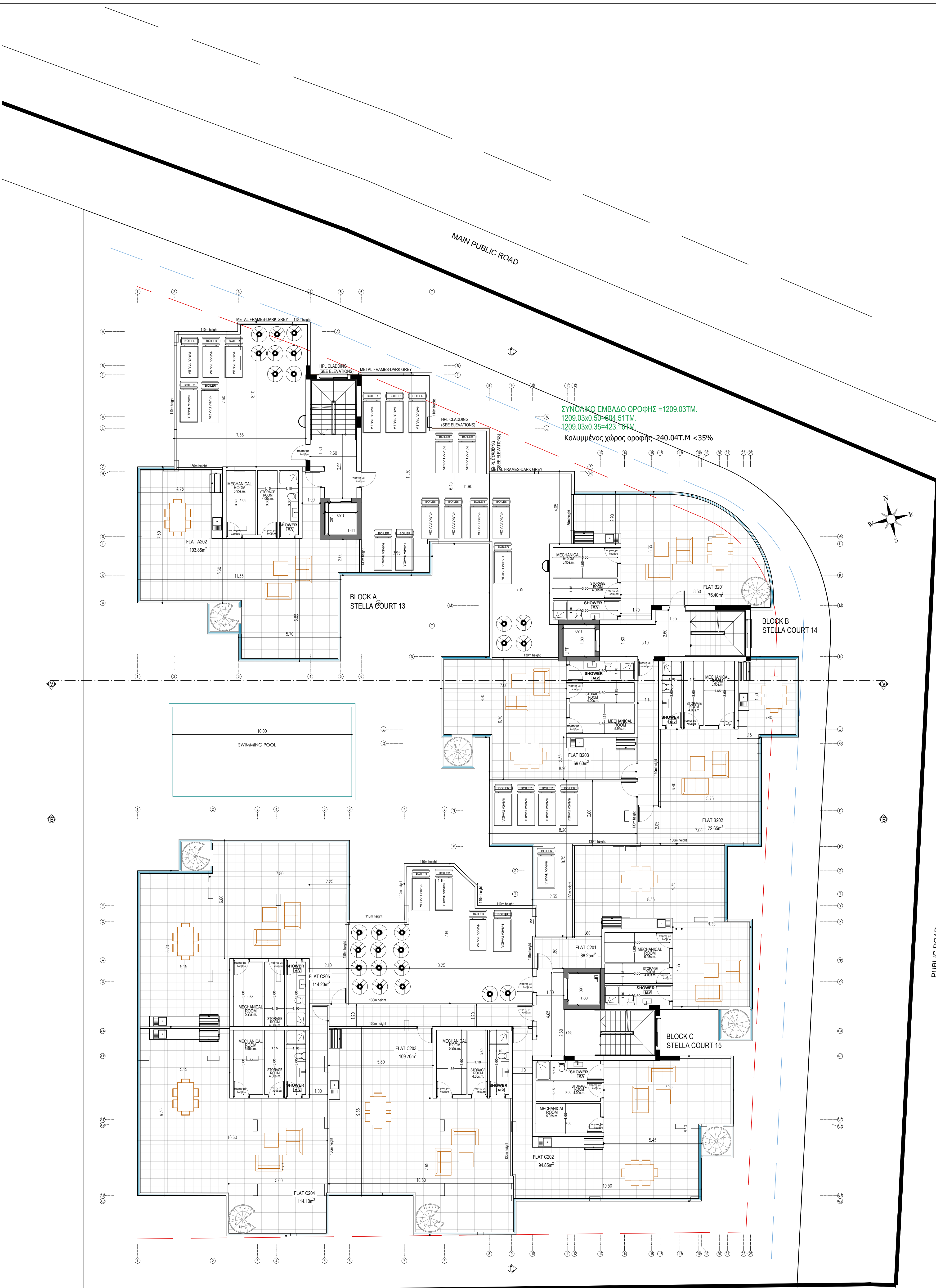
DR. NO.: 0379/2024

A02

661



2nd FLOOR PLAN



ROOF GARDEN PLAN

- NOTES:
1. EXTERIOR WALLS WITH THERMAL INSULATION BRICKS THICKNESS 25cm
 2. THE BUILDING WILL BE PAINTED OUTSIDE AND INSIDE
 3. ON THE EXTERNAL OPENINGS ALUMINIUM WITH DOUBLE GLAZED GLASS WILL BE PLACED
 4. FOR ALL THE EXTERNAL STONE AND HPL COATING SEE ELEVATIONS
 5. DOORS OF BATHROOM FACILITIES INTENDED TO USE BY DISABLE PEOPLE WILL HAVE AN OPENING 100cm BEFORE THE DOOR FRAME INSTALLATION.
 6. THE MINIMUM WIDTH OF THE STAIR NOSINGS IS 14cm.
 7. M.V. : MECHANICAL VENTILATION
- ΕΥΚΟΠΟ ΤΕΡΜΑΤΩΣ
3m ΑΠΟ ΤΟ ΕΥΚΟΠΟ
1.5m ΑΠΟ ΤΟ ΕΥΚΟΠΟ
— ΨΕΤΤΟΜΕΝΗ ΧΥΜΟΕΣΤΙΑ
— ΨΕΤΤΟΦΟΡΩΝΑ ΧΥΜΟΕΣΤΙΑ

PUBLIC ROAD

ΘΕΩΡΗΣΗ ΠΟΛΕΟΔΟΜΙΚΗΣ ΑΡΧΗΣ

ΕΠΑΡΧΙΑΚΟΣ ΟΡΓΑΝΙΣΜΟΣ
ΑΥΤΟΔΙΟΙΚΗΣΗΣ ΛΑΡΝΑΚΟΣ
ΤΜΗΜΑ ΠΟΛΕΟΔΟΜΙΑΣ

ΣΤΟΙΧΕΙΑ ΕΡΓΟΥ:
26 ΜΟΝΑΔΕΣ ΣΤΑ ΛΙΒΑΔΙΑ

ΣΤΟΙΧΕΙΑ ΜΕΛΕΤΗΤΗ:
ΟΝΟΜΑ: ΜΙΧΑΛΗΣ ΦΩΤΙΟΥ
ΑΡ.ΜΗΤΡΩΟΥ ΕΤΕΚ: 53133
ΥΠΟΓΡΑΦΗ:



1st APRIL AVENUE 18, MAVROS COURT, FLAT 22, 6035, LAR
TEL: 24817777 - 95440303
FAX: 24817778
EMAIL: mitcha.photiou@cytanet.com.cy

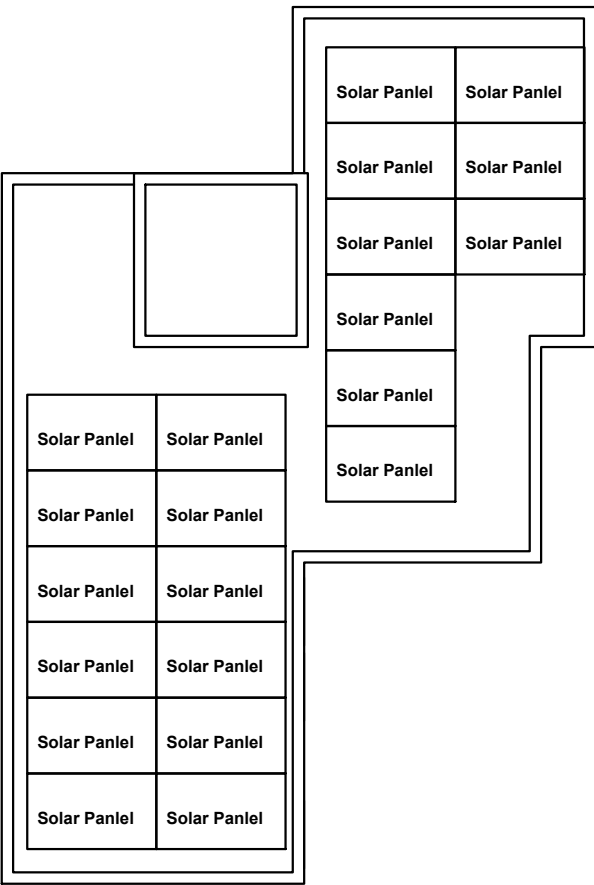
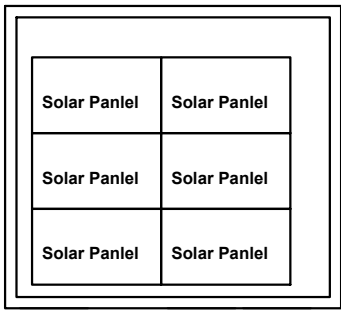
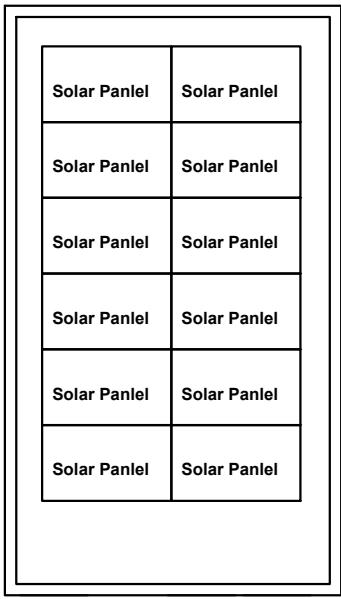
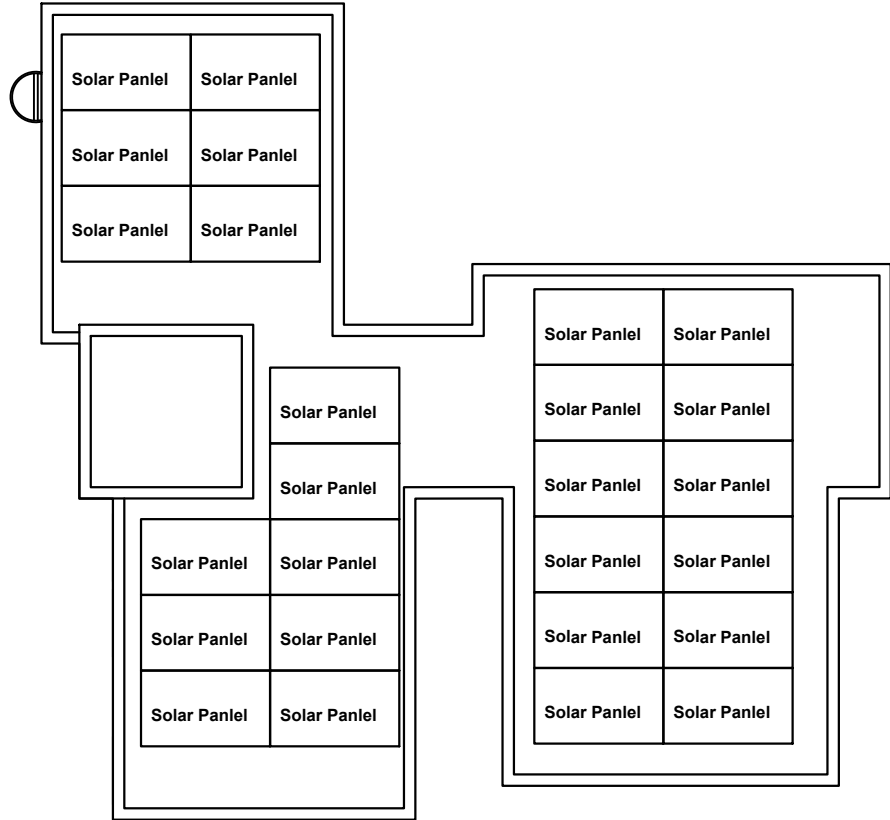
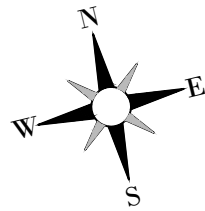
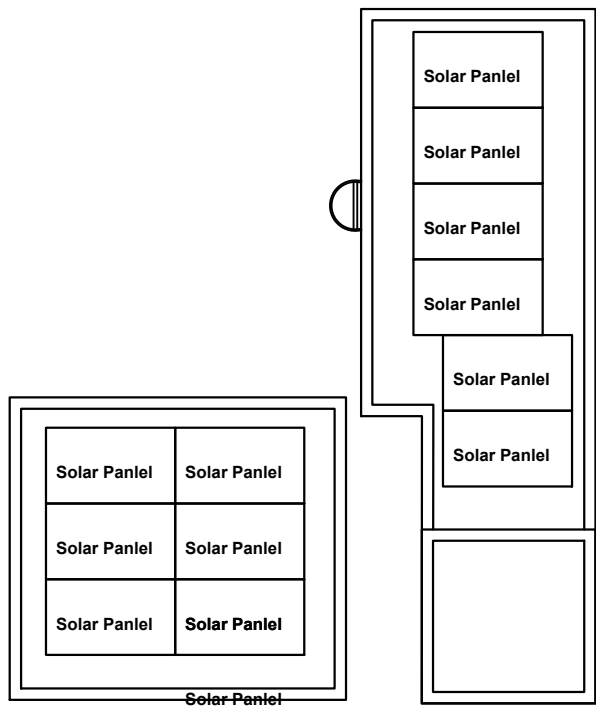
CLIENT:
ROTIANA DEVELOPMNETS LIMITED

PROJECT TITLE:
STELLA COURT 13,14 & 15
LIVADIA, LARNACA

DRAWING TITLE:
MASTER PLAN - ROOF GARDEN PLAN

DATE:
JUN '25

SCALE: 1:300@A1
DR. NO.: 0379/2024/ΕΠ-18
A-03
661



ROOF PLAN



M. PHOTIOU
ARCHITECTS-ENGINEERS

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FAX.: 24817778
EMAIL: micha.photiou@cytanet.com.cy

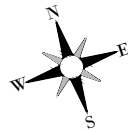
CLIENT :
ROTIANA DEVELOPMNETS LIMITED

PROJECT TITLE :
MIX RESIDENCES, LIVADIA, LARNACA

NOTES :

1. EXTERIOR WALLS WITH THERMAL INSULATION BRICKS THICKNESS 25cm
2. THE BUILDING WILL BE PAINTED OUTSIDE AND INSIDE
3. ON THE EXTERNAL OPENINGS ALUMINIUM WITH DOUBLE GLAZED GLASS WILL BE PLACED
4. FOR ALL THE EXTERNAL STONE AND HPL COATING SEE ELEVATIONS
5. DOORS OF BATHROOM FACILITIES INTENDED TO USE BY DISABLE PEOPLE WILL HAVE AN OPENING 100cm BEFORE THE DOOR FRAME INSTALLATION.
6. THE MINIMUM WIDTH OF THE STAIR NOSINGS IS 14cm.
7. M.V. : MECHANICAL VENTILATION

— ΖΥΝΟΡΟ ΤΕΜΑΧΙΟΥ
— 3 m ΑΠΟ ΤΟ ΖΥΝΟΡΟ
— 1.5 m ΑΠΟ ΤΟ ΖΥΝΟΡΟ
— ΥΠΟΤΑΜΕΝΑ ΨΥΓΟΜΕΤΡΑ
— ΠΡΟΤΕΙΝΟΜΕΝΑ ΨΥΓΟΜΕΤΡΑ



DRAWING TITLE :
MASTER PLAN - ROOF PLAN

DATE :
SEPT'25

SCALE :
1:100@A2

DR. NO. :
A-04

JOB NO. :
661
03/09/2025 10:52:29

STATUS :
P R E L I M I N A R Y

NOTES:

1. EXTERIOR WALLS WITH THERMAL INSULATION BRICKS THICKNESS 25cm
2. THE BUILDING WILL BE PAINTED OUTSIDE AND INSIDE
3. ON THE EXTERNAL OPENINGS ALUMINIUM WITH DOUBLE GLAZED GLASS WILL BE PLACED
4. FOR ALL THE EXTERNAL STONE AND HPL COATING SEE ELEVATIONS
5. DOORS OF BATHROOM FACILITIES INTENDED TO USE BY DISABLE PEOPLE WILL HAVE AN OPENING 100cm BEFORE THE DOOR FRAME INSTALLATION. THE MINIMUM WIDTH OF THE STAIR NOSINGS IS 14cm.
6. THE MINIMUM WIDTH OF THE STAIR NOSINGS IS 14cm.
7. M.V. : MECHANICAL VENTILATION

ΣΥΜΠΟ ΤΕΡΜΑΤΩΩ
3 m AFD TO ΕΥΡΩΠΟ
1.5 m AFD TO ΕΥΡΩΠΟ
ΠΡΟΣΤΑΣΙΑ ΠΥΡΟΣΦΕΡΗΣ
ΠΡΟΣΤΑΣΙΑ ΒΥΘΟΜΕΤΡΙΑ



1st APEL AVENUE 18, MAVROS COURT, FLAT 22, 4035, LAR
TEL: 24817777 - 99648303
FAX: 24817778
EMAIL: micha.photiou@cytanet.com.cy

CLIENT:
ROTIANA DEVELOPMNETS LIMITED

PROJECT TITLE:
STELLA COURT 13,14 & 15
LIVADIA, LARNACA

DRAWING TITLE:
STELLA COURT 13, 14 & 15
BLOCK A,B,C
EAST ELEVATION &
EAST ELEVATION

DATE:
JUN '25

SCALE:
1:008/A1

DR. NO.:
A-05

JOB NO.:
661

03/09/2025 10:02:39



BLOCK B
STELLA COURT 14

BLOCK A
STELLA COURT 13

NORTH ELEVATION



BLOCK C
STELLA COURT 15

SOUTH ELEVATION

NOTES :

1. EXTERIOR WALLS WITH THERMAL INSULATION BRICKS THICKNESS 25cm
2. THE BUILDING WILL BE PAINTED OUTSIDE AND INSIDE
3. ON THE EXTERNAL OPENINGS ALUMINIUM WITH DOUBLE GLAZED GLASS WILL BE PLACED
4. FOR ALL THE EXTERNAL STONE AND HPL COATING SEE ELEVATIONS
5. DOORS OF BATHROOM FACILITIES INTENDED TO USE BY DISABLE PEOPLE WILL HAVE AN OPENING 100cm BEFORE THE DOOR FRAME INSTALLATION. THE MINIMUM WIDTH OF THE STAIR NOSINGS IS 14cm.
6. M.V. : MECHANICAL VENTILATION

— ΣΥΝΟΡΟ ΤΕΜΑΧΙΟΥ
— 3 m ΑΠΟ ΤΟ ΣΥΝΟΡΟ
— 1.5 m ΑΠΟ ΤΟ ΣΥΝΟΡΟ
— ΥΦΙΣΤΑΜΕΝΑ ΥΨΟΜΕΤΡΑ
— ΠΡΟΤΕΙΝΟΜΕΝΑ ΥΨΟΜΕΤΡΑ



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EMAIL: micha.photiou@cytanet.com.cy

CLIENT :
ROTIANA DEVELOPMNETS LIMITED

PROJECT TITLE :
MIX RESIDENCES, LIVADIA, LARNACA

DRAWING TITLE :
BLOCK A, B & C
STELLA COURT 13, 14 & 15
NORTH ELEVATION &
NORTH ELEVATION

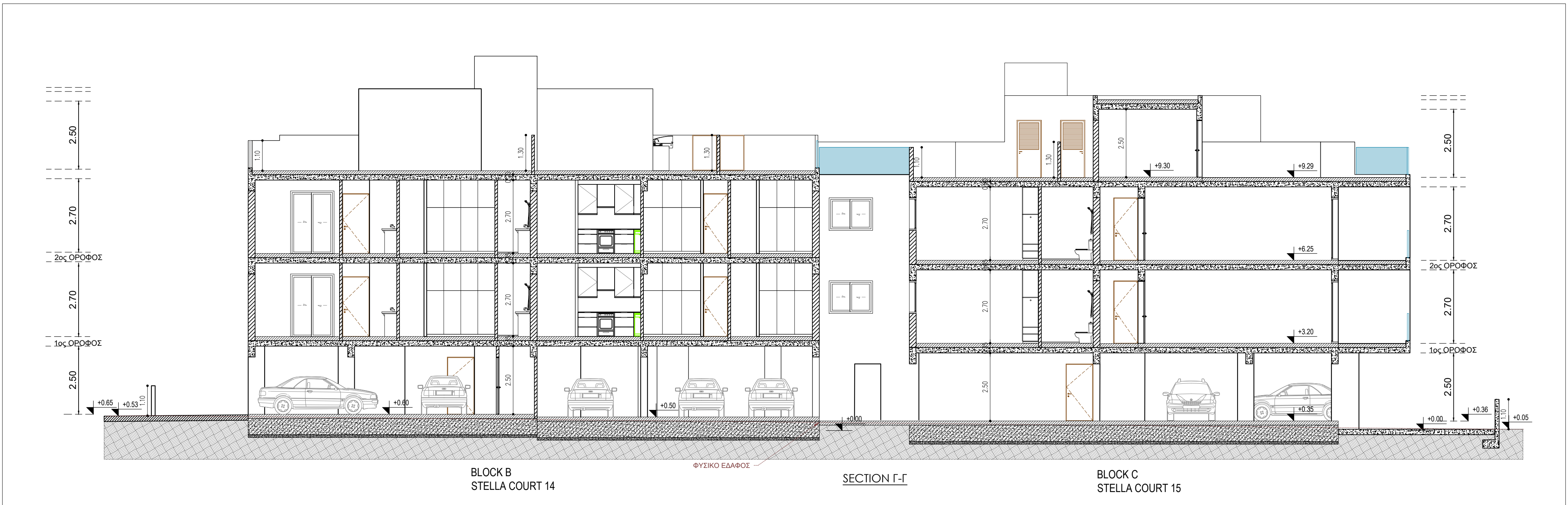
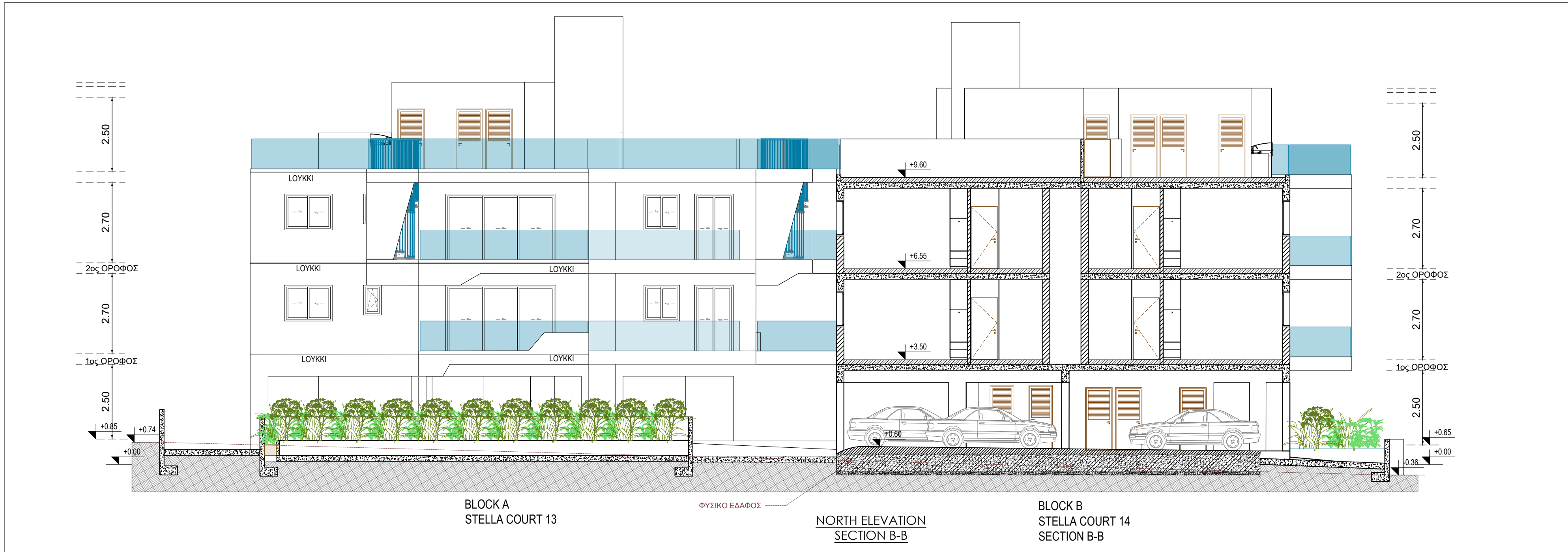
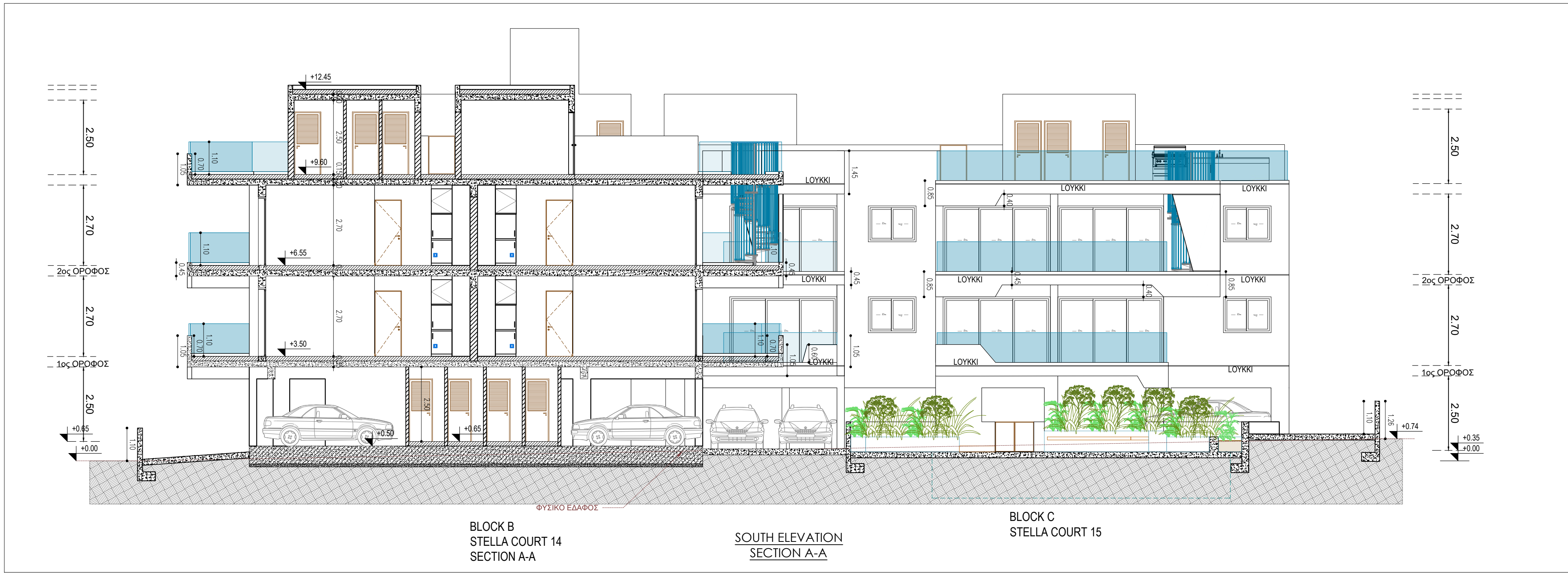
DATE :
JUN '25

03/09/2025 10:52:45

SCALE :
1:00@A2

DR. NO. :
A-06

JOB NO. :
661



- NOTES:
1. EXTERIOR WALLS WITH THERMAL INSULATION BRICKS THICKNESS 25cm
 2. THE BUILDING WILL BE PAINTED OUTSIDE AND INSIDE
 3. ON THE EXTERNAL OPENINGS ALUMINIUM WITH DOUBLE GLAZED GLASS WILL BE PLACED
 4. FOR ALL THE EXTERNAL STONE AND HPL COATING SEE ELEVATIONS
 5. DOORS OF BATHROOM FACILITIES INTENDED TO USE BY DISABLE PEOPLE WILL HAVE AN OPENING 100cm BEFORE THE DOOR FRAME INSTALLATION. THE MINIMUM WIDTH OF THE STAIR NOSINGS IS 14cm.
 6. THE MINIMUM WIDTH OF THE STAIR NOSINGS IS 14cm.
 7. M.V. : MECHANICAL VENTILATION

ΕΝΩΡΟ ΤΕΜΑΧΙΟ
3 m ΑΥΤΟ ΤΟ ΕΝΩΡΟ
1.5 m ΑΥΤΟ ΤΟ ΕΝΩΡΟ
ΠΕΡΙΜΕΤΡΟΣ ΧΩΡΟΥ
ΠΡΟΤΕΡΑΙΟΝ ΥΠΟΜΕΤΡΙΑ



1st APRIL AVENUE 18, MAVROS COURT, FLAT 22, 4035, LAR
TEL: 24817777 - 9948303
FAX: 24817778
EMAIL: mcho.photiou@cytanet.com.cy

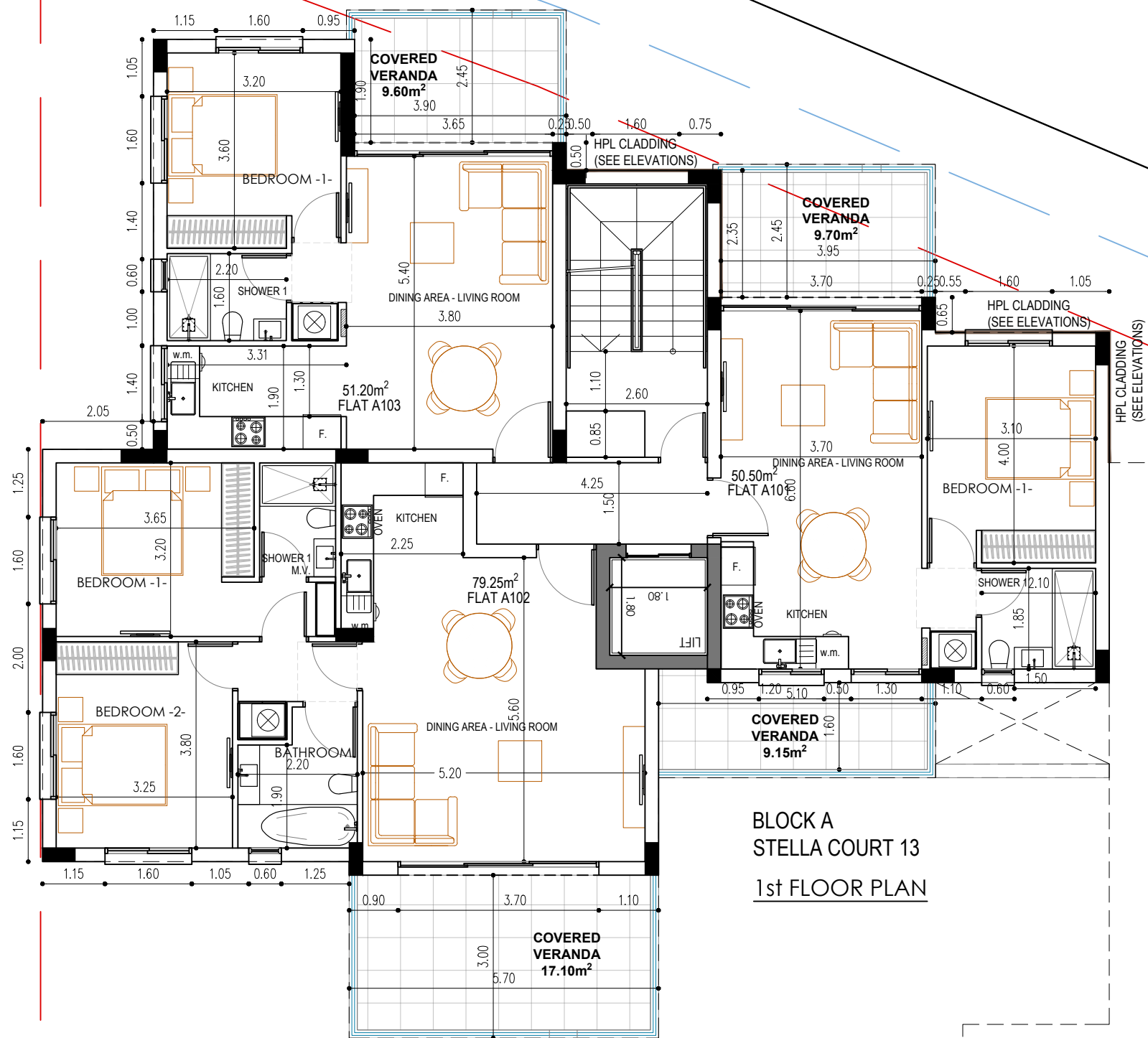
CLIENT:
ROTIANA DEVELOPMNETS LIMITED

PROJECT TITLE:
STELLA COURT 13,14 & 15
LIVADIA, LARNACA

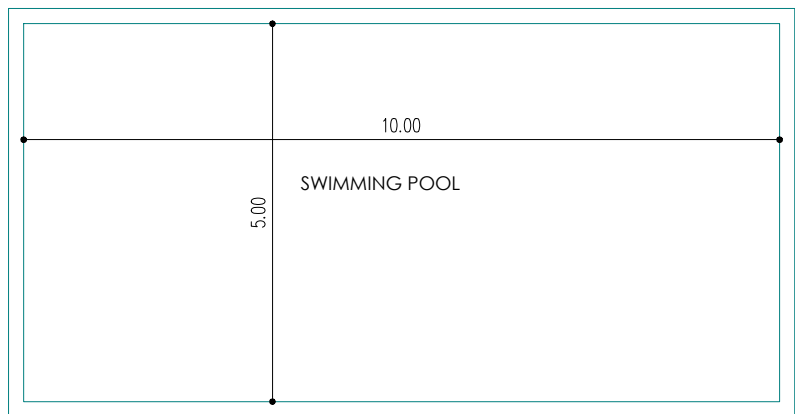
DRAWING TITLE:
STELLA COURT 13,14 & 15
BLOCK A, B & C
SECTION A-A &
SECTION B-B &
SECTION F-F

DATE:
JUN '25

SCALE: 1:008/A1
DR. NO.: A-05
JOB NO.: 661



BLOCK A
STELLA COURT 13
1st FLOOR PLAN



$$1001.50\text{m}^2$$
$$1001.50 \times 0.25\% = 250.37\text{m}^2$$
$$9.60 + 9.70 + 9.15 + 17.10 + 32.45 + 12.15 + 11.65 + 15.65 + 11.65 + 12.30 + 12.50 + 11.20 + 11.90 + 8.80 = 186.50\text{m}^2$$

BLOCK B
STELLA COURT 14

BLOCK C
STELLA COURT 15



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FAX.: 24817778
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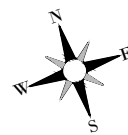
CLIENT :
ROTIANA DEVELOPMNETS LIMITED

PROJECT TITLE :
MIX RESIDENCES, LIVADIA, LARNACA

NOTES :

1. EXTERIOR WALLS WITH THERMAL INSULATION BRICKS THICKNESS 25cm
2. THE BUILDING WILL BE PAINTED OUTSIDE AND INSIDE
3. ON THE EXTERNAL OPENINGS ALUMINIUM WITH DOUBLE GLAZED GLASS WILL BE PLACED
4. FOR ALL THE EXTERNAL STONE AND HPL COATING SEE ELEVATIONS
5. DOORS OF BATHROOM FACILITIES INTENDED TO USE BY DISABLE PEOPLE WILL HAVE AN OPENING 100cm BEFORE THE DOOR FRAME INSTALLATION.
6. THE MINIMUM WIDTH OF THE STAIR NOSINGS IS 14cm.
7. M.V. : MECHANICAL VENTILATION

— ΖΥΝΟΠΟ ΤΕΜΑΧΙΟΥ
— 3m ΑΠΟ ΤΟ ΖΥΝΟΠΟ
— 1.5m ΑΠΟ ΤΟ ΖΥΝΟΠΟ
— ΥΠΟΤΕΛΕΜΕΝΑ ΥΠΟΜΕΤΡΑ
— ΠΡΟΤΕΙΝΟΜΕΝΑ ΥΠΟΜΕΤΡΑ



DRAWING TITLE :
STELLA COURT 13
BLOCK A
FIRST FLOOR PLAN

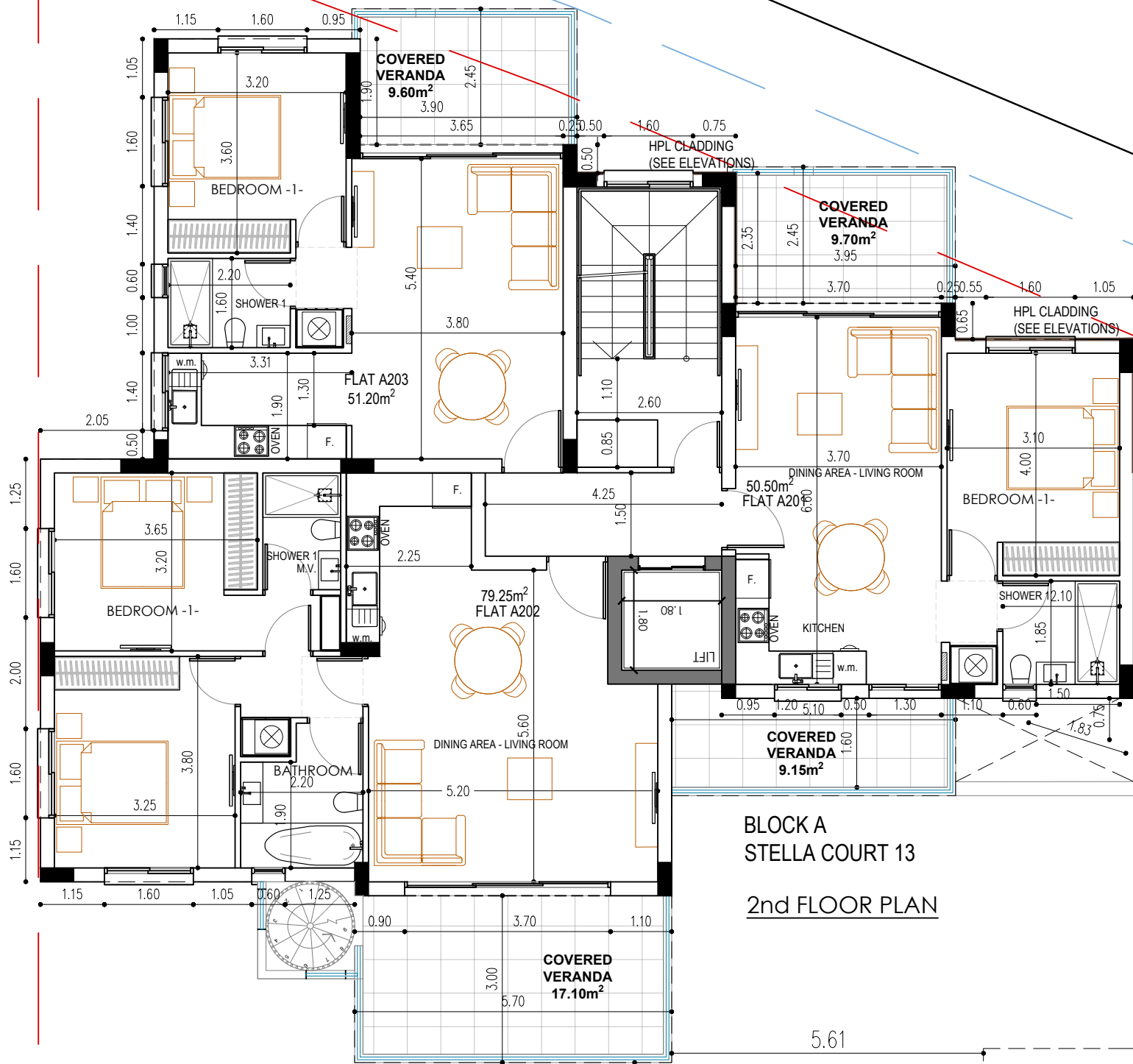
DATE :
SEPT'25

SCALE :
1:100@A2

DR. NO. :
A-02

JOB NO. :
661
03/09/2025 10:52:30

STATUS :
P R E L I M I N A R Y

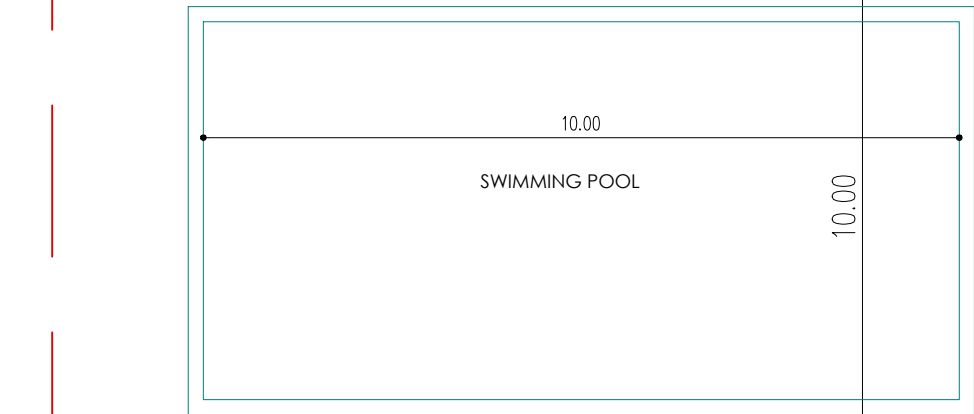


BLOCK A
STELLA COURT 13
2nd FLOOR PLAN

$$984.34m^2$$
$$984.34 \times 0.25\% = 246.08^2$$
$$9.60 + 9.70 + 9.15 + 17.10 + 32.45 + 12.15 + 11.65 + 15.65 + 11.65 + 14.45 + 14.15 + 11.20 + 11.90 + 8.80 = 189.60m^2$$

BLOCK B
STELLA COURT 14

BLOCK C
STELLA COURT 15



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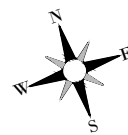
CLIENT :
ROTIANA DEVELOPMNETS LIMITED

PROJECT TITLE :
MIX RESIDENCES, LIVADIA, LARNACA

NOTES :

1. EXTERIOR WALLS WITH THERMAL INSULATION BRICKS THICKNESS 25cm
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6. THE MINIMUM WIDTH OF THE STAIR NOSINGS IS 14cm.
7. M.V. : MECHANICAL VENTILATION

— ΖΥΝΟΠΟ ΤΕΜΑΧΙΟΥ
— 3 m ΑΠΟ ΤΟ ΖΥΝΟΠΟ
— 1.5 m ΑΠΟ ΤΟ ΖΥΝΟΠΟ
— ΥΠΕΡΤΑΜΕΝΑ ΨΥΓΟΜΕΤΡΑ
— ΠΡΟΤΕΙΝΟΜΕΝΑ ΨΥΓΟΜΕΤΡΑ



DRAWING TITLE :
STELLA COURT 13
BLOCK A
SECOND FLOOR PLAN

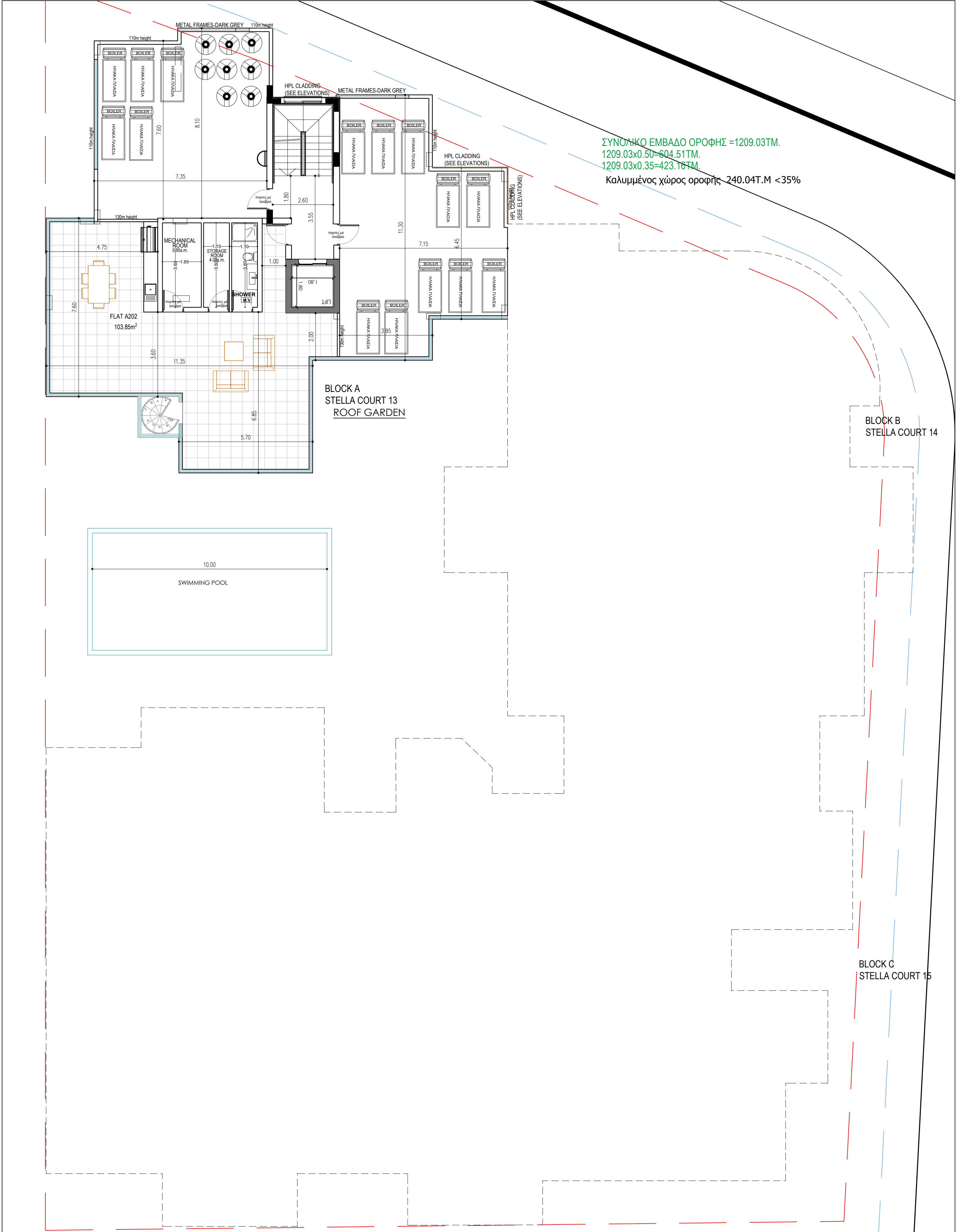
DATE :
SEPT'25

SCALE :
1:100@A2

DR. NO. :
A-03

JOB NO. :
661
03/09/2025 10:52:48

STATUS :
P R E L I M I N A R Y



ΣΥΝΟΛΙΚΟ ΕΜΒΑΔΟ ΟΡΟΦΗΣ =1209.03TM.
1209.03x0.50=604.51TM.
1209.03x0.35=423.16TM.

Καλυμμένος χώρος οροφής 240.04T.M <35%

BLOCK A
STELLA COURT 13
ROOF GARDEN

BLOCK B
STELLA COURT 14

BLOCK C
STELLA COURT 15



M. PHOTIOU
ARCHITECTS-ENGINEERS

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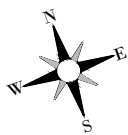
CLIENT :
ROTIANA DEVELOPMNETS LIMITED

PROJECT TITLE :
MIX RESIDENCES, LIVADIA, LARNACA

NOTES :

- EXTERIOR WALLS WITH THERMAL INSULATION BRICKS THICKNESS 25cm
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- M.V. : MECHANICAL VENTILATION

— ΣΥΝΟΡΟ ΤΕΜΑΧΙΟΥ
— 3m ΑΠΟ ΤΟ ΣΥΝΟΡΟ
— 1.5m ΑΠΟ ΤΟ ΣΥΝΟΡΟ
— ΥΠΟΤΕΤΑΜΕΝΑ ΥΨΟΜΕΤΡΑ
— ΠΡΟΤΕΙΝΟΜΕΝΑ ΥΨΟΜΕΤΡΑ



DRAWING TITLE :
STELLA COURT 13
BLOCK A
ROOF GARDEN PLAN

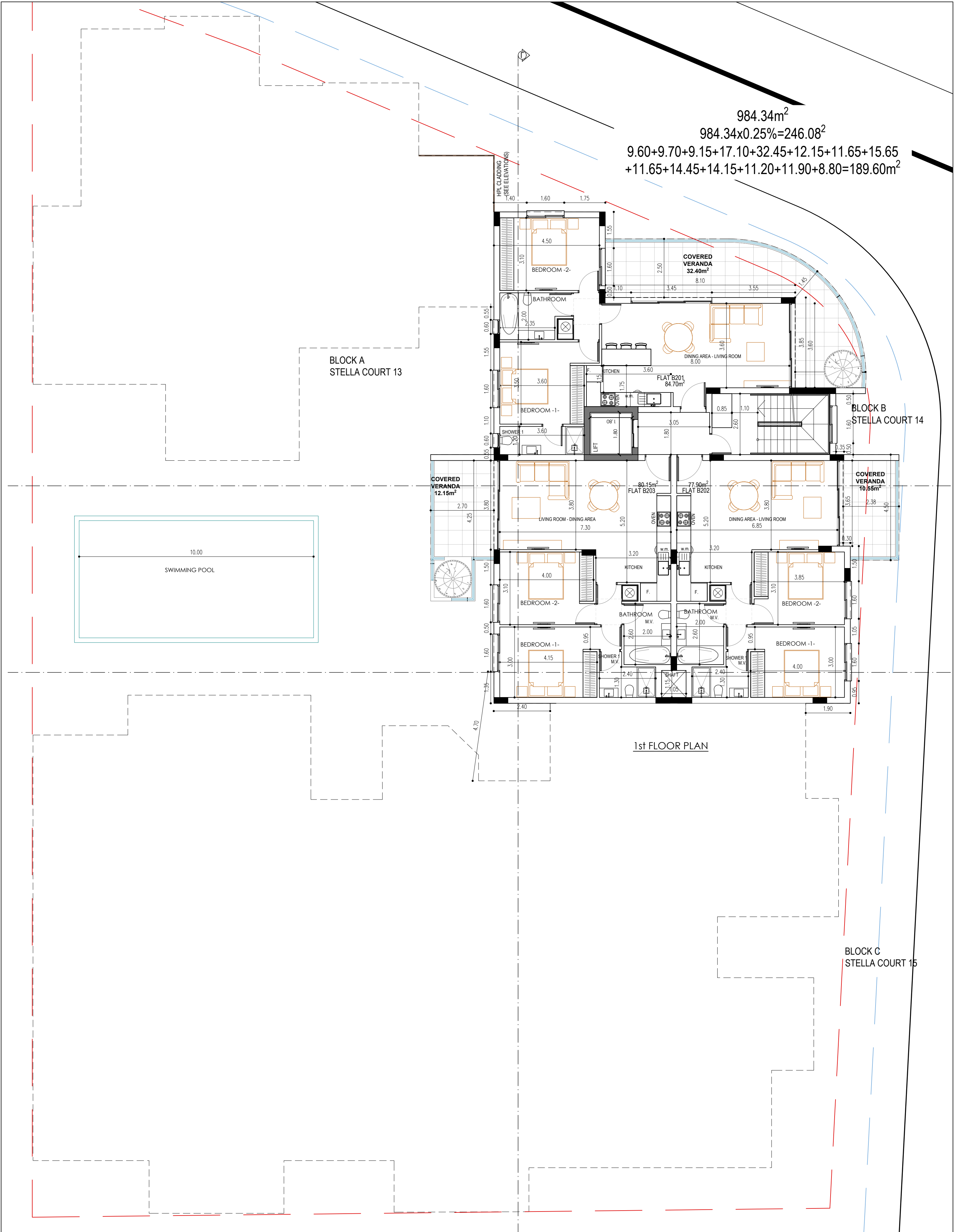
DATE :
SEPT'25

SCALE :
1:100@A2

DR. NO. :
A-04

JOB NO. :
661
03/09/2025 10:52:50

STATUS :
P R E L I M I N A R Y



984.34m^2
 $984.34 \times 0.25\% = 246.08^2$
 $9.60 + 9.70 + 9.15 + 17.10 + 32.45 + 12.15 + 11.65 + 15.65$
 $+ 11.65 + 14.45 + 14.15 + 11.20 + 11.90 + 8.80 = 189.60\text{m}^2$

1st FLOOR PLAN

BLOCK C
STELLA COURT 15



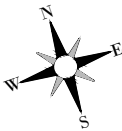
1st APRIL AVENUE 18, MAVROS COURT, FLAT 22, 6035, LARNACA
TEL.: 24817777 - 99648303
FAX.: 24817778
EMAIL: micha.photiou@cytanet.com.cy

CLIENT :
ROTIANA DEVELOPMNETS LIMITED

PROJECT TITLE :
MIX RESIDENCES, LIVADIA, LARNACA

- NOTES :
1. EXTERIOR WALLS WITH THERMAL INSULATION BRICKS THICKNESS 25cm
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— ΖΥΝΟΡΟ ΤΕΜΑΧΙΟΥ
— 3 m ΑΠΟ ΤΟ ΖΥΝΟΡΟ
— 1.5 m ΑΠΟ ΤΟ ΖΥΝΟΡΟ
— ΥΠΟΤΑΜΕΝΑ ΨΥΓΟΜΕΤΡΑ
— ΠΡΟΤΕΙΝΟΜΕΝΑ ΨΥΓΟΜΕΤΡΑ



DRAWING TITLE :
STELLA COURT 14
BLOCK B
FIRST FLOOR PLAN

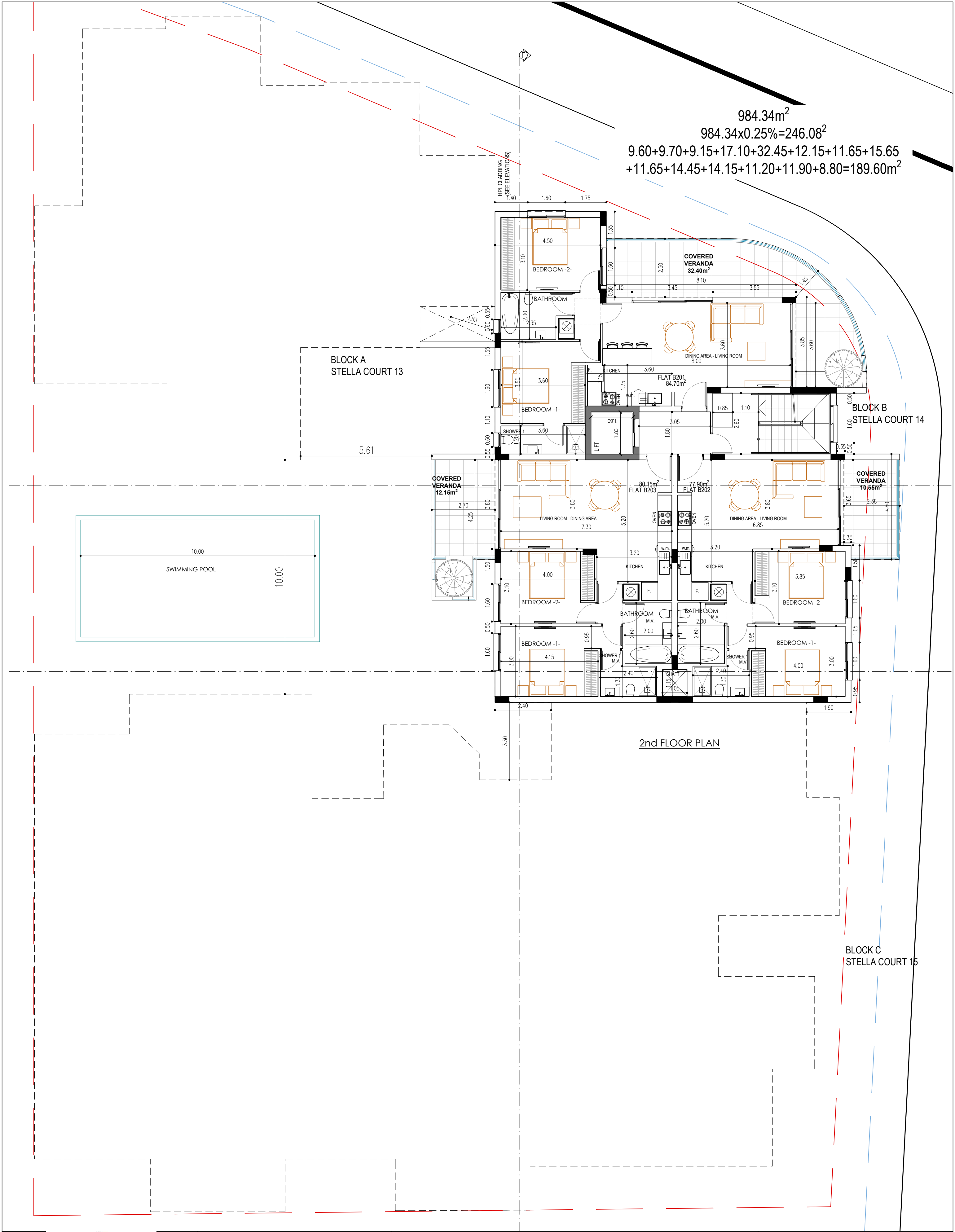
DATE :
SEPT'25

SCALE :
1:100@A2

DR. NO. :
A-02

JOB NO. :
661
03/09/2025 10:52:29

STATUS :
P R E L I M I N A R Y



984.34m^2
 $984.34 \times 0.25\% = 246.08^2$
 $9.60 + 9.70 + 9.15 + 17.10 + 32.45 + 12.15 + 11.65 + 15.65$
 $+ 11.65 + 14.45 + 14.15 + 11.20 + 11.90 + 8.80 = 189.60\text{m}^2$

2nd FLOOR PLAN

BLOCK C
STELLA COURT 15

BLOCK B
STELLA COURT 14

BLOCK A
STELLA COURT 13

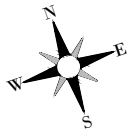
SWIMMING POOL

CLIENT :
ROTIANA DEVELOPMNETS LIMITED

PROJECT TITLE :
MIX RESIDENCES, LIVADIA, LARNACA

- NOTES :
1. EXTERIOR WALLS WITH THERMAL INSULATION BRICKS THICKNESS 25cm
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 6. THE MINIMUM WIDTH OF THE STAIR NOSINGS IS 14cm.
 7. M.V. : MECHANICAL VENTILATION

— ΣΥΝΟΡ ΤΕΜΑΧΙΟΥ
— 3m ΑΠΟ ΤΟ ΣΥΝΟΡΟ
— 1.5m ΑΠΟ ΤΟ ΣΥΝΟΡΟ
— ΥΠΟΤΕΜΑΝΑ ΥΠΟΜΕΤΡΑ
— ΠΡΟΤΕΙΝΟΜΕΝΑ ΥΠΟΜΕΤΡΑ



DRAWING TITLE :
STELLA COURT 14
BLOCK B
SECOND FLOOR PLAN

DATE :
SEPT'25

SCALE :
1:100@A2

DR. NO. :
A-03

JOB NO. :
661
03/09/2025 10:52:43

STATUS :
P R E L I M I N A R Y



1st APRIL AVENUE 18, MAVROS COURT, FLAT 22, 6035, LARNACA
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EMAIL: micha.photiou@cytanet.com.cy



BLOCK B
STELLA COURT 14

SWIMMING POOL

ROOF GARDEN

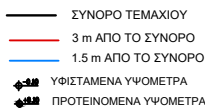
BLOCK C
STELLA COURT 15



ROTIANA DEVELOPMNETS LIMITED

MIX RESIDENCES, LIVADIA, LARNACA

1. EXTERIOR WALLS WITH THERMAL INSULATION BRICKS THICKNESS 25cm
2. THE BUILDING WILL BE PAINTED OUTSIDE AND INSIDE
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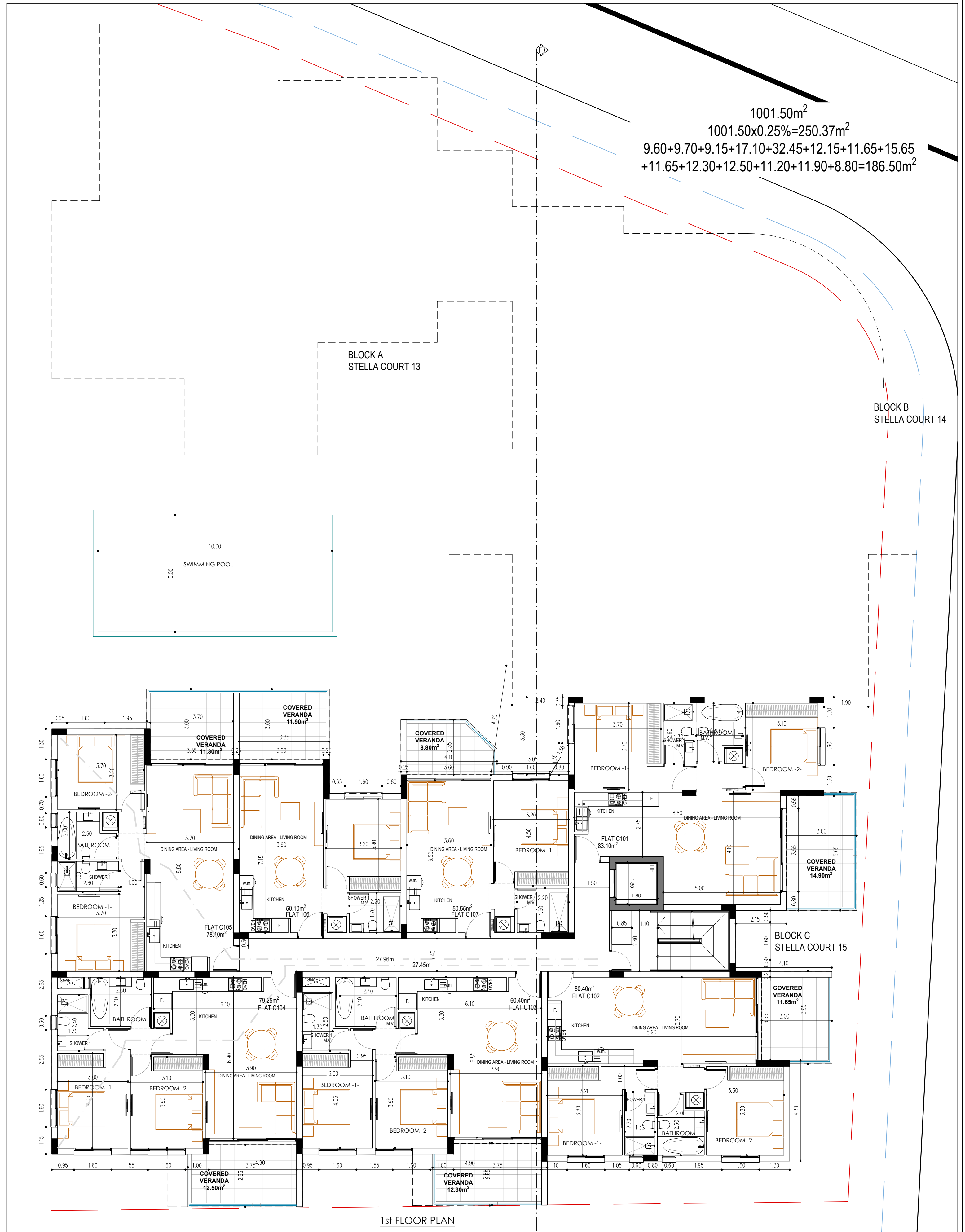


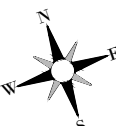
1:100@A2

661
03/09/202

03/09/2025 10:52:35

P R E L I M I N A R Y



 M. PHOTIOU ARCHITECTS-ENGINEERS 1st APRIL AVENUE 18, MAVROS COURT, FLAT 22, 6035, LARNACA TEL.: 24817777 - 99648303 FAX.: 24817778 EMAIL: micha.photiou@cytanet.com.cy	CLIENT : ROTIANA DEVELOPMNETS LIMITED	NOTES : 1. EXTERIOR WALLS WITH THERMAL INSULATION BRICKS THICKNESS 25cm 2. THE BUILDING WILL BE PAINTED OUTSIDE AND INSIDE 3. ON THE EXTERNAL OPENINGS ALUMINIUM WITH DOUBLE GLAZED GLASS WILL BE PLACED 4. FOR ALL THE EXTERNAL STONE AND HPL COATING SEE ELEVATIONS 5. DOORS OF BATHROOM FACILITIES INTENDED TO USE BY DISABLE PEOPLE WILL HAVE AN OPENING 100cm BEFORE THE DOOR FRAME INSTALLATION. 6. THE MINIMUM WIDTH OF THE STAIR NOSINGS IS 14cm. 7. M.V. : MECHANICAL VENTILATION — ΖΥΝΟΠΟ ΤΕΜΑΧΙΟΥ — 3 m ΑΠΟ ΤΟ ΖΥΝΟΠΟ — 1.5 m ΑΠΟ ΤΟ ΖΥΝΟΠΟ ↕ ΥΠΕΡΤΑΜΕΝΑ ΨΥΓΟΜΕΤΡΑ ↕ ΠΡΟΤΕΙΝΟΜΕΝΑ ΨΥΓΟΜΕΤΡΑ			DRAWING TITLE : STELLA COURT 15 BLOCK C FIRST FLOOR PLAN
	PROJECT TITLE : MIX RESIDENCES, LIVADIA, LARNACA	DATE : SEPT'25			
			SCALE : 1:100@A2	DR. NO. : A-02	JOB NO. : 661 03/09/2025 10:52:50
			STATUS : P R E L I M I N A R Y		

$$9.60+9.70+9.15+17.10+32.45+12.15+11.65+15.65 \\ +11.65+14.45+14.15+11.20+11.90+8.80=189.60\text{m}^2$$

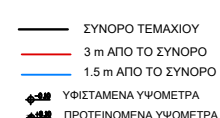
BLOCK B
STELLA COURT 14

BLOCK C
STELLA COURT 15



PROJECT TITLE :
MIX RESIDENCES, LIVADIA, LARNACA

1. EXTERIOR WALLS WITH THERMAL INSULATION BRICKS THICKNESS 25cm
2. THE BUILDING WILL BE PAINTED OUTSIDE AND INSIDE
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7. M.V. : MECHANICAL VENTILATION



DATE :
SEPT'25

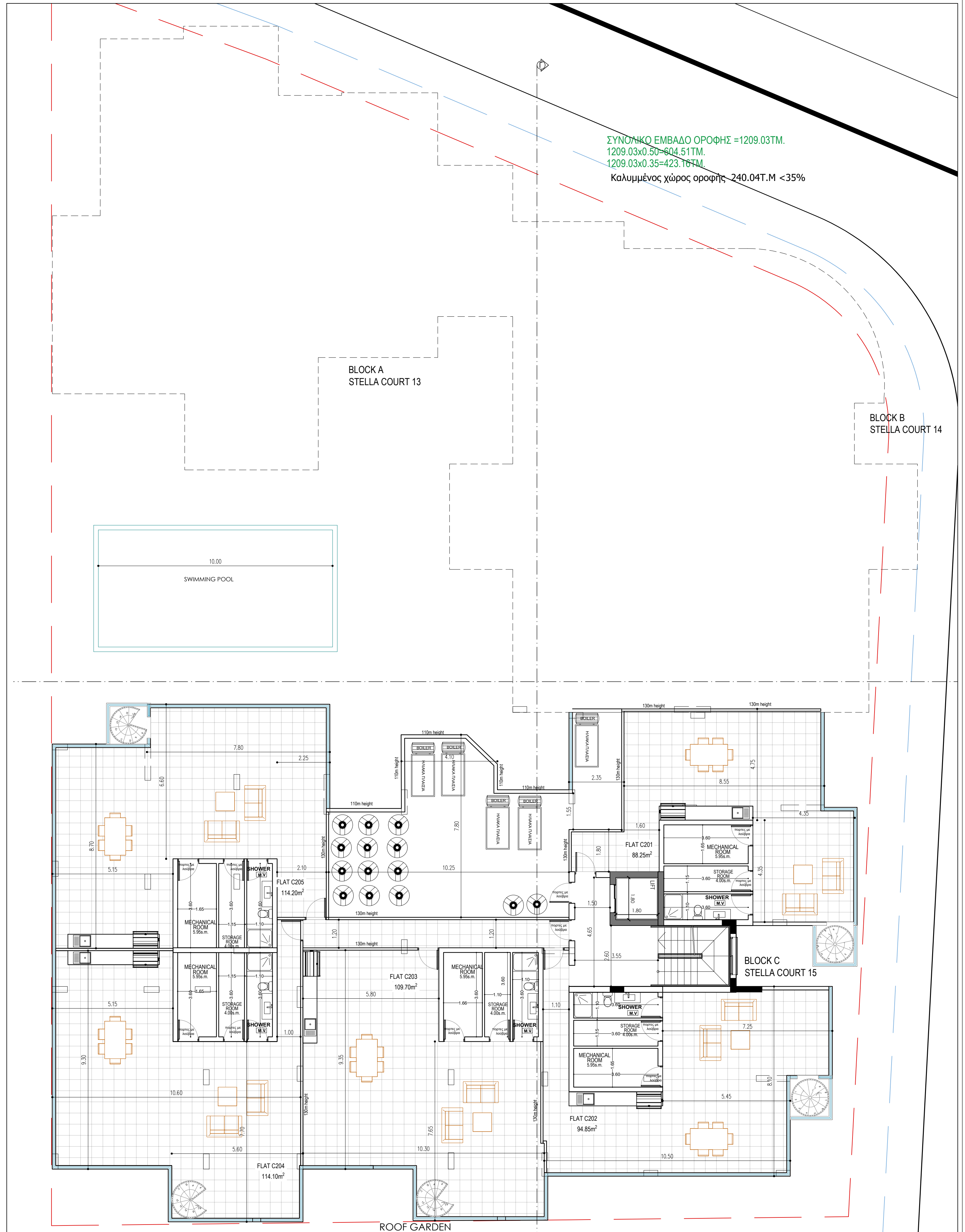
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DR. NO. :
A-03

OB NO. :
661
03/09/2025 10:52:24

STATUS :

P R E L I M I N A R Y



ΣΥΝΟΛΙΚΟ ΕΜΒΑΔΟ ΟΡΟΦΗΣ =1209.03ΤΜ.
1209.03x0.50=604.51ΤΜ.
1209.03x0.35=423.16ΤΜ.
Καλυμμένος χώρος οροφής 240.04Τ.Μ <35%

BLOCK A
STELLA COURT 13

BLOCK B
STELLA COURT 14

BLOCK C
STELLA COURT 15

ROOF GARDEN



M. PHOTIOU
ARCHITECTS-ENGINEERS

1st APRIL AVENUE 18, MAVROS COURT, FLAT 22, 6035, LARNACA
TEL.: 24817777 - 99648303
FAX.: 24817778
EMAIL: micha.photiou@cytanet.com.cy

CLIENT :
ROTIANA DEVELOPMNETS LIMITED

PROJECT TITLE :
MIX RESIDENCES, LIVADIA, LARNACA

NOTES :

- EXTERIOR WALLS WITH THERMAL INSULATION BRICKS THICKNESS 25cm
- THE BUILDING WILL BE PAINTED OUTSIDE AND INSIDE
- ON THE EXTERNAL OPENINGS ALUMINIUM WITH DOUBLE GLAZED GLASS WILL BE PLACED
- FOR ALL THE EXTERNAL STONE AND HPL COATING SEE ELEVATIONS
- DOORS OF BATHROOM FACILITIES INTENDED TO USE BY DISABLE PEOPLE WILL HAVE AN OPENING 100cm BEFORE THE DOOR FRAME INSTALLATION.
- THE MINIMUM WIDTH OF THE STAIR NOSINGS IS 14cm.
- M.V. : MECHANICAL VENTILATION

— ΣΥΝΟΡΟ ΤΕΜΑΧΙΟΥ
— 3m ΑΠΟ ΤΟ ΣΥΝΟΡΟ
— 1.5m ΑΠΟ ΤΟ ΣΥΝΟΡΟ

▲▲▲ ΥΠΟΤΕΤΑΜΕΝΑ ΥΨΟΜΕΤΡΑ
▲▲▲ ΠΡΟΤΕΙΝΟΜΕΝΑ ΥΨΟΜΕΤΡΑ

DRAWING TITLE :
STELLA COURT 15
BLOCK C
ROOF GARDEN PLAN

DATE :
SEPT'25

SCALE : 1:100@A2	DR. NO. : A-04	JOB NO. : 661 03/09/2025 10:52:40
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STATUS :
P R E L I M I N A R Y



M. PHOTIOU
ARCHITECTS-ENGINEERS

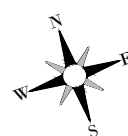
1st APRIL AVENUE 18, MAVROS COURT, FLAT 22, 6035, LARNACA
TEL.: 24817777 - 99648303
FAX.: 24817778
EMAIL: micha.photiou@cytanet.com.cy

CLIENT :
ROTIANA DEVELOPMNETS LIMITED

PROJECT TITLE :
MIX RESIDENCES, LIVADIA, LARNACA

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— 1.5m ΑΠΟ ΤΟ ΖΥΓΟΠΟ
— ΨΗΤΑΜΕΝΑ ΨΗΜΕΤΡΑ
— ΠΡΟΤΕΙΝΟΜΕΝΑ ΨΗΜΕΤΡΑ



DRAWING TITLE :
STELLA COURT 13
BLOCK A
FIRST FLOOR PLAN

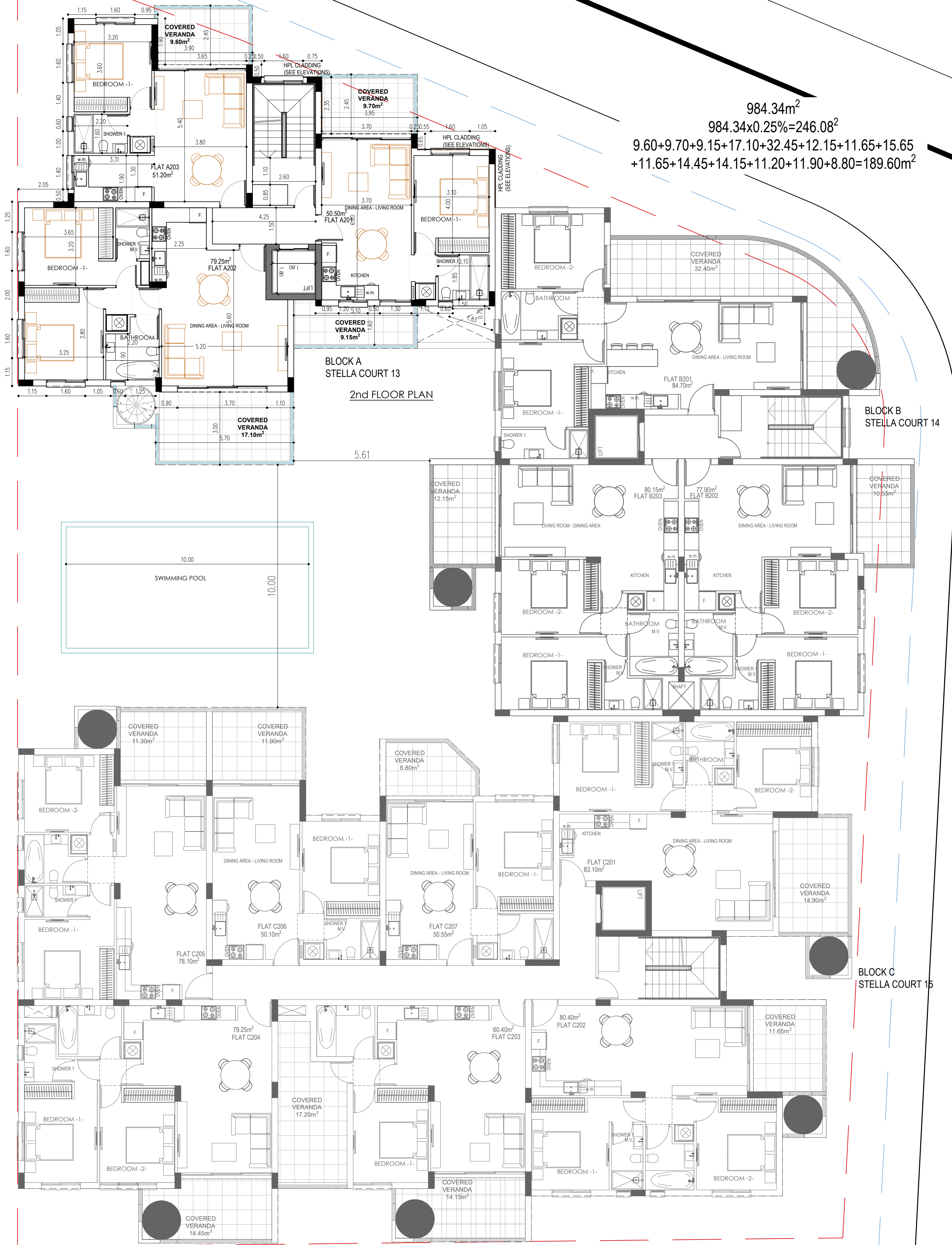
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SEPT'25

SCALE :
1:100@A2

DR. NO. :
A-02

JOB NO. :
661
03/09/2025 10:52:34

STATUS :
P R E L I M I N A R Y



$984.34m^2$
 $984.34 \times 0.25\% = 246.08^2$
 $9.60 + 9.70 + 9.15 + 17.10 + 32.45 + 12.15 + 11.65 + 15.65$
 $+ 11.65 + 14.45 + 14.15 + 11.20 + 11.90 + 8.80 = 189.60m^2$

BLOCK A
STELLA COURT 13
2nd FLOOR PLAN

BLOCK B
STELLA COURT 14

BLOCK C
STELLA COURT 15



M. PHOTIOU
ARCHITECTS-ENGINEERS

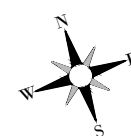
1st APRIL AVENUE 18, MAVROS COURT, FLAT 22, 6035, LARNACA
TEL.: 24817777 - 99648303
FAX.: 24817778
EMAIL: micha.photiou@cytanet.com.cy

CLIENT :
ROTIANA DEVELOPMENTS LIMITED

PROJECT TITLE :
MIX RESIDENCES, LIVADIA, LARNACA

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— ΖΥΓΟΠΟ ΤΕΜΑΧΙΟΥ
— 3m ΑΠΟ ΤΟ ΖΥΓΟΠΟ
— 1.5m ΑΠΟ ΤΟ ΖΥΓΟΠΟ
— ΨΗΤΑΜΕΝΑ ΨΥΜΕΤΡΑ
— ΠΡΟΤΕΙΝΟΜΕΝΑ ΨΥΜΕΤΡΑ



DRAWING TITLE :
STELLA COURT 13
BLOCK A
SECOND FLOOR PLAN

DATE :
SEPT'25

SCALE :
1:100@A2

DR. NO. :
A-03

JOB NO. :
661
03/09/2025 10:52:45

STATUS :
P R E L I M I N A R Y



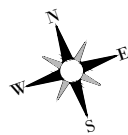
1st APRIL AVENUE 18, MAVROS COURT, FLAT 22, 6035, LARNACA
TEL.: 24817777 - 99648303
FAX.: 24817778
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 - M.V. : MECHANICAL VENTILATION

— ΣΥΝΟΡΟ ΤΕΜΑΧΙΟΥ
— 3m ΑΠΟ ΤΟ ΣΥΝΟΡΟ
— 1.5m ΑΠΟ ΤΟ ΣΥΝΟΡΟ
— ΥΠΕΡΤΑΜΕΝΑ ΥΠΟΜΕΤΡΑ
— ΠΡΟΤΕΙΝΟΜΕΝΑ ΥΠΟΜΕΤΡΑ



DRAWING TITLE :
STELLA COURT 13
BLOCK A
ROOF GARDEN PLAN

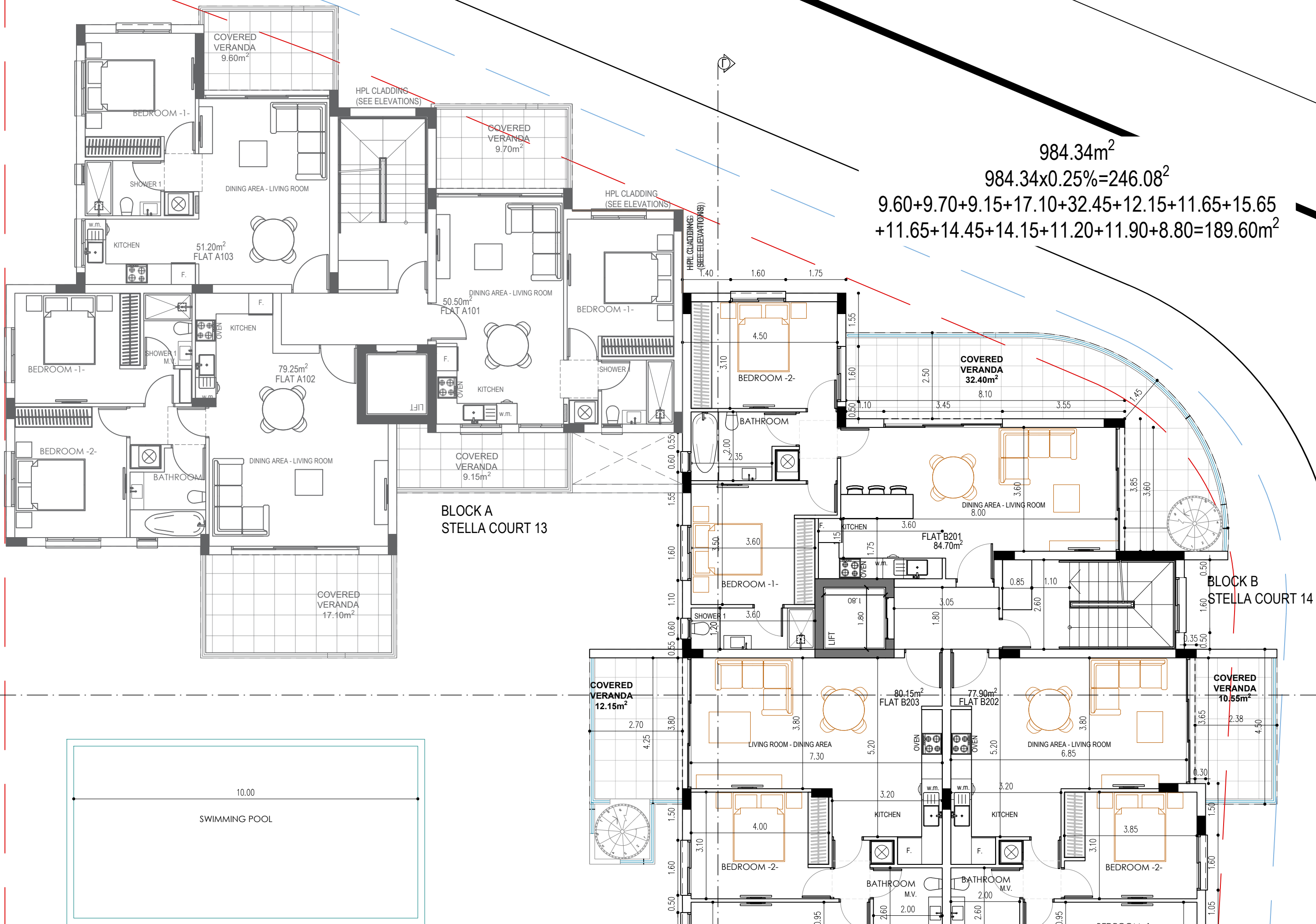
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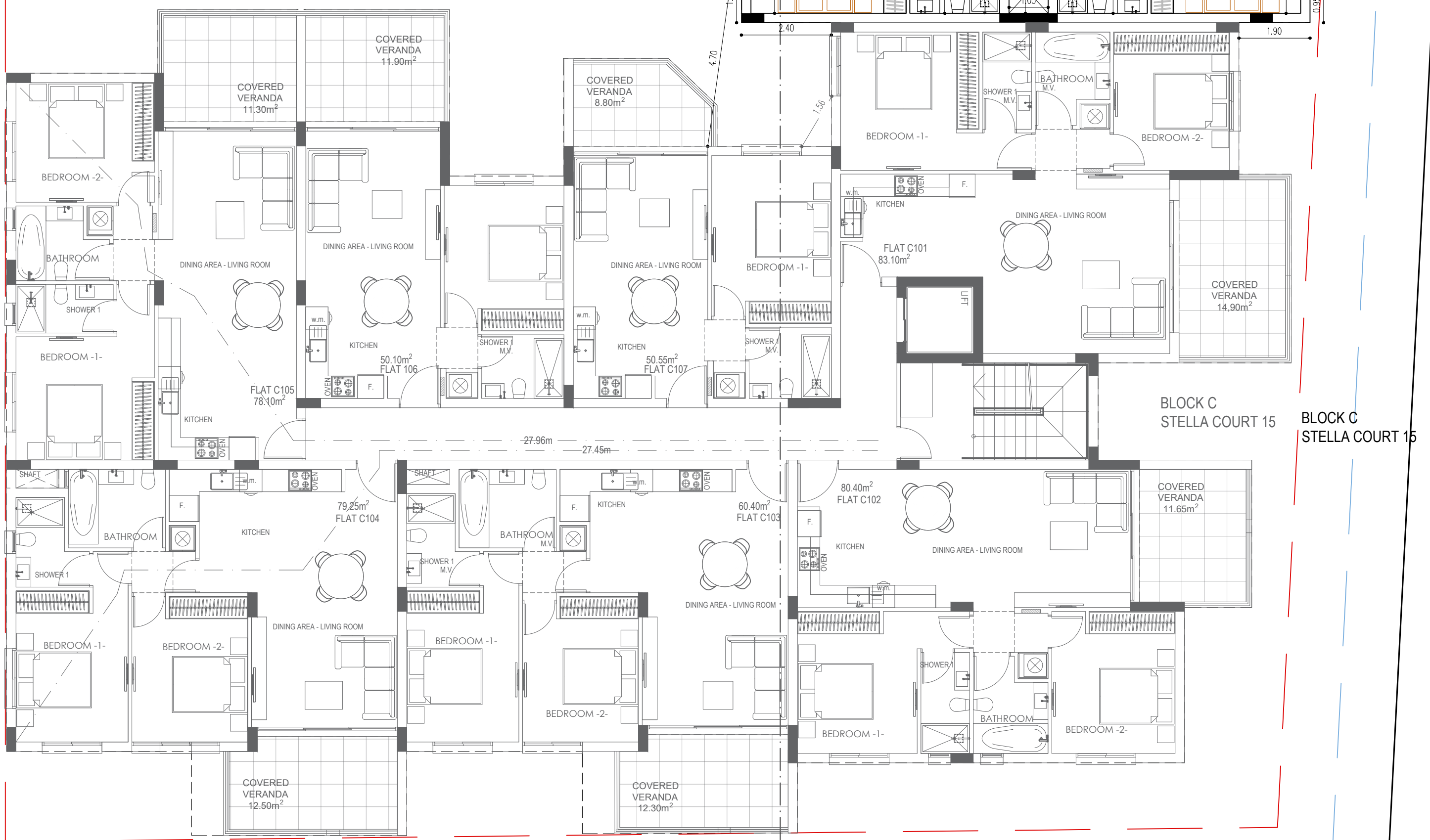
DR. NO. :
A-04

JOB NO. :
661
03/09/2025 10:52:25

STATUS :
P R E L I M I N A R Y



1st FLOOR PLAN



M. PHOTIOU
ARCHITECTS-ENGINEERS

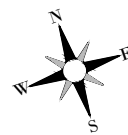
1st APRIL AVENUE 18, MAVROS COURT, FLAT 22, 6035, LARNACA
TEL.: 24817777 - 99648303
FAX.: 24817778
EMAIL: micha.photiou@cytanet.com.cy

CLIENT :
ROTIANA DEVELOPMNETS LIMITED

PROJECT TITLE :
MIX RESIDENCES, LIVADIA, LARNACA

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 - M.V. : MECHANICAL VENTILATION

— ΖΥΓΟΠΟ ΤΕΜΑΧΙΟΥ
— 3m ΑΠΟ ΤΟ ΖΥΓΟΠΟ
— 1.5m ΑΠΟ ΤΟ ΖΥΓΟΠΟ
— ΨΗΤΑΜΕΝΑ ΨΥΜΕΤΡΑ
— ΠΡΟΤΕΙΝΟΜΕΝΑ ΨΥΜΕΤΡΑ



DRAWING TITLE :
STELLA COURT 14
BLOCK B
FIRST FLOOR PLAN

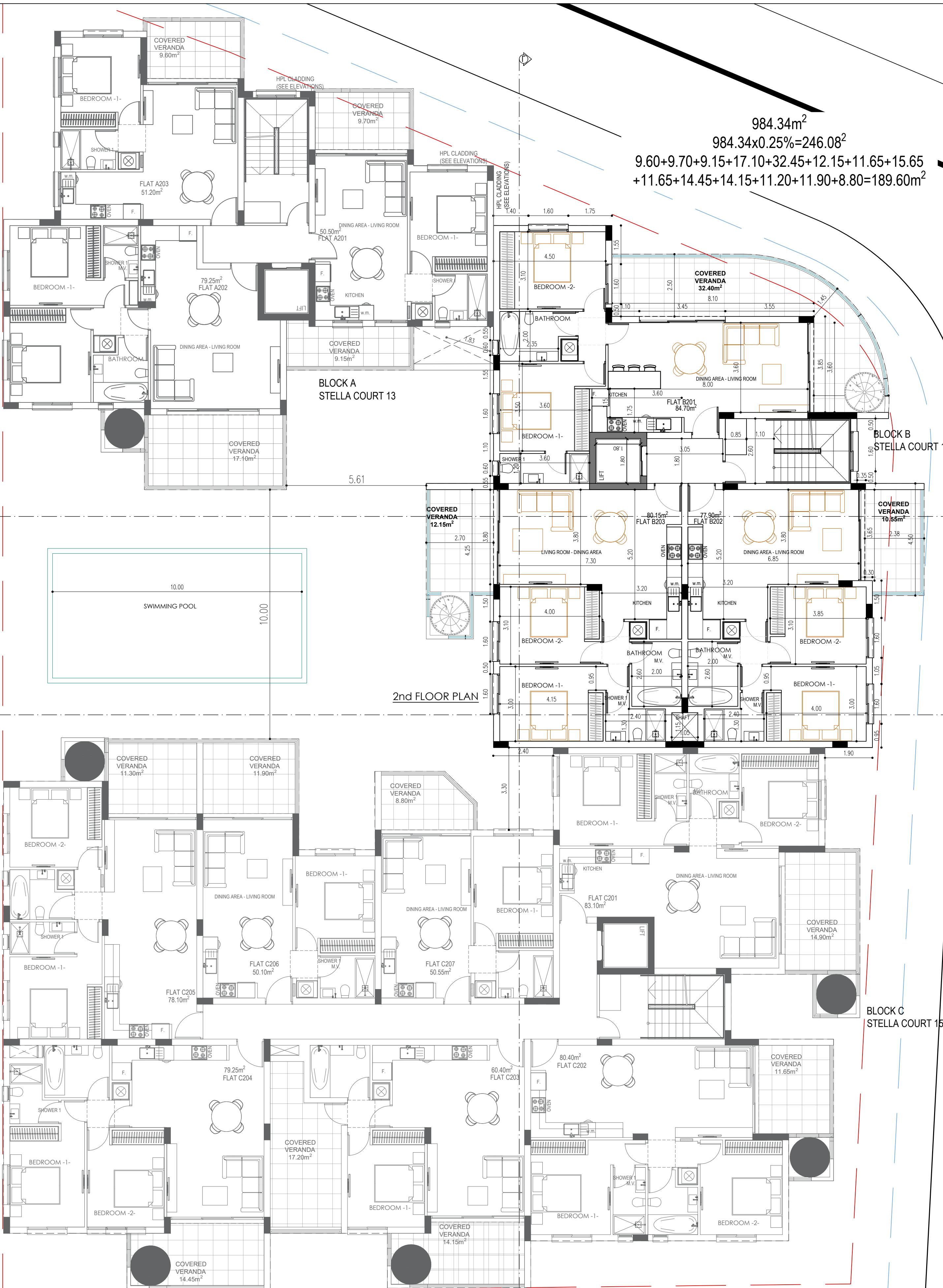
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SEPT'25

SCALE :
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DR. NO. :
A-02

JOB NO. :
661
03/09/2025 10:52:30

STATUS :
P R E L I M I N A R Y

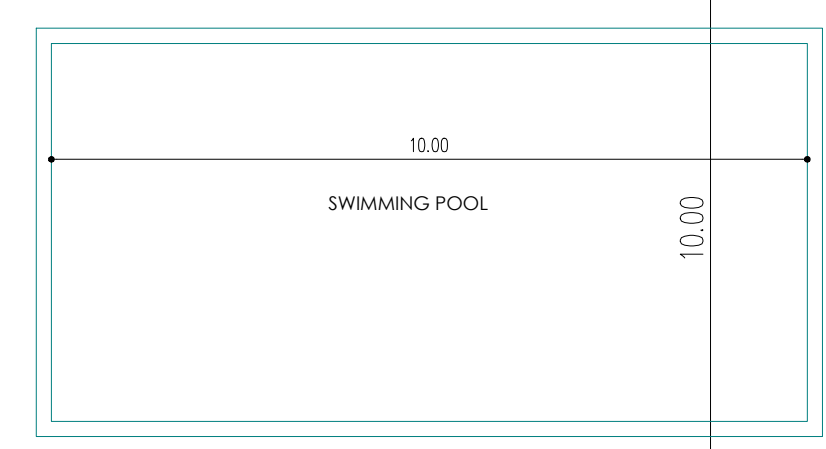


2nd FLOOR PLAN

BLOCK B
STELLA COURT 14

BLOCK C
STELLA COURT 15

BLOCK A
STELLA COURT 13



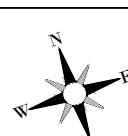
1st APRIL AVENUE 18, MAVROS COURT, FLAT 22, 6035, LARNACA
TEL.: 24817777 - 99648303
FAX.: 24817778
EMAIL: micha.photiou@cytanet.com.cy

CLIENT :
ROTIANA DEVELOPMNETS LIMITED

PROJECT TITLE :
MIX RESIDENCES, LIVADIA, LARNACA

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 6. THE MINIMUM WIDTH OF THE STAIR NOSINGS IS 14cm.
 7. M.V. : MECHANICAL VENTILATION

— ZYNOPO TEMAKIOY
— 3m APO TO ZYNOPO
— 1.5m APO TO ZYNOPO
— YIETAMENA YIOMETRA
— IPOTEINOMENA YIOMETRA



DRAWING TITLE :
STELLA COURT 14
BLOCK B
SECOND FLOOR PLAN

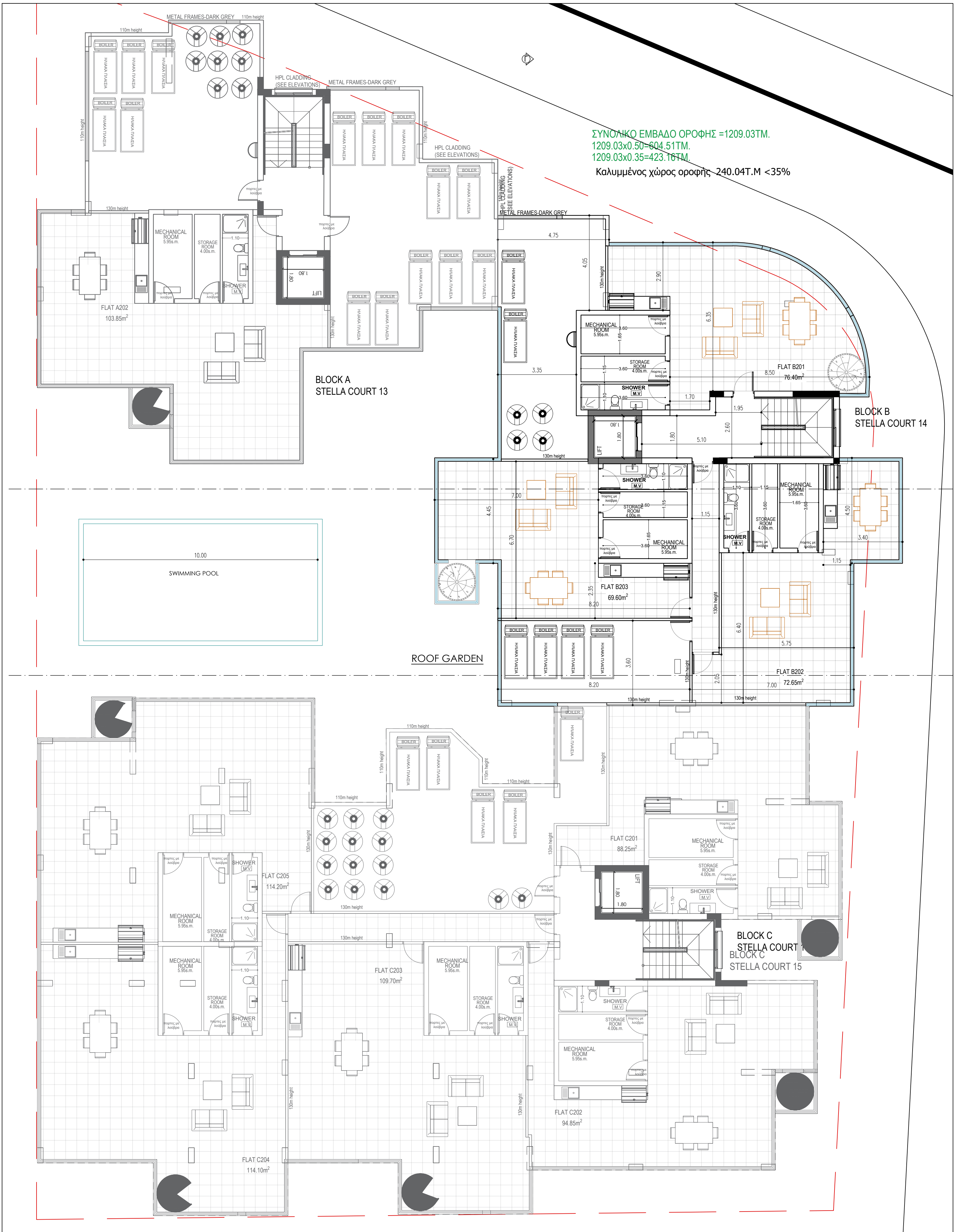
DATE :
SEPT'25

SCALE :
1:100@A2

DR. NO. :
A-03

JOB NO. :
661
03/09/2025 10:52:34

STATUS :
P R E L I M I N A R Y





M. PHOTIOU
ARCHITECTS-ENGINEERS

1st APRIL AVENUE 18, MAVROS COURT, FLAT 22, 6035, LARNACA
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— ΣΥΝΟΡΟ ΤΕΜΑΧΙΟΥ
— 3m ΑΠΟ ΤΟ ΣΥΝΟΡΟ
— 1.5m ΑΠΟ ΤΟ ΣΥΝΟΡΟ

▲▲▲ ΥΠΕΡΤΑΜΕΝΑ ΥΠΟΜΕΤΡΑ
▲▲▲ ΠΡΟΤΕΙΝΟΜΕΝΑ ΥΠΟΜΕΤΡΑ

DRAWING TITLE :
STELLA COURT 13
BLOCK B
ROOF GARDEN PLAN

DATE :
SEPT'25

SCALE : 1:100@A2	DR. NO. : A-04	JOB NO. : 661 03/09/2025 10:52:47
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STATUS :
P R E L I M I N A R Y



1st FLOOR PLAN

$$1001.50m^2$$
$$1001.50 \times 0.25\% = 250.37m^2$$
$$9.60 + 9.70 + 9.15 + 17.10 + 32.45 + 12.15 + 11.65 + 15.65$$
$$+ 11.65 + 12.30 + 12.50 + 11.20 + 11.90 + 8.80 = 186.50m^2$$



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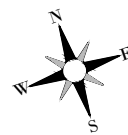
CLIENT :
ROTIANA DEVELOPMNETS LIMITED

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MIX RESIDENCES, LIVADIA, LARNACA

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— ZYNOPO TEMAKIOY
— 3m APO TO ZYNOPO
— 1.5m APO TO ZYNOPO
— YKIETAMENA YPOMETRA
— IPOTENIMENA YPOMETRA



DRAWING TITLE :
STELLA COURT 15
BLOCK C
FIRST FLOOR PLAN

DATE :
SEPT'25

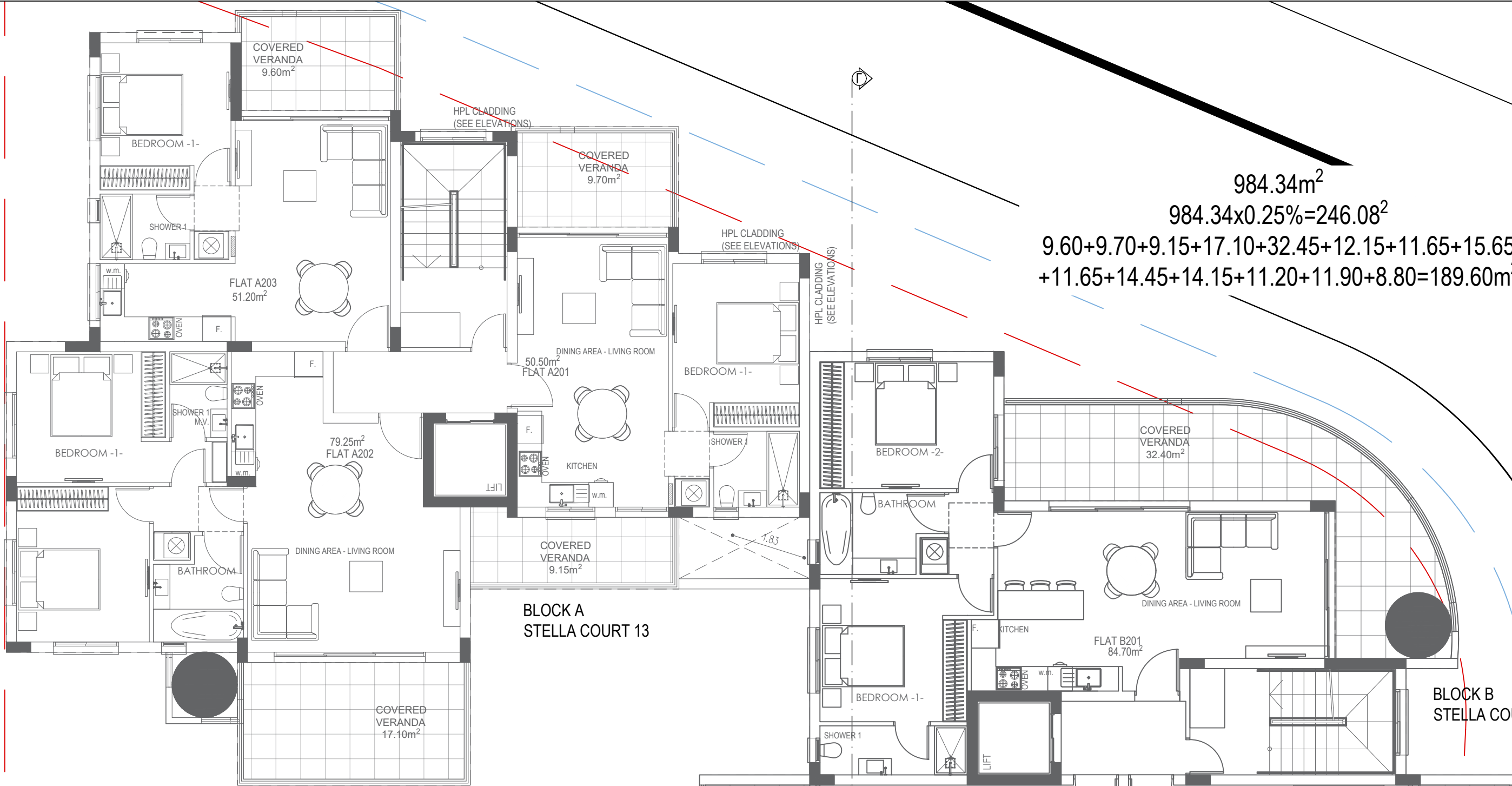
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A-02

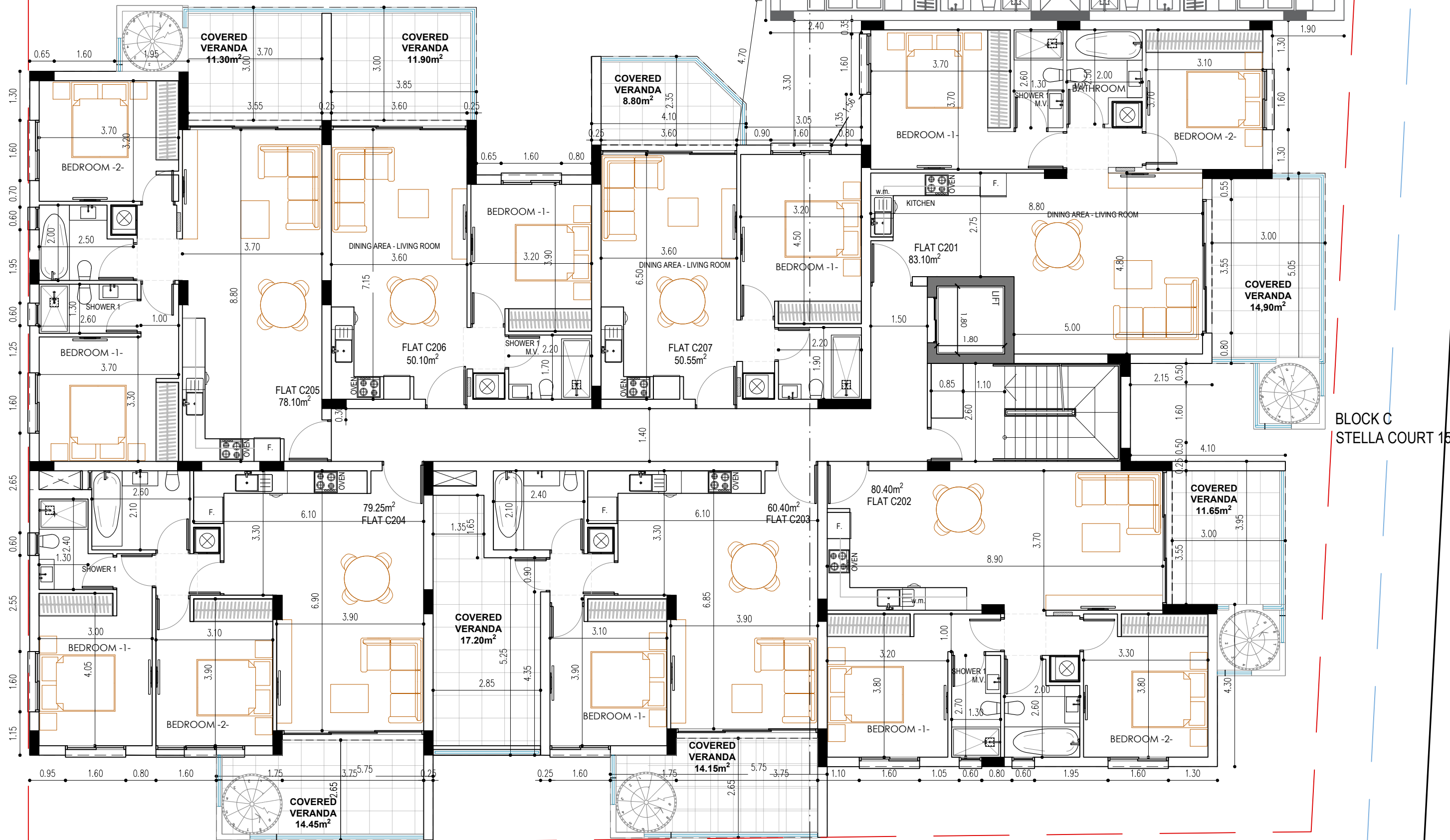
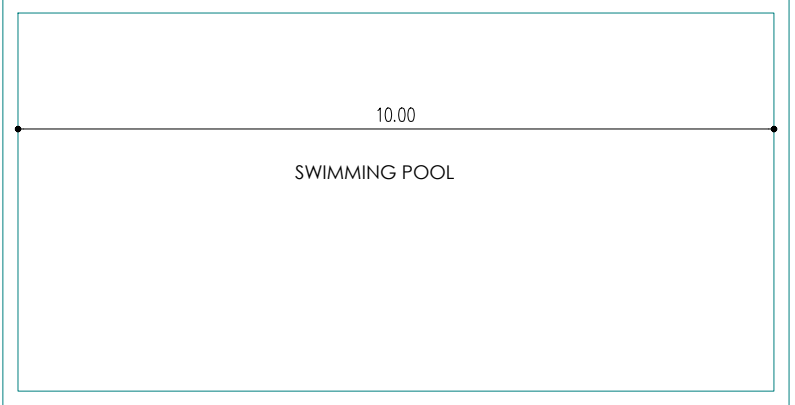
JOB NO. :
661
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STATUS :

P R E L I M I N A R Y



$984.34m^2$
 $984.34 \times 0.25\% = 246.08^2$
 $9.60 + 9.70 + 9.15 + 17.10 + 32.45 + 12.15 + 11.65 + 15.65$
 $+ 11.65 + 14.45 + 14.15 + 11.20 + 11.90 + 8.80 = 189.60m^2$



2nd FLOOR PLAN



M. PHOTIOU
ARCHITECTS-ENGINEERS

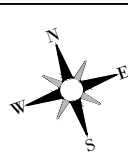
1st APRIL AVENUE 18, MAVROS COURT, FLAT 22, 6035, LARNACA
TEL.: 24817777 - 99648303
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MIX RESIDENCES, LIVADIA, LARNACA

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— 3m APO TO ZYNOPO
— 1.5m APO TO ZYNOPO
— YIETAMENA YIOMETRA
— IPOTEINOMENA YIOMETRA



DRAWING TITLE :
STELLA COURT 15
BLOCK C
SECOND FLOOR PLAN

DATE :
SEPT'25

SCALE :
1:100@A2

DR. NO. :
A-03

JOB NO. :
661
03/09/2025 10:52:24

STATUS :
P R E L I M I N A R Y



ΣΥΝΟΛΙΚΟ ΕΜΒΑΔΟ ΟΡΟΦΗΣ = 1209.03TM.
1209.03x0.50=604.51TM.
1209.03x0.35=423.16TM.
Καλυμμένος χώρος οροφής 240.04T.M <35%

ROOF GARDEN



M. PHOTIOU
ARCHITECTS-ENGINEERS

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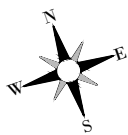
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— 3 m ΑΠΟ ΤΟ ΣΥΝΟΡΟ
— 1.5 m ΑΠΟ ΤΟ ΣΥΝΟΡΟ
— ΥΠΟΤΕΤΑΜΕΝΑ ΥΠΟΜΕΤΡΑ
— ΠΡΟΤΕΙΝΟΜΕΝΑ ΥΠΟΜΕΤΡΑ



DRAWING TITLE :
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