

LÚCE
residence

Luce RESIDENCE

“Welcome to Luce Residence, a modern residential building under the Mediterranean sun, tailored to accommodate your dreams for the life you deserve. This unique development blends contemporary architecture with the stunning city of Limassol and makes it the perfect backdrop for the life you have always dreamt of”.



LÚCE
"Designed to delight
your senses."
residence



D.GROUP

"Why us?"

construction

working TOGETHER

Our company aims to bring innovation and fresh ideas to the local property market, creating projects that become landmarks in modern architecture.

Our team combines extensive industry experience with strong academic backgrounds in architecture, marketing, construction and development. Together with our highly skilled associates, we ensure that our values and standards of excellence are consistently upheld.

Our mission is to develop unique residential properties, offering quality, safety, value, functional interior design, and impeccable exterior finishes, using the finest materials and resources.

Our client-centric philosophy places customers at the heart of our business. We focus on understanding each client's needs, providing consultation, ideas, and tailor-made solutions to meet the most demanding requirements.

Throughout the construction process, we maintain close contact with our clients, offering our service and commitment to ensure their needs are met. We strive to build honest, lasting relationships with each client.

At D Group Construction, we are dedicated to building your future efficiently and stylishly! Welcome to our company!

"Created to fulfill
your dreams."



LÚCE

"Where?"

residence

your NEW HOME

in Limassol

Luce Residence is located in the area of Agia Fyla in a privileged location and in one of the most popular areas of Limassol.

It combines the setting of a quiet neighborhood with immediate access to all amenities that can cater for young families, couples

and even bachelors as it provides easy access to the city center, shopping and essential amenities such as supermarkets, pharmacies and schools and the highway to Paphos and Nicosia making it the ideal location that redefines urban luxury with convenient accessibility.

>500m

From Everyday Facilities such as Pharmacies, Supermarkets, Bakeries, Public Schools, Mini Markets etc

>2KM

From Hospital & A1 High Way

5KM

From Pascal Private Primary School

6.5KM

From The Heritage Private School & Limassol Marina

60KM

From Paphos International Airport

67KM

From Larnaca International Airport

LOCATION OF LUCE RESIDENCE



Living STARTS AT HOME

Luce Residence is more than just a place to live, designed with **your well-being** at heart, it promises an unrivaled experience and enhances quality of life throughout your residential journey.

It is developed over three levels with ground floor/pilot and roof, consisted of **two-bedroom apartments** on all levels, with access to the roof from the 3rd floor via a metal spiral staircase. All apartments include at least one guest wc, large wardrobes and a main bathroom while the living room with open plan kitchen has large patio windows.

Also, residents of Luce have large parking spaces, storage rooms and can enjoy a beautiful view. On the ground floor, in addition to the elegant main entrance, there is nice green surroundings.

The positioning of the building volume maximizes openings on both sides of the plot, ensuring optimal conditions of living and **unobstructed views** of south and the creation of welcoming outdoor spaces. Both the

entrance to the plot, which you make from the highest level, and the vertical circulation core of the building occupy the least privileged position, while creating a frontage to the adjacent public road.

The project emphasizes functionality, with plenty of natural lighting and elaborate details in its design. In harmony with the climate of Limassol, the complex is a model of sustainability, for a luxurious living and wellness experience.

The architectural design of the complex is characterized by **simple and strict lines** without deliberate manoeuvres, as well as the choice of conventional materials and predominantly white colours that underline the simplicity of the composition. Special emphasis was given not only on the study of the orientation in relation to the views of the plot and the **functionality of the spaces**, but also on the study of the lighting aiming to highlight both the geometry and the atmosphere and the quality of the spatial units of the complex.

LÚCE

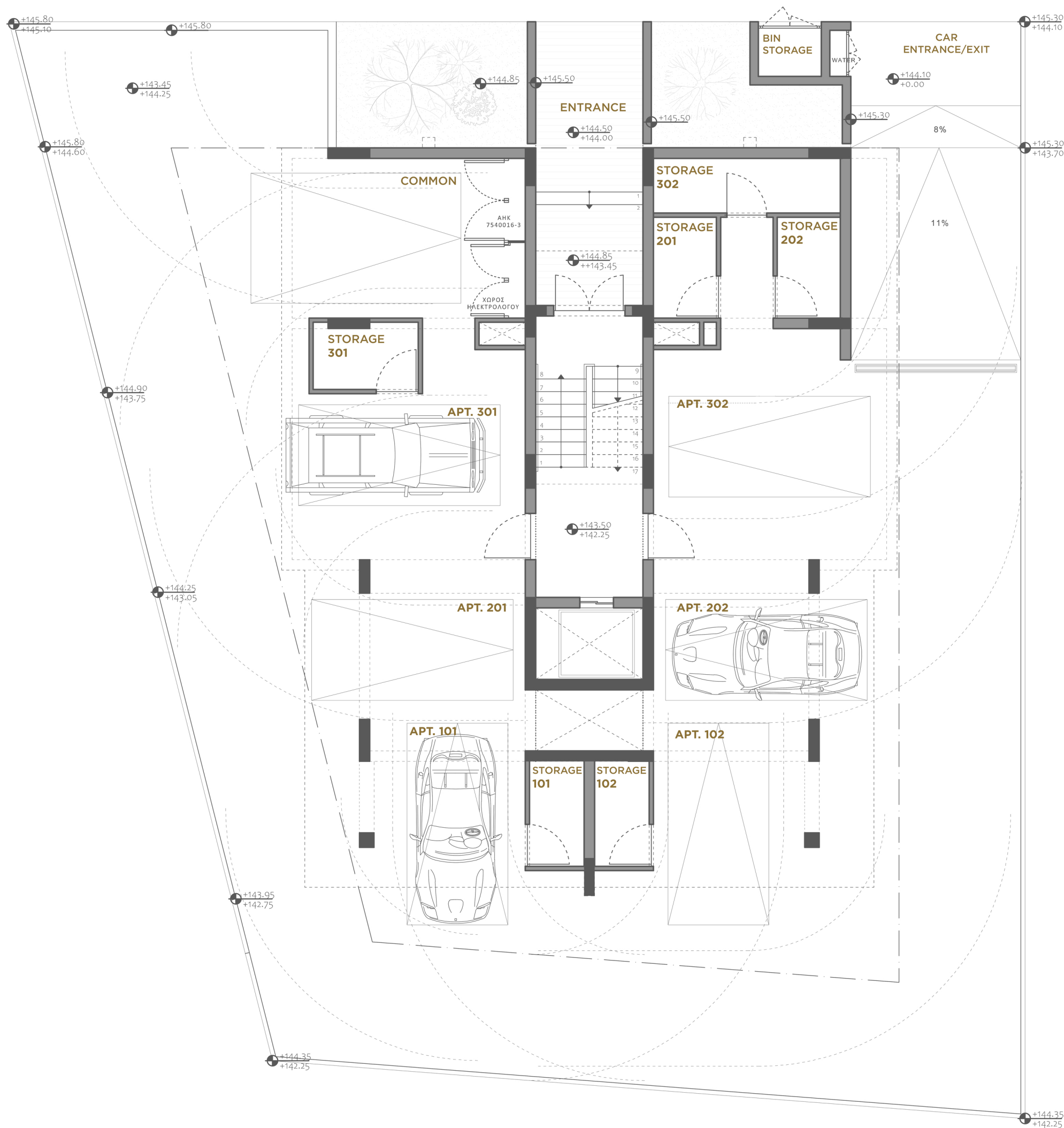
ARCHITECTURAL PLANS

residence

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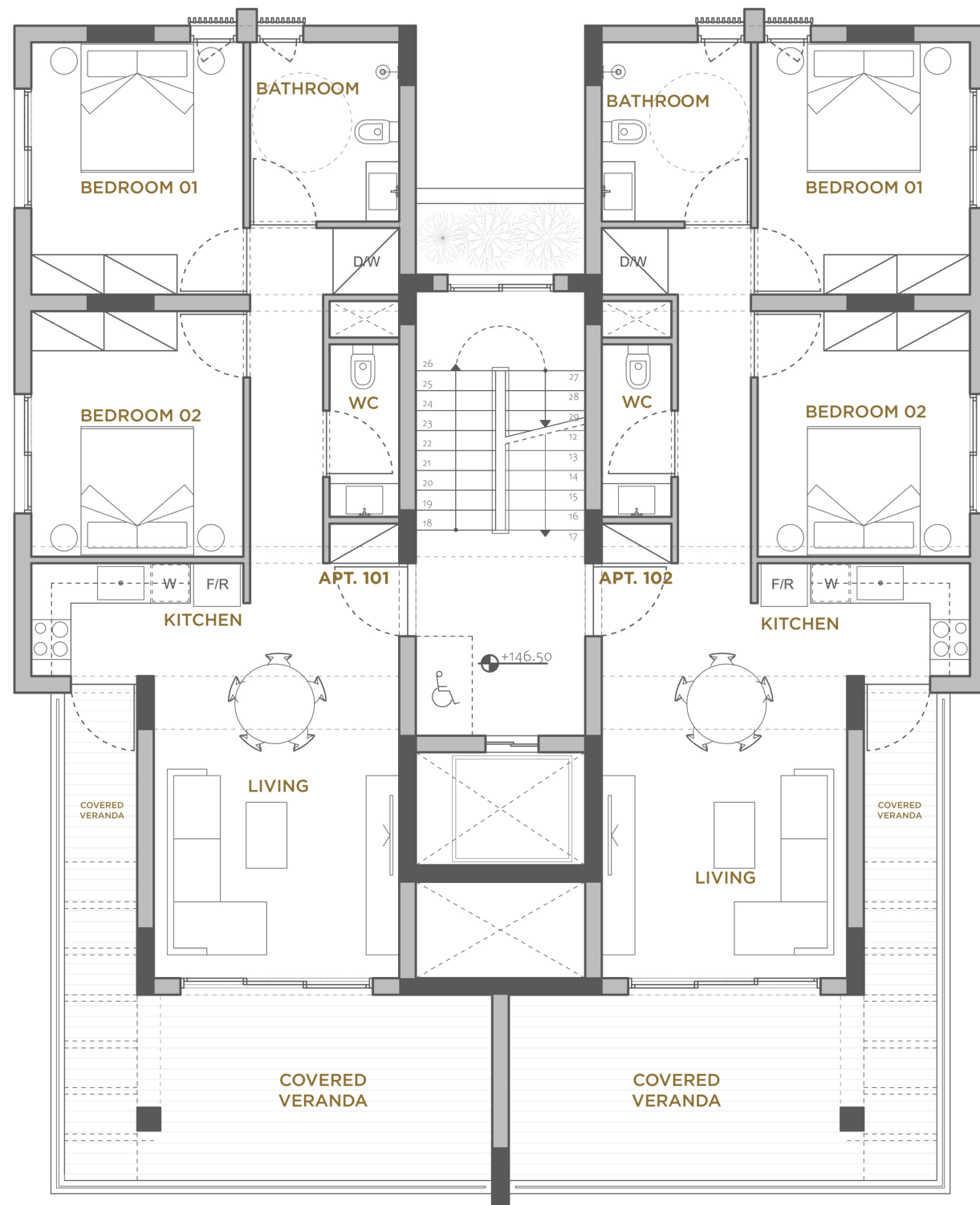
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ground FLOOR PLAN

LUCE RESIDENCE

Store Rooms:	6
Private Parking Spaces:	6
Common Parking Space:	1
Bin Storage:	1 / common



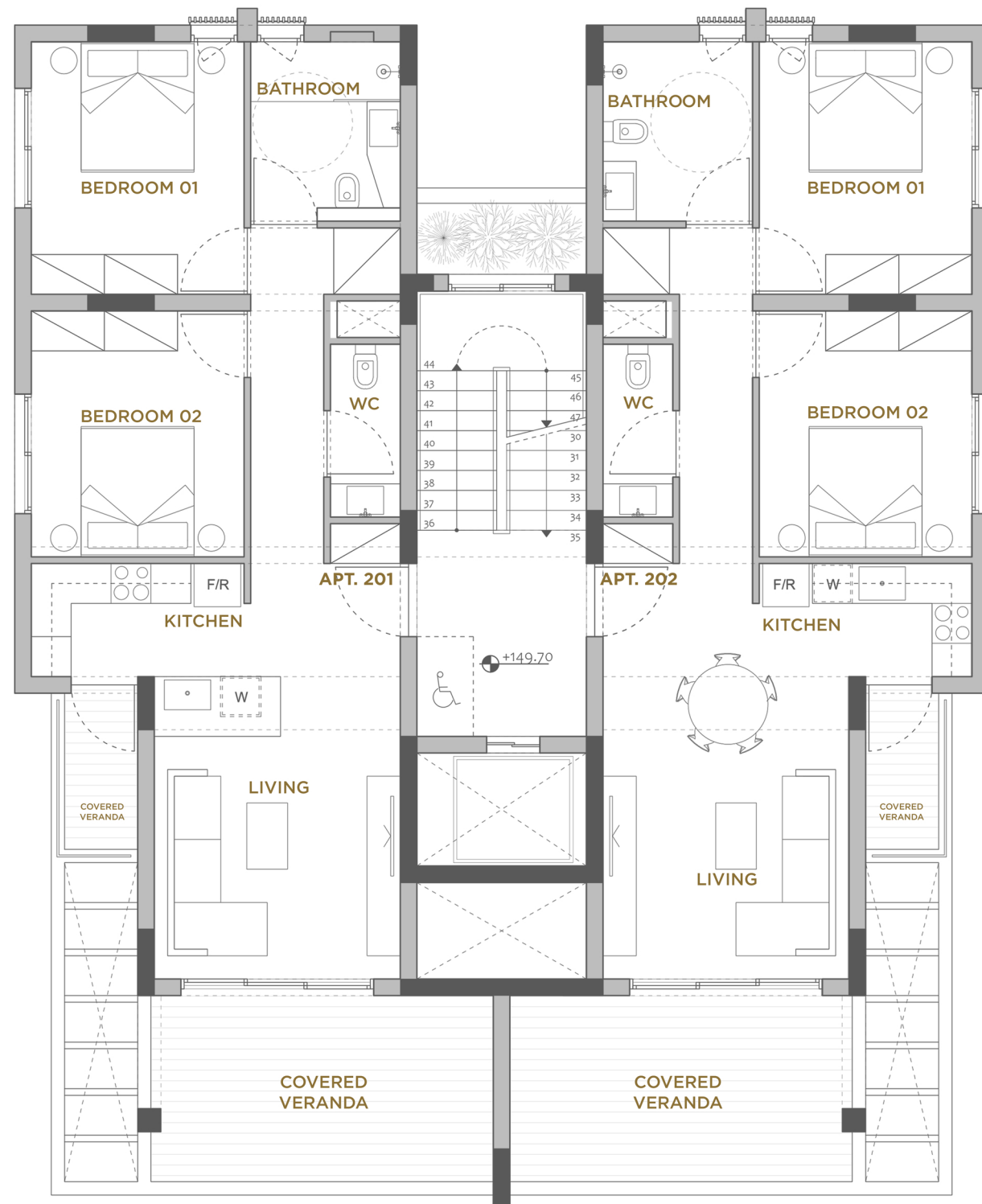
first FLOOR PLAN

APT. 101

Internal Living Area:	79,30 m ²
Covered Veranda Area:	19,35 m ²
Uncovered Veranda Area:	6,50 m ²
Roof Garden:	0 m ²
Store Room:	4 m ²
Parking Space:	1
Bedrooms:	2
Bathrooms:	1
Guest WC:	1

APT. 102

Internal Living Area:	79,30 m ²
Covered Veranda Area:	19,35 m ²
Uncovered Veranda Area:	6,50 m ²
Roof Garden:	0 m ²
Store Room:	4 m ²
Parking Space:	1
Bedrooms:	2
Bathrooms:	1
Guest WC:	1



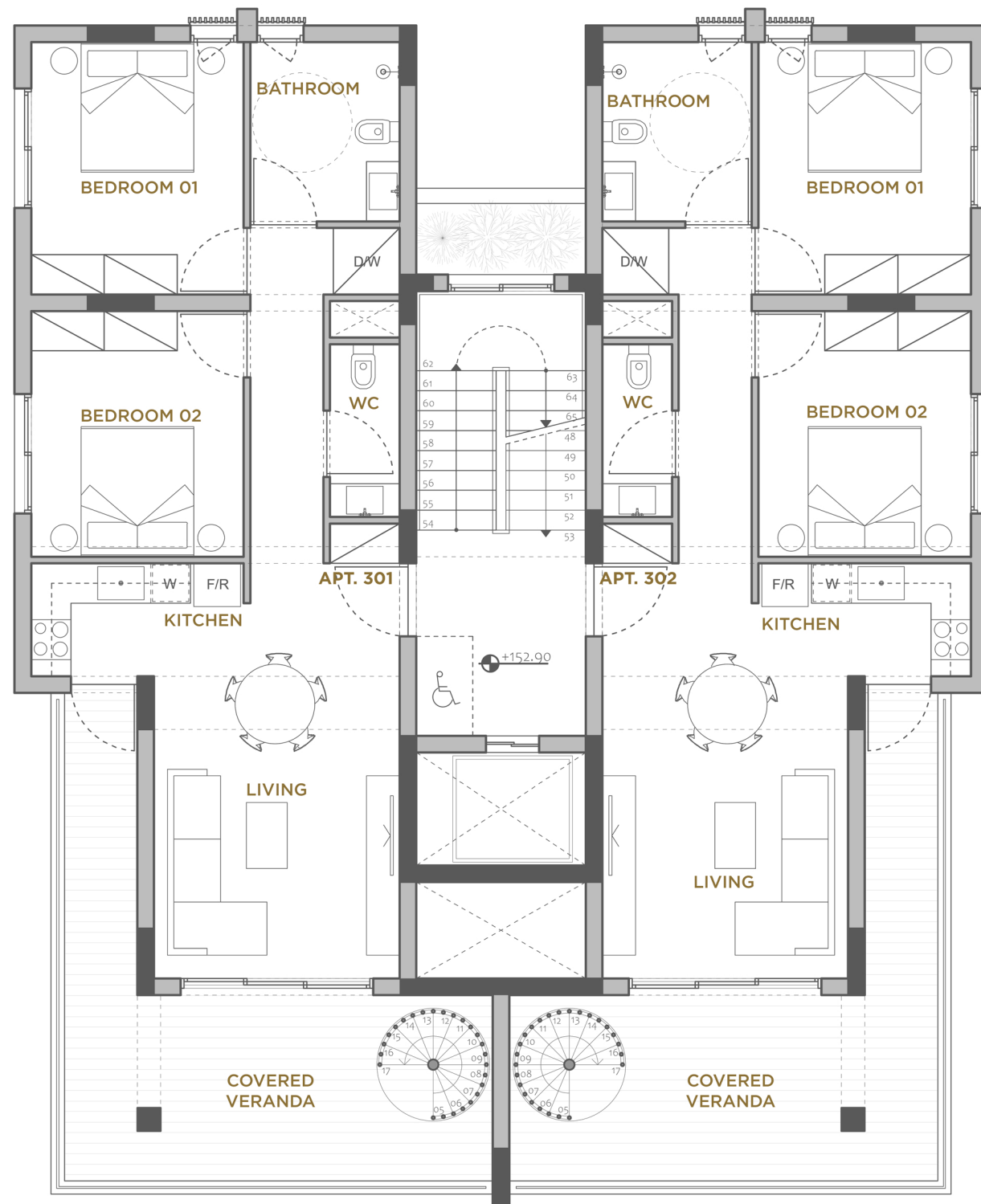
second FLOOR PLAN

APT. 201

Internal Living Area:	79,30 m ²
Covered Veranda Area:	19,35 m ²
Uncovered Veranda Area:	0 m ²
Roof Garden:	0 m ²
Store Room:	4 m ²
Parking Space:	1
Bedrooms:	2
Bathrooms:	1
Guest WC:	1

APT. 202

Internal Living Area:	79,30 m ²
Covered Veranda Area:	19,35 m ²
Uncovered Veranda Area:	0 m ²
Roof Garden:	0 m ²
Store Room:	3 m ²
Parking Space:	1
Bedrooms:	2
Bathrooms:	1
Guest WC:	1



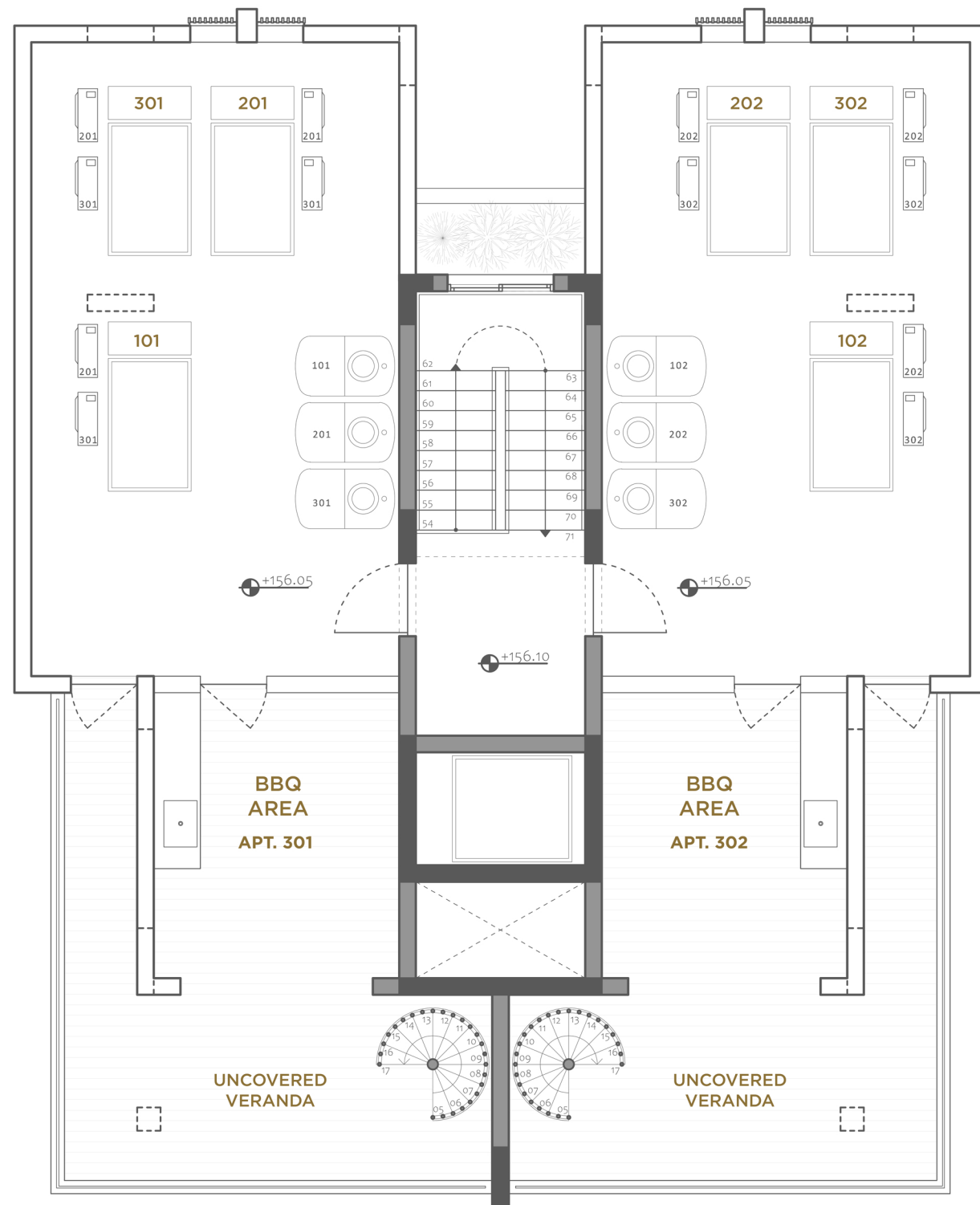
third FLOOR PLAN

APT. 301

Internal Living Area:	79,30 m ²
Covered Veranda Area:	25,85 m ²
Uncovered Veranda Area:	0 m ²
Roof Garden:	42,80 m ²
Store Room:	4,85 m ²
Parking Space:	1
Bedrooms:	2
Bathrooms:	1
Guest WC:	1

APT. 302

Internal Living Area:	79,30 m ²
Covered Veranda Area:	25,85 m ²
Uncovered Veranda Area:	0 m ²
Roof Garden:	42,80 m ²
Store Room:	7,15 m ²
Parking Space:	1
Bedrooms:	2
Bathrooms:	1
Guest WC:	1



roof GARDEN PLAN

APT. 301 + APT.302

Covered Area:	0 m ²
Uncovered Area:	42,80 m ²
BBQ space:	Yes

"We design projects that fulfill our clients needs and help users thrive by enhancing their everyday experience."

technical SPECIFICATIONS

01. FOUNDATIONS & STRUCTURE

The building structure (footing, columns, beams, roof slabs and stairway) will be reinforced concrete with high-performance steel reinforcement according to the anti-seismic code. It is worth noting that all the necessary tests on building materials are carried out according to standard test methods by registered building materials testing laboratories which naturally comply with European technical evaluations and standards.

02. EXTERNAL & INTERIOR WALLS

For even greater energy savings and greater mechanical strength, the external walls will be made of heat-insulating brick (ORTHOBLOCK) 25 cm thick.

The internal walls will be made of a series of 10cm thick bricks and will separate the interior spaces. Metal corners will be placed at the corners and at the points where the walls joins the concrete, but also at the corners of the windows and doors and wherever else necessary, mesh will be placed.

03. COATINGS & PAINTS

3.1 Externally

Outside the load-bearing walls, an external thermal facade system with 8 cm thick polystyrene will be applied to meet the energy efficiency requirement of the building, and then it will be covered with rubber, mesh and acrylic plaster as a final layer - 2-2.5mm

BAUMIT-type graphite in the colour at the option of the supervising architect (See Detail 1) or as otherwise indicated on the architectural plans.

The ceilings of the balconies will be made with a special spatula for exterior use and then will be painted with exterior paint in white colour unless otherwise mentioned in the architectural plans (e.g. fair face surfaces, coated surfaces or hint of specific colour).

3.2 Internally

Internally all beams, columns and walls except behind kitchen's counters and built-in cupboards will be plastered with two coats and then will be done with spatula and will be painted with Sigma white paint or similar. (See Detail 2).

The internal ceilings, except for those of the sanitary areas, will be plastered for internal use and then painted with white internal paint unless otherwise stated in the architectural drawings.

In the sanitary areas, ceiling plasterboards will be placed at a height of 240 cm from the finished floor, which will be done with a special spatula for internal use and painted with a white, non-toxic paint from the Sigma company or similar. (See Detail 2).

04. CLADDING

4.1 Externally

Specific exterior surfaces of the building, which are indicated on the architectural plans with cladding rather than grafiato or paint, will be clad in a synthetic material choice of architect that will maintain high levels of resistance to all weather conditions such as rain and sun, and will require no maintenance.

4.2 Sanitary Areas

On all the walls of the sanitary areas up to the plasterboard ceiling, i.e. at 240cm from the finished floor, ceramics worth €17/m² will be installed from an approved local supplier and their installation will be done with a special ceramic glue of excellent quality.

4.3 Kitchen Backsplash

In the kitchen area, specifically on the 60 cm high wall section between the kitchen counter and the cabinets (backspash), ceramic worth 17€/m² will be installed from an approved local supplier and its installation will be done with a special ceramic glue of excellent quality.

05. INSULATIONS

5.1 Thermal Insulation

Insulating material will be placed on the roof of the building, specifically 8cm thick extruded polystyrene and then screed will be applied to create leaks. An external thermal facade system will be applied to the external walls of the building with 8cm thick heat-insulating plates, as provided in the energy study of the building.

5.2 Waterproofing

For the drainage of rainwater on the roof of the building, slopes will be created with a screed coating and then insulation will be done, which will be ensured by the use of a 4mm thick bituminous membrane. On the terraces, the drains for the runoff of rainwater will be made with screed and will be waterproofed with a 4mm bituminous membrane or another type of waterproofing material, before the ceramics are installed.

06. FLOORING

6.1 Parking Space / Storages

The floor of the parking and the interior floor of all the storages in the ground floor will be of abraded concrete which will be made with a special machine so that its surface be-

of abraded concrete which will be made with a special machine so that its surface becomes smooth.

6.2 Exterior Entrance Area / Interior Common Areas / Corridors / Staircase

Ceramics valued at €17/m² will be installed in all external and internal common areas of the apartment building, including the stair, from an approved local supplier and their installation will be done with a special ceramic glue of excellent quality.

6.3 Kitchen / Living room / Bathroom / Wc / Veranda

In all interior and exterior areas of the apartments, ceramics worth €17/m² will be installed from an approved local supplier and their installation will be done with a special ceramic glue of excellent quality.

6.4 Bedrooms

In the bedrooms, if the buyer chooses, a laminate floor will be installed instead of ceramics. Flooring is offered at a value of €20/m² (includes purchase and installation) from an approved local supplier and their installation will be done with a special glue of excellent quality

6.5 Roof Garden

On the floor of the roof garden, ceramics worth 17€/m² will be installed from an approved local supplier and their installation will be done with a special ceramic glue of excellent quality.

07. ROOF GARDEN

In the area of the roof garden, a bench approximately 2.50m long will be constructed with plasterboard, which will be covered with tiles worth €17/m². Wall-mounted lighting and sockets will be installed to serve the counter. A stainless-steel tub and mixer from an approved local supplier will also be installed as well.

08. SANITARY WARE

Excellent quality sanitary ware will be installed, supplied by an approved local supplier, as shown in the plans, with a total value of €1570 for each 2-bedroom apartment on first and second floor. For the 2-bedroom apartment on third floor is given a total amount of €1745. The price includes full equipment of sanitary items.

09. METALLIC

All metal elements of the project will be made according to the architectural drawings and will be painted with three coats of oil paint in the colour of the architect's choice

10. LIFT

A modern design hydraulic lift will be installed based on the plans approved by the company Colbeck Services Ltd.

11. ALUMINUM

All aluminium will be made based on the architectural drawings.All external frames will be made of aluminium A' quality of the MUSKITA company in black colour with code RAL 9011FT from the Powder Coating catalogue. The systems that will be used throughout the project will have excellent sound insulation properties and top performance in waterproofing and air permeability.

In particular, the MU144 Lift & Slide Ultratherm series will be used in the sliding balcony doors, the MU3000 Thermal series will be used in the sliding windows, and the MU2075 Thermal series will be used in the opening windows and doors.

All the glass panels will be double with i-plus Light 6mm and 16mm Air Stratobel 33.1mm, to achieve the maximum possible thermal insulation as provided by the Energy Study of the building, while opaque glass will be used in all the windows of the sanitary areas. The railings on the terraces will be made of glass at least 110cm high from the finished floor.

All windows will be fitted with 2.5-3cm thick white marble sills from an approved local supplier.In the windows of the bedrooms will be placed a box and provision for an aluminium roller blind and an electric motor for installation of electric shutters by the buyers. Also, provisions for mosquitos nets are placed on all windows.

The exterior door will be fire safety, approved by the Fire Service, with safety locks.

12. WATER SUPPLY

The entire installation for the drains will be solid, generally plastic pipes will be used with the necessary fittings for the toilets, sinks and bathrooms which will be in accord-

ance with the plans. All drains will end up in wells on the ground floor and then they will be connected to the central drainage system. Also, based on the plans, plastic gutters will be placed on the balconies of the apartments and on the roof of the apartment building for the drainage of rainwater.

13. PLUMBING

The entire plumbing installation will be done in accordance with the requirements and regulations of the Water Supply Authority. The entire installation will be pipe-in-pipe for hot and cold water and all plumbing will be flush with all fittings.

In each apartment there will be at least one external tap in the central water panel (manifolds) for easy cleaning. Whereas in the case of the 2nd floor where there are two verandas, an additional tap will be placed on the second veranda. In addition, a 750-1000 litter tank, a 150-180 litter solar water heater with two solar collectors and a pressure system for each apartment will be placed on the roof. The capacity of the plumbing depends on the square footage of the apartment.

14. GARDEN

In the garden area on the etrance of the apartment building, provisions for lighting and a tap will be placed and suitable topsoil for planting will be placed.

15. PROVISIONS/PHOTOVOLTAIC SYSTEM, COOLING & HEATING

Electrical and mechanical piping will be done according to the studies. For the project there will be provisions for the installation of photovoltaics which will be done based on the energy study. Provisions will also be made for an electric gate at the entrance to the parking area, provision for air conditioning and electric heating devices in each apartment according to the plans, while their positions as well as that of the compressors will be as indicated in the plans.

Provision will be made for the purchasers to install electrical appliances in the kitchen area which include an oven, hood, deodoriser, fridge and dishwasher. Also, provision will be made for buyers to install a washing machine and dryer in the hallway closet.

16. ELECTRICAL INSTALLATION

The electrical installation will be done according to the study of the electrical engineer and based on the terms and regulations of the Cyprus Electricity Authority. The power supply will be single-phase and an antenna on the roof for Cypriot channels will be installed. Also, each apartment will include a colour intercome.

SOCKETS

- 16.1 Kitchen
- Double Sockets: 3
 - Single Sockets: 5 *for electrical appliances*
 - Pole Isolators: 5 *for electrical appliances*

- 16.2 Living Room & Dinning Area
- Double Sockets: 4
 - RJ45 TV socket: 1
 - Network Socket: 1
 - Pole Isolators: 2 *(air conditioner & heating)*

- 16.3 Each Bedroom
- Double Sockets: 3
 - Network Socket: 1
 - Pole Isolators: 2 *(air conditioner & heating)*

- 16.4 Guest Wc
- Techincal Ventilation: 1

- 16.5 Bathroom
- Towel Rail: 1

- 16.6 Corridor & Laundry
- Double Sockets: 1
 - Single Sockets: 2 for electrical appliances
 - Pole Isolators: 4 *(washine machine, dryer, water and towel rail)*
 - Electrical Board

- 16.7 Veranda
- Double Waterproof Socket: 1
 - RJ45 Waterproof TV Socket: 1

LIGHTS

- 16.8 Kitchen
- Ceiling Lights: 1
- 16.9 Living Room & Dinning Area
- Ceiling Lights: 2

- 16.10 Each Bedroom
- Ceiling Lights: 1

- 16.11 Guest Wc
- Spotlights: 3
 - Wall Lights: 1

- 16.12 Bathroom
- Spotlights: 4
 - Wall Lights: 1

- 16.13 Corridor & Laundry
- Ceiling Lights: 3

- 16.14 Veranda
- Ceiling Lights: 6

- 16.15 Small Veranda
- Ceiling Lights: 2

16.16 COST OF ADDITIONAL ELECTRICAL INSTALLATIONS

Single Socket	40€
Double Socket	45€
Black Socket	
- purchase & installation	67€
Electrical Appliances	65€
Shaver Socket -in bathroom	120€
Air Conditioner	65€
Heating	65€
Shutter - just the provision	65€
Waterproof Socket	85€
Waterproof TV Socket	85€
Network Socket	72€
TV	60€
Wc Technical Ventilation	90€
Thermostats - normal	180€
Thermostats - with wifi	240€
Towel Rail - just the provision	75€
Fast Heat System - single phase supply and installation	216€
Fast Heat System - three phase supply and installation	480€
Electric Underfloor Heating - purchase & installation	85€/m²

LIGHTS

Ceiling Lights	42€
Spotlight - just the provision	25€
Spotlight - including light	35€
Aller-retour	20€
Fan - just the provision	50€
Fan - including installation	120€
Hidden Lighting in Kitchen - without the profile	50€
Hidden Lighting in Kitchen - with profile up to 4m	195€
Hidden Lighting in Ceilings boards - up to 16m	220€
Mirror with Light in Bathroom	42€
Mirror with Light in Bathroom - including installation	145€

17. CARPENTRY

All carpentry will be done according to the architect's drawings and instructions while the exact dimensions of the carpentry are confirmed on construction site and not from the drawings.

- 17.1 Doors
- 17.1.1 The internal doors are made of 4mm mdf coated with laminate. There is 2mm pvc around the sheet. Inside are honeycombs, and around the leaf there is 5.5cm x 3.4cm wood. Final sheet thickness 4.2cm. The frames are made of 44mm block board covered with laminate. The passes are made of plywood and these covered with laminate. They will bring handles with a purchase value of €12.00/pc. Intermediate doors with a purchase value of €310 each with handles worth €15.

- 17.1.2 The doors are made of melamine sheet thickness 4.4 cm. Around the perimeter, the casing is made of beech wood coated in the same color as the door leaf. There is an elastic band for a better closure.

- 17.1.3 Colour of buyer's choice.

- 17.1.4 The main entrance to the apartment is a 30-minute fire-resistant door made of melamine, according to the rules of the fire brigade and with a safety lock, purchase value €720/piece. Its color is chosen by the architect as well as its handles.

- 17.1.5 There are stoppers and safety latches on the opening doors.

- 17.2 Bedroom's Wardrobe
- 17.2.1 The design of the bedroom's wardrobes will be done according to the architectural drawings and the height of each wardrobe is up to the ceiling, approximately 280cm from the finished floor.

- 17.2.2 The external opening surfaces (cabinet doors and possibly visible sides) are 18mm thick covered with melamine sheet. Their frame and internal surfaces are made of simple 18mm thick white melamine.

- 17.2.3 The hinges and drawers include a soft closing system.

- 17.2.4 The cupboard doors are fitted with vertical handles, in the color of the buyer's

choice.

- 17.2.5 The detail 'skotia' will be the same color as the doors.

- 17.2.6 Inside there are 2 drawers, shelves and rails for hangers. In case the owner wishes to add a drawer there is an additional charge.

- 17.2.7 In case of installation of a mechanism, the choice and purchase is up to the customer and there is an additional fee of 50€/per piece for the installation.

- 17.3 Kitchen / Cabinets & Countertops
- 17.3.1 The design of the kitchen is in accordance with the architectural drawings and its height is 220cm from the finished floor.
- 17.3.2 There is space for the following electrical appliances: refrigerator, oven, hood, deodorizer and dishwasher.

- 17.3.3 The hinges and drawers include a soft closing system.

- 17.3.4 The external surfaces (cabinet doors, drawer's fronts and visible wooden sides) are 18mm thick covered with melamine. The frame of the kitchen and the internal surfaces (bottoms) are made of simple 18mm thick white melamine.

- 17.3.5 In order to avoid the use of handles, a hanging detail will be made in the upper part of the kitchen and a push button type mechanism will be used where it's necessary, while a gola system will be installed in the lower part of the kitchen.

- 17.3.6 The countertop of the kitchen is made of synthetic granite worth 200€/m while at the backsplash of the kitchen will apply ceramics.

- 17.3.7 The choice of kitchen's melamine, granite and ceramics colours is made from the company's catalogue and is the architect's choice.

- 17.3.8 For each kitchen, is given the amount of €3100 for the two-bedroom apartments. This amount includes the carpentry and the kitchen counter top.

LUCE
"Quality is our
Speciality."
residence

18. GENERAL NOTES

18.1 All of the above are the specifications, materials and unit prices provided for the construction of the project. In case the buyer wishes to make modifications, they should be agreed in writing beforehand and sometimes prepaid before their execution. The same applies to any demolition of works that have already been carried out. Otherwise, the project will proceed as planned for final delivery.

18.2 The cost of any additional work will be calculated according to the construction cost and any time delay that will occur in the project.

18.3 The prices specified in the technical specifications are different from the prices deducted in case of another supplier selecti-

on by the buyer.

18.4 Buyers are not entitled to make any changes to the exterior appearance of the apartment building and are not entitled to any addition that creates problems in the coverage or the square meters of the project that would be in conflict with the permits.

18.5 The cooperation of the company with specific suppliers and subcontractors presupposes firstly the smooth and uninterrupted operation of the works and secondly its profit on the purchase prices of the specified materials.

18.6 All work is carried out by recognized subcontractors who are approved by us, buyers have no right to change anyone.

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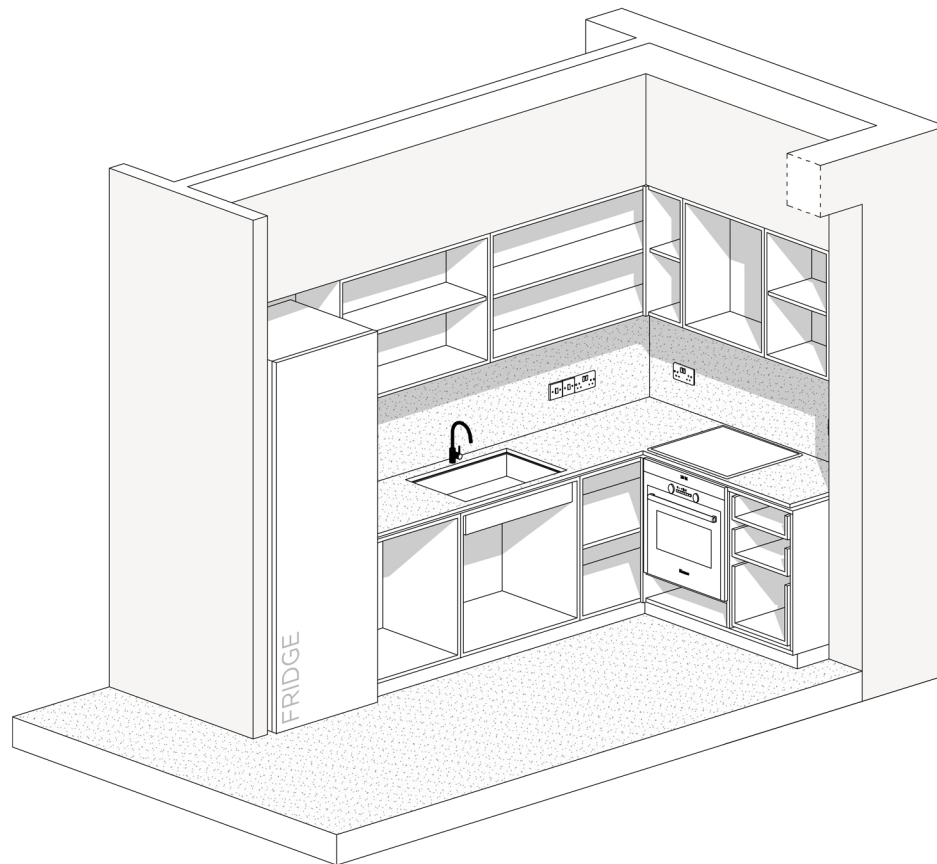
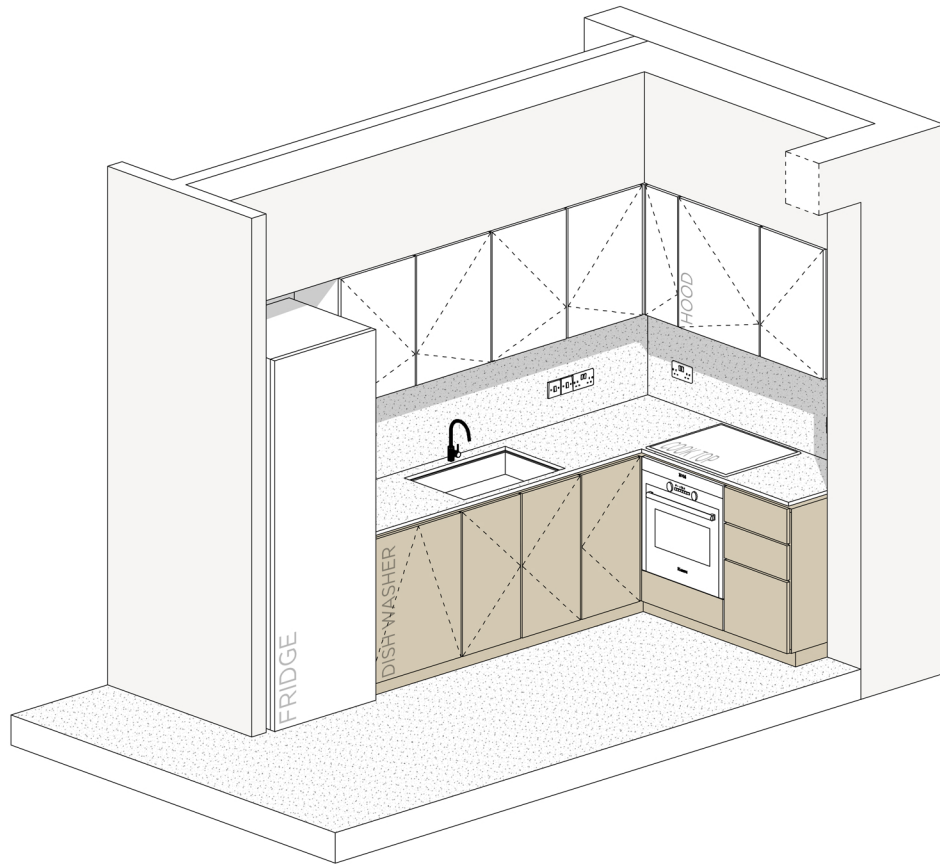
INTERIOR DETAILS

residence

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LÚCE

CARPENTRY

residence

kitchen BASIC

- ☒ **CABINETS: 2,150€**
(includes carpentry up to 220cm from the finished floor, sides and 4 drawers)
- ☒ **GOLA SYSTEM: 120€**
(included throughout the kitchen)
- ☒ **GRANITE: 710€**
(includes granite worth €200/m)

TOTAL: 3100€

- ☐ **BACKSPLASH - GRANITE: 910€**
(includes granite worth €200/m and cutting of 8 sockets)
- ☐ **HIDDEN LIGHTING: 335€**
(includes channels from carpenter, electrical provisions , purchase and installations of profiles & LEDs by electrical)
- ☐ **KITCHEN UP TO THE CEILING: 1110€**
(includes carpentry up to the ceiling)

GRAND TOTAL: €

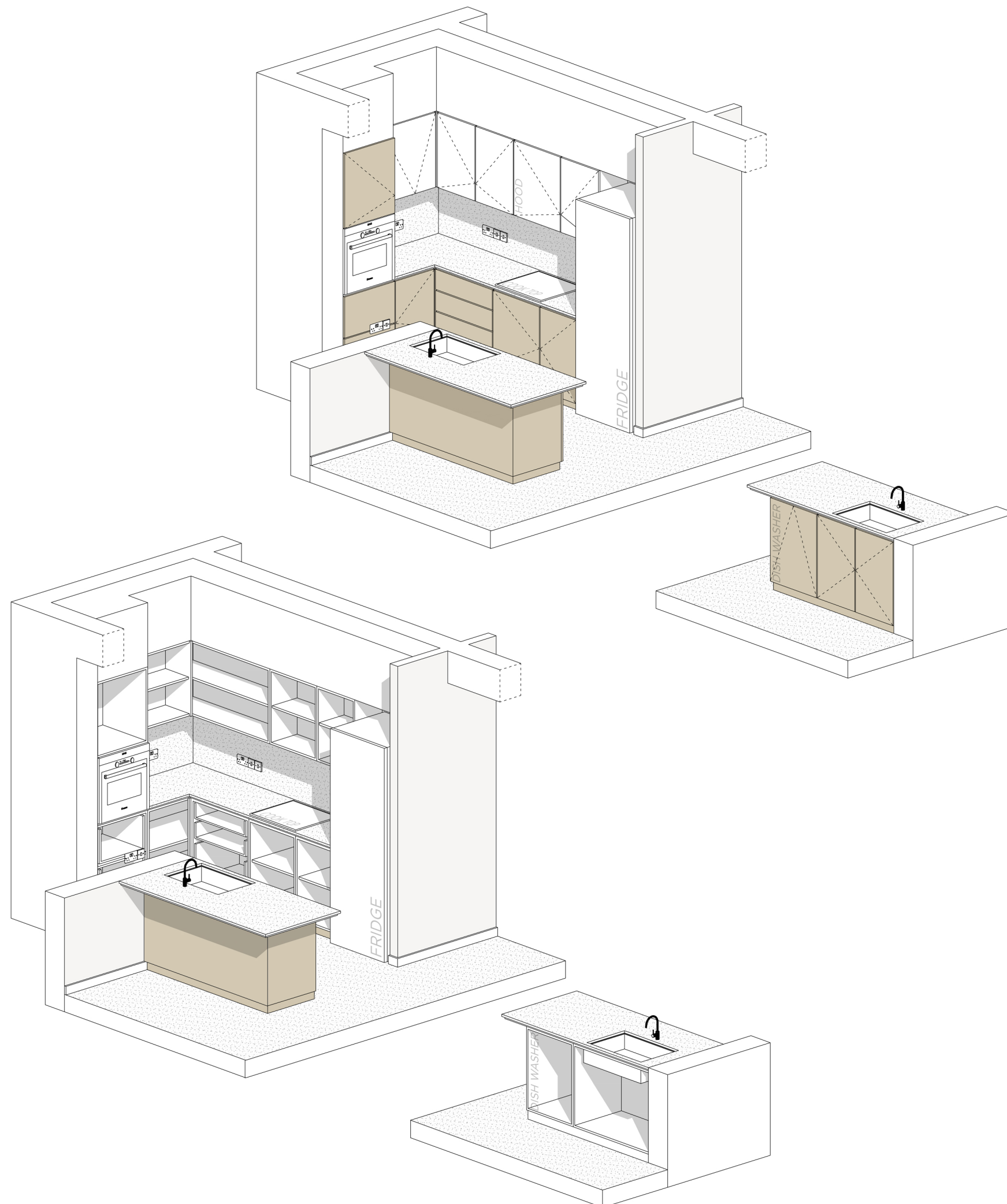
kitchen PLUS +

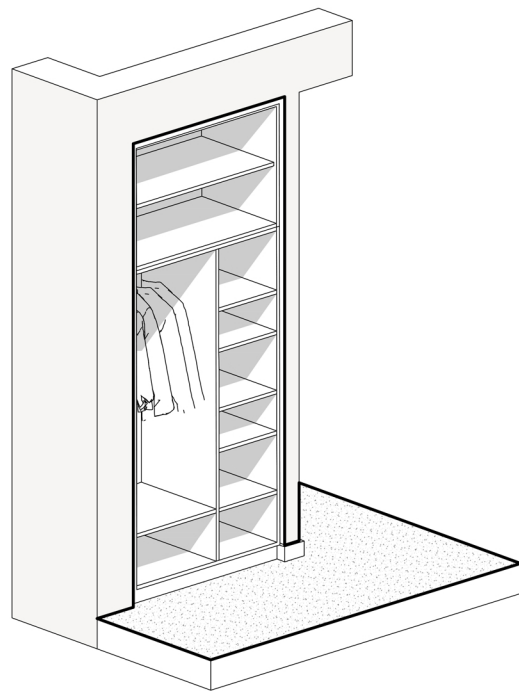
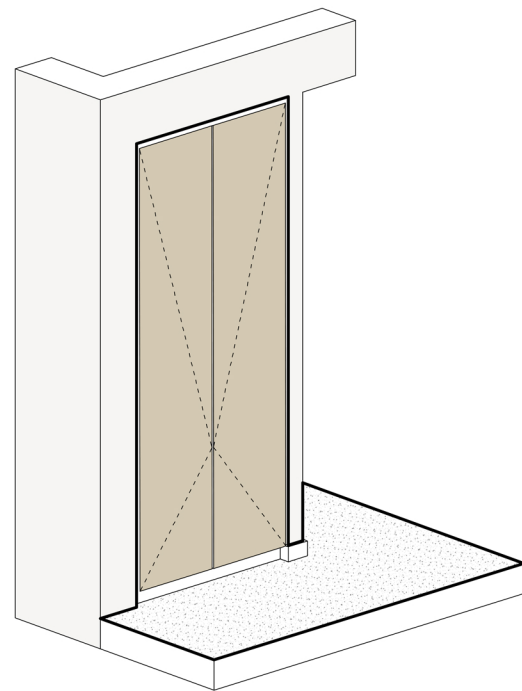
- ☒ **CABINETS: 2,265€**
(includes carpentry up to 220cm from the finished floor, 3 drawers)
- ☒ **GOLA SYSTEM: 175€**
(included in all kitchen cabinets except island bar)
- ☒ **PUSH BUTTONS: 20€**
(above the oven and fridge)
- ☒ **GRANITE: 590€**
(includes granite worth €200/m)
- ☒ **ISLAND BAR: 2,120€**
(includes carpentry, sides, undermount sink, gola system and granite worth €200/m)
- ☒ **OVEN IN THE UPPER PART OF THE KITCHEN: 360€**
(includes the sides)
- ☒ **DRAWERS: 100€**
(includes 2 deep drawers under the oven worth €50/each)

TOTAL: 5630€ - 3100€ (Basic Kitchen) = 2530€

- ☐ **BACKSPLASH - GRANITE: 790€**
(includes granite worth €200/m and cutting of 8 sockets)
- ☐ **HIDDEN LIGHTING: 325€**
(includes channel from carpenter, electrical installation and installation of profiles & LEDs by an electrician)
- ☐ **MICROWAVE: 65€**
(includes provision and electrical installation)
- ☐ **KITCHEN UP TO THE CEILING: 1110€**
(includes carpentry up to the ceiling)

GRAND TOTAL: 2530€ +€ =€





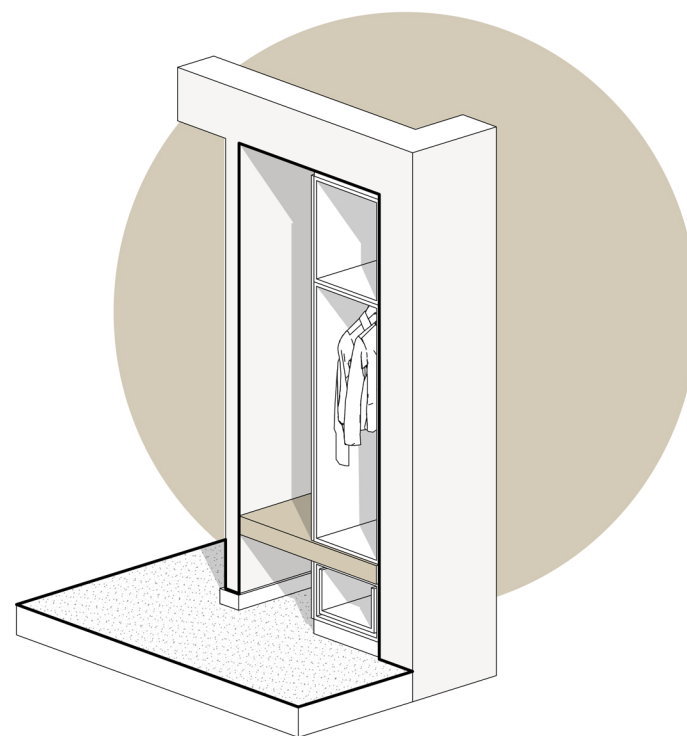
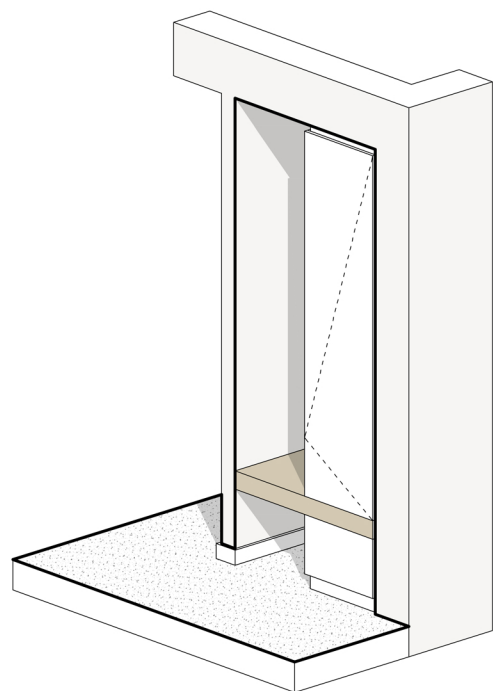
entrance BASIC

- ☒ CABINET: 600€
(includes carpentry up to the ceiling and handles)

TOTAL: 600€

- ☐ PUSH BUTTONS: 20€

GRAND TOTAL:€



entrance PLUS +

- ☒ CABINET: 600€
(includes carpentry up to the ceiling and handles)

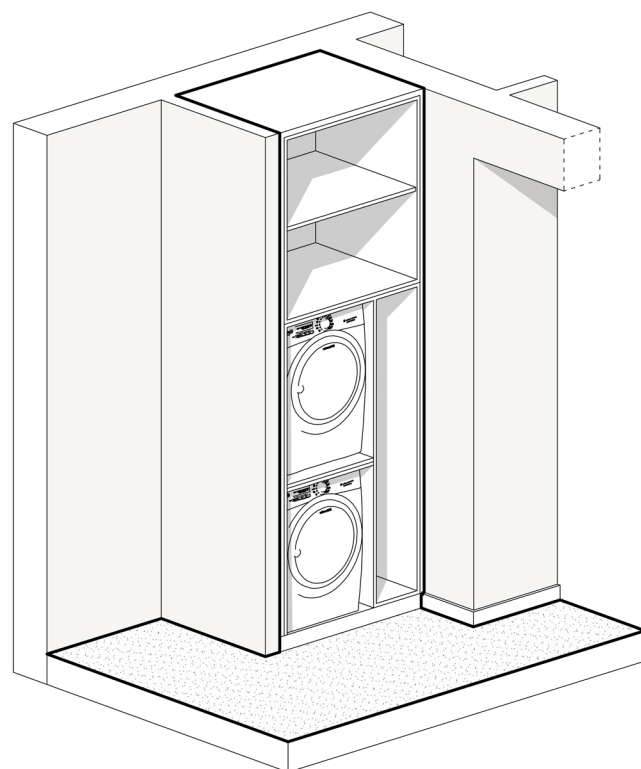
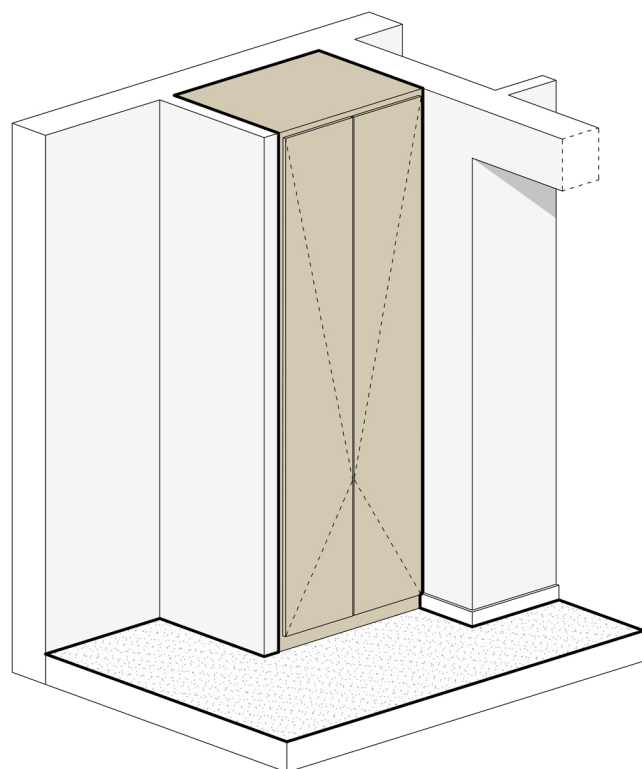
TOTAL: 600€

- ☐ PUSH BUTTONS: 20€

- ☐ MIRROR: €

- ☐ WOODEN BOTTOM FROM MELAMINE: €

GRAND TOTAL:€



laundry BASIC

- ☒ LAUNDRY CABINET: 570€
(includes carpentry up to the ceiling and handles)

TOTAL: 570€

- ☐ PUSH BUTTONS: 20€

GRAND TOTAL:€

wardrobe BASIC

- ☒ BEDROOM'S WARDROBE: 1,250€
(includes carpentry up to the ceiling, side pieces of melamine, 2 drawers and handles)

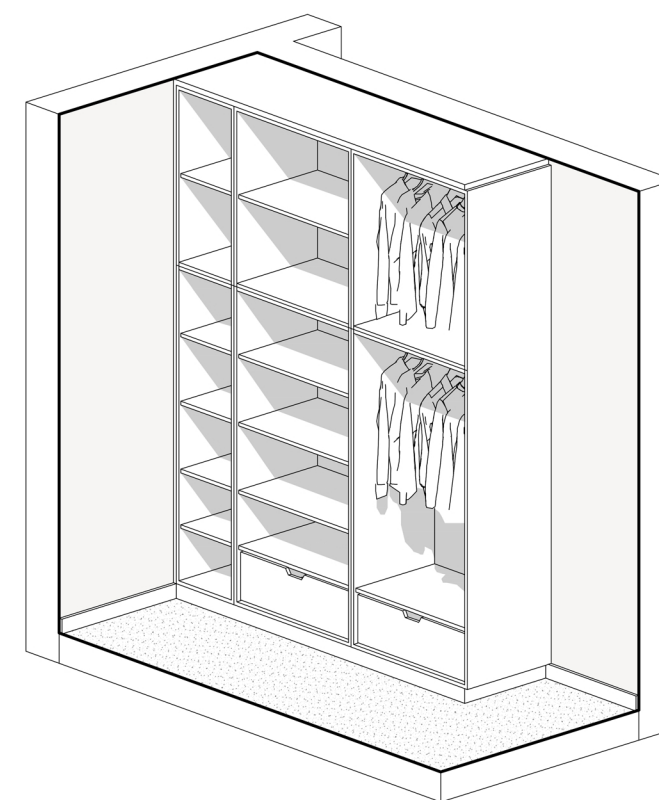
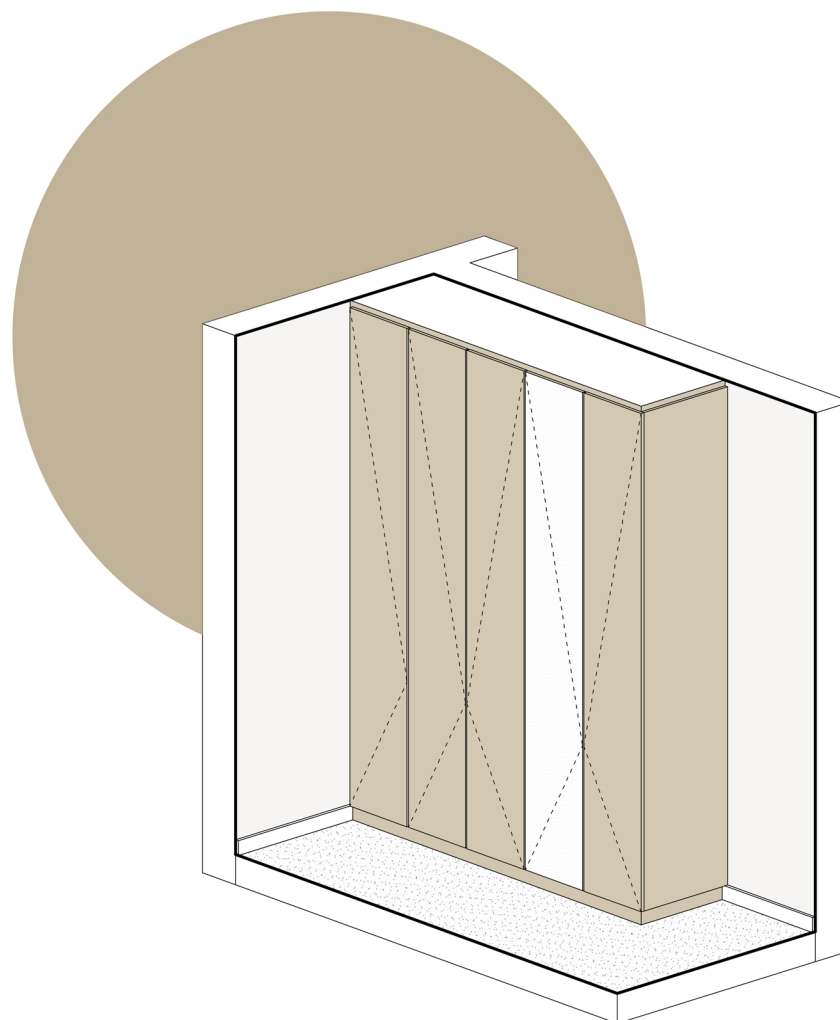
TOTAL: 1250€

- ☐ MIRROR IN ONE OF THE DOORS: ?€
(includes purchase, installation and handle)

- ☐ ADDITIONAL DRAWER: 50€/each
(includes purchase, mechanism, installation and handle)

- ☐ MECHANISM FOR HANGERS up to 10kg: 100€/each
(includes purchase and installation)

GRAND TOTAL:€



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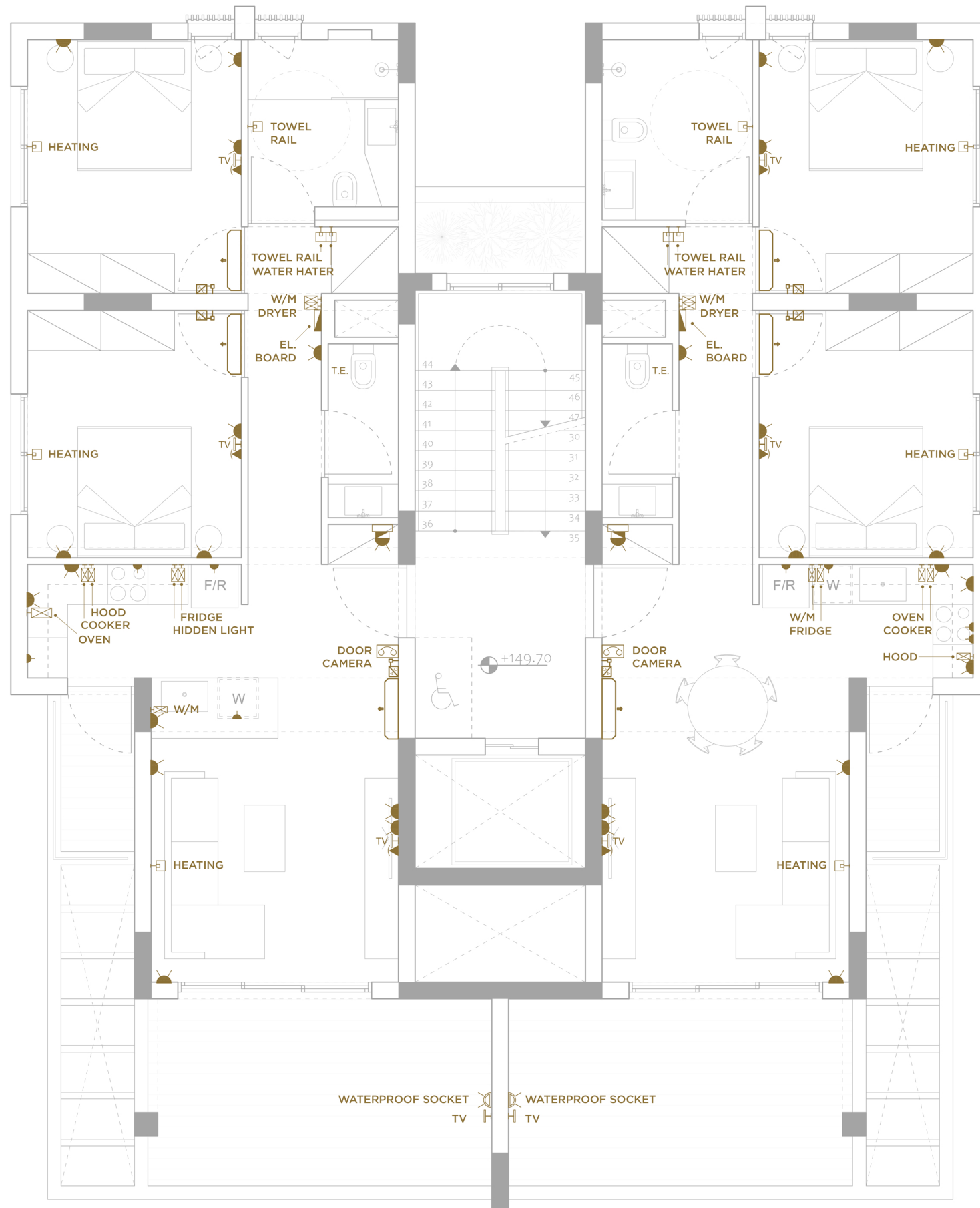
ELECTRICAL STUDY

residence

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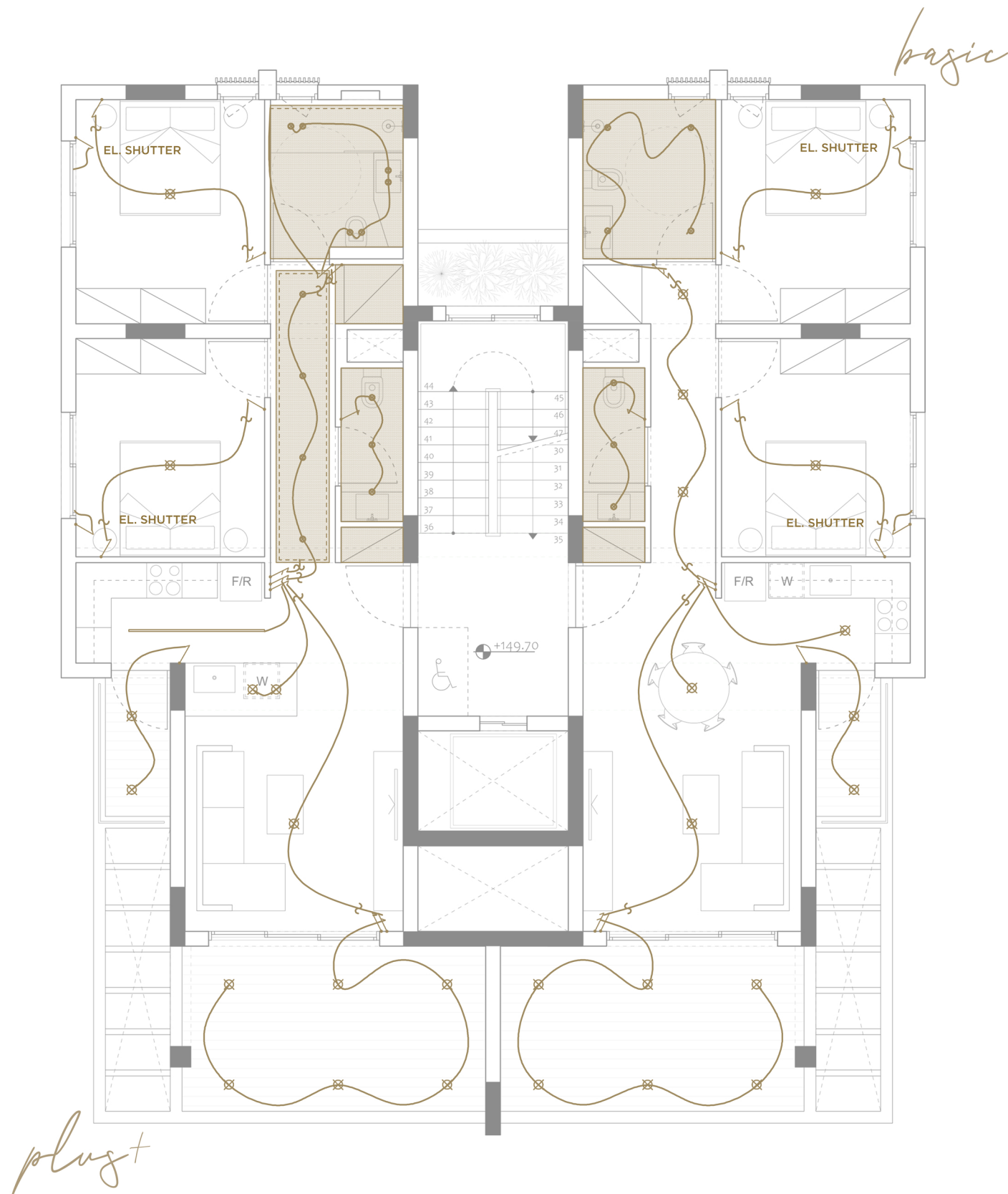
EVERY PROPERTY IS DELIVERED WITH THE SIGNATURE TOP STANDARD FINISHES.



sockets LUCE

- BEDROOM 01**
 - ✓ 3 Double Sockets
 - ✓ Internet & TV
 - ✓ Heating
 - ✓ A/C
- BEDROOM 02**
 - ✓ 3 Double Sockets
 - ✓ Internet & TV
 - ✓ Heating
 - ✓ A/C
- CORRIDOR**
 - ✓ Electrical Board
 - ✓ 1 Double Socket
 - ✓ 4 Pole Isolator Sockets
- BATHROOM**
 - ✓ Towel Rail
 - Shaver Socket

- GUEST WC**
 - ✓ Technical Ventilation
- KITCHEN**
 - ✓ 3 Double Sockets
 - ✓ 5 Pole Isolator Sockets
 - ✓ 5 Single Sockets for Electrical Appliances
 - Hidden Light
- LIVING ROOM**
 - ✓ Colour Intercome
 - ✓ 4 Double Sockets
 - ✓ Internet & TV
 - ✓ Heating
 - ✓ A/C
- COVERED VERANDA**
 - ✓ Waterproof Double Socket
 - ✓ Waterproof TV Socket



lights BASIC

BEDROOM 01			
<input checked="" type="checkbox"/>	Ceiling Lights	1	-
<input type="checkbox"/>	Additional Ceiling Lights	0	42€
<input checked="" type="checkbox"/>	Provision for Electrical Shutters	2	-
BEDROOM 02			
<input checked="" type="checkbox"/>	Ceiling Lights	1	-
<input type="checkbox"/>	Additional Ceiling Lights	0	42€
<input checked="" type="checkbox"/>	Provision for Electrical Shutters	1	-
CORRIDOR			
<input checked="" type="checkbox"/>	Ceiling Lights	3	3
<input type="checkbox"/>	Ceiling	5m ²	0
<input type="checkbox"/>	Ceiling Detail (Metopi)	11,7m	0
<input type="checkbox"/>	Hidden Lighting in Gypsum Board	11,7m	0
BATHROOM			
<input checked="" type="checkbox"/>	Ceiling Lights	6	-
<input checked="" type="checkbox"/>	Ceiling	6m ²	-
<input type="checkbox"/>	Ceiling Detail (Metopi)	2,3m	0
<input type="checkbox"/>	Hidden Lighting in Gypsum Board	2,3m	0
<input type="checkbox"/>	Mirror with LED Light	1	145€

GUEST WC			
<input checked="" type="checkbox"/>	Ceiling Lights	3	-
<input checked="" type="checkbox"/>	Ceiling	2,8m ²	-
<input type="checkbox"/>	Ceiling Detail (Metopi)	6,5m	0
<input type="checkbox"/>	Hidden Lighting in Gypsum Board	6,5m	0
<input type="checkbox"/>	Mirror with LED Light	1	145€
KITCHEN/LIVING ROOM			
<input checked="" type="checkbox"/>	Ceiling Lights	3	-
<input type="checkbox"/>	Additional Ceiling Lights	0	42€
COVERED VERANDA			
<input checked="" type="checkbox"/>	Ceiling Lights	6	-
<input checked="" type="checkbox"/>	Fan	1	-
COVERED VERANDA-SMALL			
<input checked="" type="checkbox"/>	Ceiling Lights	2	-
ROOF GARDEN			
<input checked="" type="checkbox"/>	Wall Lights	2	-
TOTAL:			
GRAND TOTAL:			
NOTE: All of the above should be agreed in writing beforehand.			

lights PLUS+

BEDROOM 01		
<input checked="" type="checkbox"/> Ceiling Lights	1	-
<input type="checkbox"/> Additional Ceiling Lights	0	42€
<input checked="" type="checkbox"/> Provision for Electrical Shutters	2	-

BEDROOM 02		
<input checked="" type="checkbox"/> Ceiling Lights	1	-
<input type="checkbox"/> Additional Ceiling Lights	0	42€
<input checked="" type="checkbox"/> Provision for Electrical Shutters	1	-

CORRIDOR		
<input checked="" type="checkbox"/> Ceiling Lights	4	42€
<input checked="" type="checkbox"/> Ceiling	5m ²	0
<input checked="" type="checkbox"/> Ceiling Detail (Metopi)	11,7m	0
<input checked="" type="checkbox"/> Hidden Lighting in Gypsum Board	11,7m	0

BATHROOM		
<input checked="" type="checkbox"/> Ceiling Lights	6	-
<input type="checkbox"/> Ceiling	6m ²	-
<input checked="" type="checkbox"/> Ceiling Detail (Metopi)	2,3m	0
<input checked="" type="checkbox"/> Hidden Lighting in Gypsum Board	2,3m	0
<input type="checkbox"/> Mirror with LED Light	1	145€

GUEST WC		
<input checked="" type="checkbox"/> Ceiling Lights	3	-
<input type="checkbox"/> Ceiling	2,8m ²	-
<input checked="" type="checkbox"/> Ceiling Detail (Metopi)	6,5m	0
<input checked="" type="checkbox"/> Hidden Lighting in Gypsum Board	6,5m	0
<input type="checkbox"/> Mirror with LED Light	1	145€

KITCHEN/LIVING ROOM		
<input checked="" type="checkbox"/> Ceiling Lights	3	-
<input type="checkbox"/> Additional Ceiling Lights	0	42€

COVERED VERANDA		
<input checked="" type="checkbox"/> Ceiling Lights	6	-
<input checked="" type="checkbox"/> Fan	1	-

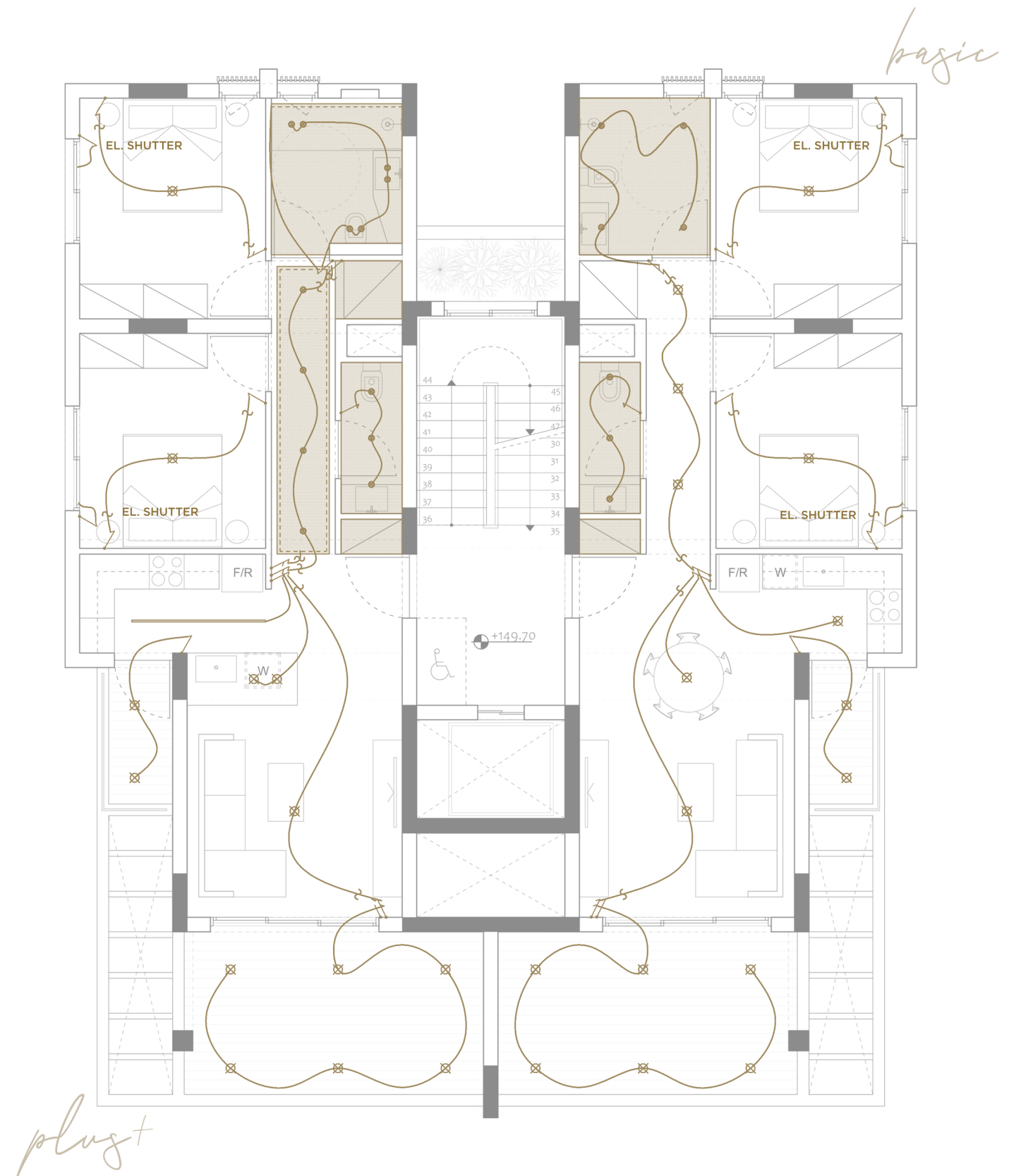
COVERED VERANDA-SMALL		
<input checked="" type="checkbox"/> Ceiling Lights	2	-

ROOF GARDEN		
<input checked="" type="checkbox"/> Wall Lights	2	-

TOTAL:

GRAND TOTAL:

NOTE: All of the above should be agreed in writing beforehand.



LÚCE

MATERIAL FINISHES

residence

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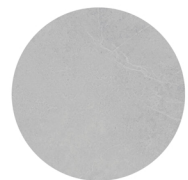
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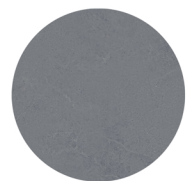
floor FINISHES



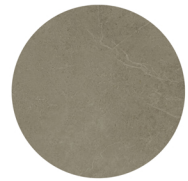
WHITE
MATT RECT. 60x120CM - 16,50€/m²



PEARL
MATT RECT. 60x120CM - 16,50€/m²



ANTHRACITE
MATT RECT. 60x120CM - 16,50€/m²



TAUPE
MATT RECT. 60x120CM - 16,50€/m²



SAND
MATT RECT. 60x120CM - 16,50€/m²
:CIFRE //NORWICH



BEIGE
MATT RECT. 60x120CM - 16,00€/m²



GREY
MATT RECT. 60x120CM - 16,00€/m²
:STN CERAMICA //P.E. SUMUM



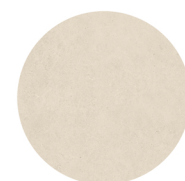
GREY
MATT RECT. 60x120CM - 16,50€/m²



IVORY
MATT RECT. 60x120CM - 16,50€/m²

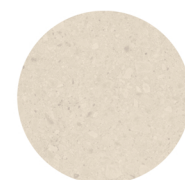


NATURAL
MATT RECT. 60x120CM - 16,50€/m²
:STN CERAMICA //P.E. SAKHIR



ARTIC
MATT RECT. 60x120CM - 18,00€/m²
MATT RECT. 60x60CM - 15,50€/m²

:ARGENTA //KALKSTEN

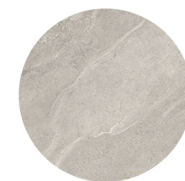


ARTIC
MATT RECT. 60x120CM - 18,00€/m²
MATT RECT. 60x60CM - 15,50€/m²

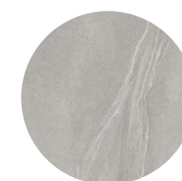
:ARGENTA //FLODSTEN



BONE
MATT RECT. 60x120CM - 17,50€/m²



GREY
MATT RECT. 60x120CM - 17,50€/m²
:ITA ALPEN //SLATE



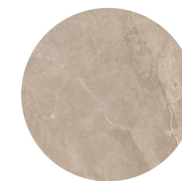
GREY
POLISHED RECT. 60x120CM - 19,50€/m²
MATT RECT. 60x120CM - 16,00€/m²

:STN CERAMICA //P.E. AUSTRAL



WHITE
POLISHED RECT. 60x120CM - 21,00€/m²
MATT RECT. 60x120CM - 18,00€/m²

:CIFRE //ONIX



EMOTION OLIVE
POLISHED RECT. 60x120CM - 17,50€/m²
:MODI //CER



PETRA GREY
MATT RECT. 60x120CM - 19,00€/m²
:ARGENTA //PETRA

floor

QUANTITIES

**an additional 15% has been added to all quantities*

QUANTITIES

A/A	DECRPTION	QTY	CERAMIC	COST/m²	TOTAL COST	NOTES	STATUS
1	LIVING ROOM / DINING AREA / KITCHEN						
1.1	Floor	39m²					
1.2	Skirtings	4m² / 27m					
1.3	Kitchen Backsplash	3m²					
2	VERANDA						
2.1	Floor + Skirtings	28m² + 3m²/25m				*for 2nd floor apartments are 22m² + 3m²/20m	
3	MAIN BATHROOM						
3.1	Floor	8m²					
3.2	Walls (10m x h:2,40m)	28m²					
3.3	Wall*	-					
4	GUEST WC						
4.1	Floor	3,5m²					
4.2	Walls (7,5m x h:2,40m)	21m²					
4.3	Wall*	-					
5	BEDROOMS						
5.1	Floor	29m²					
5.2	Skirtings	4m² / 26m					
6	ROOF GARDEN / BBQ					*apply only for 3rd floor apartments	
6.1	Floor + Skirtings	46m² + 5m²/36m					
6.2	Backspalsh BBQ	3m²					


sanitary FINISHES

01. WC	A/A	PRODUCT IMAGE	LOCATION DESCRIPTION	PRODUCT DETAILS	UNIT COST	NOTES	TOTAL COST	QTY	STATUS
	1.1		BATHROOM or GUEST WC	1.1 WC MODI WC ROSSO RIMLESS WHITE S-TRAP 25CM COMPLETE YH OR 1217A	166,20€				
	1.2		BATHROOM or GUEST WC	1.2 WC MODI WC VERDE COMPLETE8380	237,00€				
	1.3		BATHROOM or GUEST WC	1.3 WC -built in MODI WC GIALO WALL HUNG TORNADO - 166,20€/m²	151,20€	NOTE: In case of this selection, there is an additional cost of 300€ for the work on the construction site by the contractor, the builder, the plumber and the insulations. Also, buyer can not proceed with 1.3 without 1.3.a, 1.3.b and at least one of 1.3.c.	at least: 629,90€		
	1.3.a			PARTS OF 1.3 WC TECE UNICISTERN 8CM FOR GYPSUM BOARD (use extra part code 9820136 REDUCER)	144,00€				
	1.3.b			PARTS OF 1.3 WC TECE WC REDUCER FOR (9300500)	6,50€				
	1.3.c			PARTS OF 1.3 WC TECE FLUSH PLATE NOW st BRIGHT CHROME	34,40€				
				PARTS OF 1.3 WC TECE FLUSH PLATE NOW st BLACK MATT	45,60€				
				PARTS OF 1.3 WC TECE FLUSH PLATE NOW st WHITE	28,20€				

sanitary FINISHES

02. SHOWER	A/A	PRODUCT IMAGE	LOCATION DESCRIPTION	PRODUCT DETAILS	UNIT COST	NOTES	TOTAL COST	QTY	SELECTION
	2.1		BATHROOM	2.1 SHOWER ZENON SHOWER TRAY SMART KORVIT NIEVE 80X120CM	215,40€	NOTE: The buyer has to choose at least one between 2.1 and 2.2.			
	2.2		BATHROOM	2.1 SHOWER -drain TECE DRAINLINE CHANNEL LINUS 60CM	115,20€	NOTE: In case of this selection, there is an additional cost of 220€ fo the work on the construction site by the contractor, the builder, the plumber and the insulations.	335,20€		
	2.3.a		BATHROOM	2.3.a SHOWER -door MODI TREND SHOWER DOOR WALK IN CHROME CLEAR 8MM 100X200CM MD-NAR6310 (13)	211,20€	NOTE: The buyer has to choose one between 2.3.a, 2.3.b and 2.3.c.			
	2.3.b		BATHROOM	2.3.b SHOWER -door MODI TREND SHOWER DOOR WALK IN BLACK CLEAR 8MM 120X200CM MDNAR6310 (58)	240,00€				
	2.3.c		BATHROOM	2.3.c SHOWER -door MODI TREND SHOWER DOOR WALK IN CHROME CLEAR 8MM 120X200CM MD-NAR6310 (57)	230,40€				

sanitary FINISHES

03. SHOWER MIXER	A/A	PRODUCT IMAGE	LOCATION DESCRIPTION	PRODUCT DETAILS	UNIT COST	NOTES	TOTAL COST	QTY	SELECTION
	3.1		BATHROOM	3.1 SHOWER MIXER DANIEL WINNER BOX COMPOSITION KIT	152,94€	NOTE: In case of this selection, there is no need to select extra mixer for the basin as it is included.			
	3.2		BATHROOM	3.2 SHOWER MIXER MODI RAIN SHOWER MIXER PISA CHROME 224P12-366A	198,00€				
	3.3		BATHROOM	3.3 SHOWER MIXER -built in DANIEL TOKYO TX BUILT IN SHOWER SET CHROME	262,26€	NOTE: In case of this selection, there is an additional cost of 250€ for the work on the construction site by the contractor, the builder, the plumber and the insulations.	512,26€		
	3.4		BATHROOM	3.4 SHOWER MIXER KARAG BATH MIXER ARTEMIS CF031M BLACK	179,94€				
	3.5		BATHROOM	3.5 SHOWER MIXER -built in KARAG SHOWER MIXER ARTEMIS NERO SO510-N 5206836065205	257,94€	NOTE: In case of this selection, there is an additional cost of 250€ for the work on the construction site by the contractor, the builder, the plumber and the insulations.	507,94€		

sanitary FINISHES

04. BASIN	A/A	PRODUCT IMAGE	LOCATION DESCRIPTION	PRODUCT DETAILS	UNIT COST	NOTES	TOTAL COST	QTY	SELECTION
	4.1		BATHROOM or GUEST WC	4.1 BASIN MODI ONIX BASIN WHITE 80X46X18CM	95,40€				
	4.2		BATHROOM or GUEST WC	4.2 BASIN -undermounted KARAG BASIN UNDER MOUNTED LT 6008 51X38X18CM	83,94€	NOTE: In case of this selection, there is an additional cost of 180€ for the cutting of the granite on the top of the furniture and the cost of the granite.	263,94€		
	4.3		BATHROOM or GUEST WC	4.3 BASIN MODI DUE BASIN WHITE (45.5X32X13.5)CM	95,40€	NOTE: In case of this selection, the buyer has to select granite for the top of the furniture which is additional cost and also, from the basin mixer's catalogue has to choose a high mixer.			
	4.4		BATHROOM or GUEST WC	4.4 BASIN MODI OTTO BASIN WHITE ROUND 36CM	89,40€	NOTE: In case of this selection, the buyer has to select granite for the top of the furniture which is additional cost and also, from the basin mixer's catalogue has to choose a high mixer.			

sanitary FINISHES



05. BASIN MIXER	A/A	PRODUCT IMAGE	LOCATION DESCRIPTION	PRODUCT DETAILS	UNIT COST	NOTES	TOTAL COST	QTY	SELECTION
	5.1		BATHROOM or GUEST WC	5.1 BASIN MIXER DANIEL WINNER BASIN MIXER HIGH WITH CLICK CLACK CHR	153,00€				
	5.2		BATHROOM or GUEST WC	5.2 BASIN MIXER DANIEL TOKYO TX BASIN MIXER HIGH WITH CLICK - CLACK	148,68€				
	5.3		BATHROOM or GUEST WC	5.3 BASIN MIXER DANIEL TOKYO TX BASIN MIXER WITH POP-UP WASTE CHROME	111,24€				
	5.4		BATHROOM or GUEST WC	5.4 BASIN MIXER KARAG BASIN MIXER ARTEMIS NERO 5206836065052 or 5206836664491	77,40€				
	5.5		BATHROOM or GUEST WC	5.5 BASIN MIXER KARAG BASIN MIXER ARTEMIS B99002-N 5206836664545 & BLACK POP UP1/1/4	95,40€				
				POP UP -black BLACK POP UP1/1/4	32,30€				

sanitary

FINISHES

06. ACCESSORIES	A/A	PRODUCT IMAGE	LOCATION DESCRIPTION	PRODUCT DETAILS	UNIT COST	NOTES	TOTAL COST	QTY	SELECTION
	6.1		BATHROOM or GUEST WC	6.1 ACCESSORIES <i>MODI SIENA TOILET PAPER HOLDER WITHOUT COVER CHROME</i>	21,00€				
	6.2		BATHROOM or GUEST WC	6.2 ACCESSORIES <i>MODI SIENA SINGLE TOWEL BAR CHROME</i>	33,00€				
	6.3		BATHROOM or GUEST WC	6.3 ACCESSORIES <i>MODI SIENA ROBE HOOK CHROME</i>	13,20€				
	6.4		BATHROOM or GUEST WC	6.4 ACCESSORIES <i>MODI SIENA TOILET PAPER HOLDER WITHOUT COVER BLACK</i>	22,20€				
	6.5		BATHROOM or GUEST WC	6.5 ACCESSORIES <i>MODI SIENA SINGLE TOWEL BAR BLACK</i>	34,20€				
	6.6		BATHROOM or GUEST WC	6.4 ACCESSORIES <i>MODI SIENA ROBE HOOK BLACK</i>	14,40€				

sanitary FINISHES

07. MIRRORS	A/A	PRODUCT IMAGE	LOCATION DESCRIPTION	PRODUCT DETAILS	UNIT COST	NOTES	TOTAL COST	QTY	SELECTION
	7.1		BATHROOM or GUEST WC	7.1 MIRROR COY MIRROR STAR 60X80CM	33,00€				
	7.2		BATHROOM or GUEST WC	7.2 MIRROR COY MIRROR ROUND 70CM	46,80€				
	7.3		BATHROOM or GUEST WC	7.3 MIRROR COY MIRROR ROUND 80CM	52,80€				
	7.4		BATHROOM or GUEST WC	7.4 MIRROR -with led light COY MIRROR VERONA 60X80CM LED ANTI FOG M056502010611D4 or 24600060A	183,00€	NOTE: In case of this selection, there is an additional cost of 145€ for the provision and the installa- tion of the mirror.	328,00€		
	7.5		BATHROOM or GUEST WC	7.5 MIRROR -with led light COY MIRROR VERONA ROUND 70CM LEDANTI FOG	180,00€	NOTE: In case of this selection, there is an additional cost of 145€ for the provision and the installa- tion of the mirror.	325,00€		
	7.6		BATHROOM or GUEST WC	7.6 MIRROR -with led light COY MIRROR VERONA ROUND 80CM LEDANTI FOG	195,60€	NOTE: In case of this selection, there is an additional cost of 145€ for the provision and the installa- tion of the mirror.	340,60€		

sanitary FINISHES

08. KITCEHN & BBQ / SINK & MIXER	A/A	PRODUCT IMAGE	LOCATION DESCRIPTION	PRODUCT DETAILS	UNIT COST	NOTES	TOTAL COST	QTY	SELECTION
	8.1		KITCHEN	8.1 KITCHEN -sink SANITEC SINK ULTRA 808 30-BIANCO 79X50	219,00€	NOTE: The buyer has the option to choose to install undermounted which has an additional cost of 180€ for the cutting of granite.	399,00€		
	8.2		KITCHEN	8.2 KITCHEN -mixer EPOS SINK MIXER EPOS 3WAY	96,84€	NOTE: The buyer has to choose one between 8.2, 8.3 & 8.4.			
	8.3		KITCHEN	8.3 KITCHEN -mixer FRANKE SINK MIXER APALA MIXER TRIFLOW PULL OUT CHROME	328,50€				
	8.4		KITCHEN	8.3 KITCHEN -mixer EPOS SINK MIXER PD204-07GB 3WAY BLACK Bcode:5291840021613	122,40€				
	8.5		BBQ	8.4 BBQ -sink SINK KITCHEN BELL BCX 610-51 INOX 51X51	122,40€	NOTE: 8.5 & 8.6 only applicable to 3rd floor buyers.			
	8.6		BBQ	8.5 BBQ -mixer EPOS SINK MIXER PD204-04 Bcode: 5291840020371	50,40€	NOTE: 8.5 & 8.6 only applicable to 3rd floor buyers.			



D.GROUP

OUR COMPANY

construction

D. Group Construction is a Cypriot-based property construction company that specializes in a high quality residential developments. Our success comes from adapting global real estate concepts in order to provide Cyprus with imaginatively designed buildings that deliver exceptional value for our customers.

By carefully overseeing every aspect of the development process from the concept to the construction and the interior design, each member of the company takes pride in the exceptional standards of the final result. Each project is carefully studied and developed, characterized by high quality and ingenuity expressed in every detail.

D. Group Construction is comprised of a team of experts who like to think that good design is the result of an effective collaboration, starting from the architect, to the contractor and the material supplier. Each and every professional provides their own perspective, thus creating a collaboration of design ideas, and ultimately, your dream home.

Our team is passionate about what they do and trusted to deliver quality. We are credible and reliable because we do what we say. Communicating with transparency and honesty, we are open-minded and accessible. We act with integrity, making fair and balanced decisions.

LÚCE

residence

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