



IANIRA ENTERPICES LTD

## **SAMIA GARDEN**

**LUXURY APARTMENTS IN LIMASSOL**





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This Project is being constructed (expected to be delivered in 2025) at one of the most luxury and beautiful areas of Limassol, in Germasogeia (at Antinoros Street). The building will be **five floor** with pilotis and consists of **five two-bedroom apartments**, each floor has only one apartment. The unique architecture of the building and the high end luxury finishes give a new character to the neighborhood combining the intense natural color of the wood and the concrete finish at the facades.

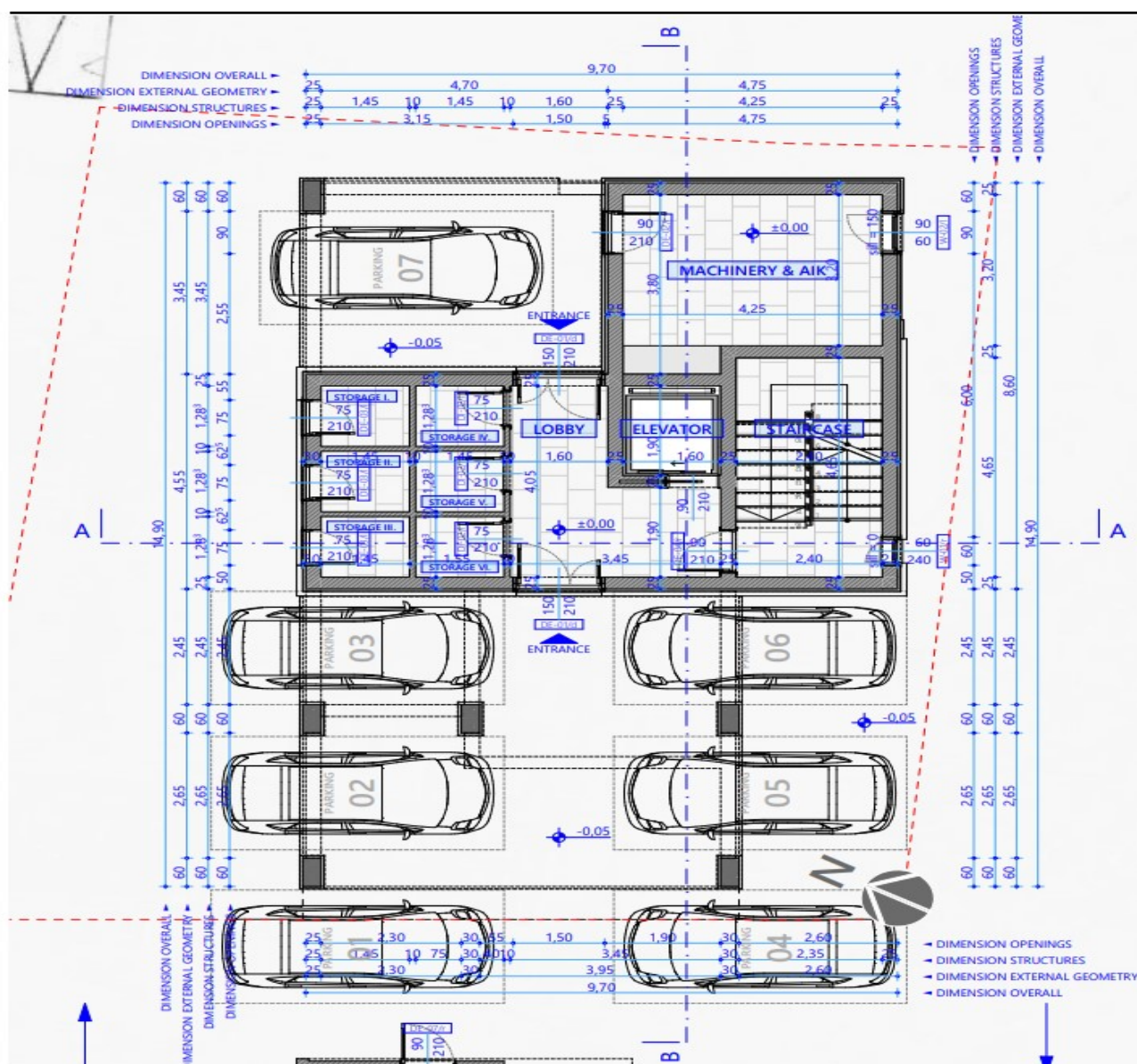






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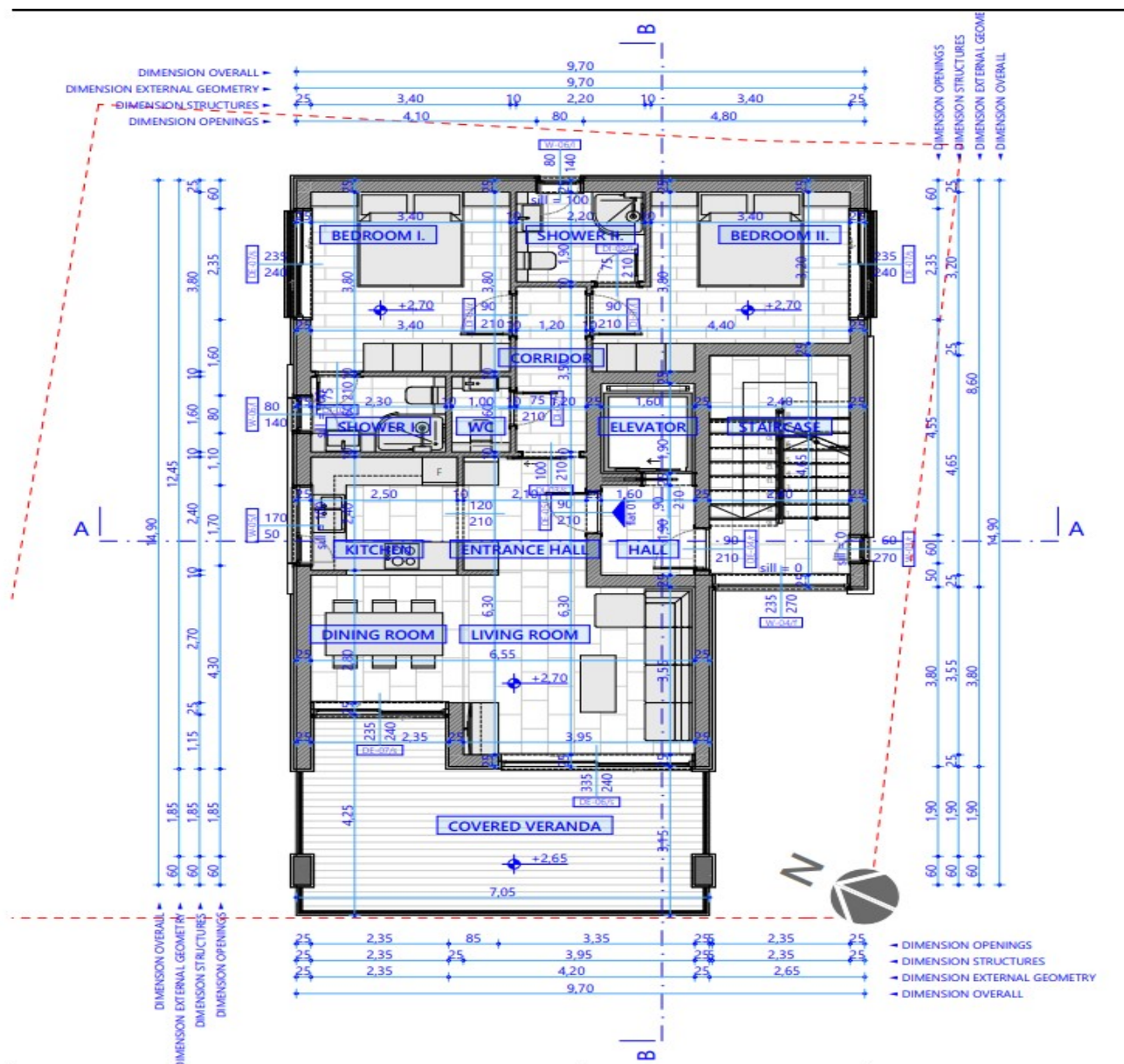
## GROUND FLOOR





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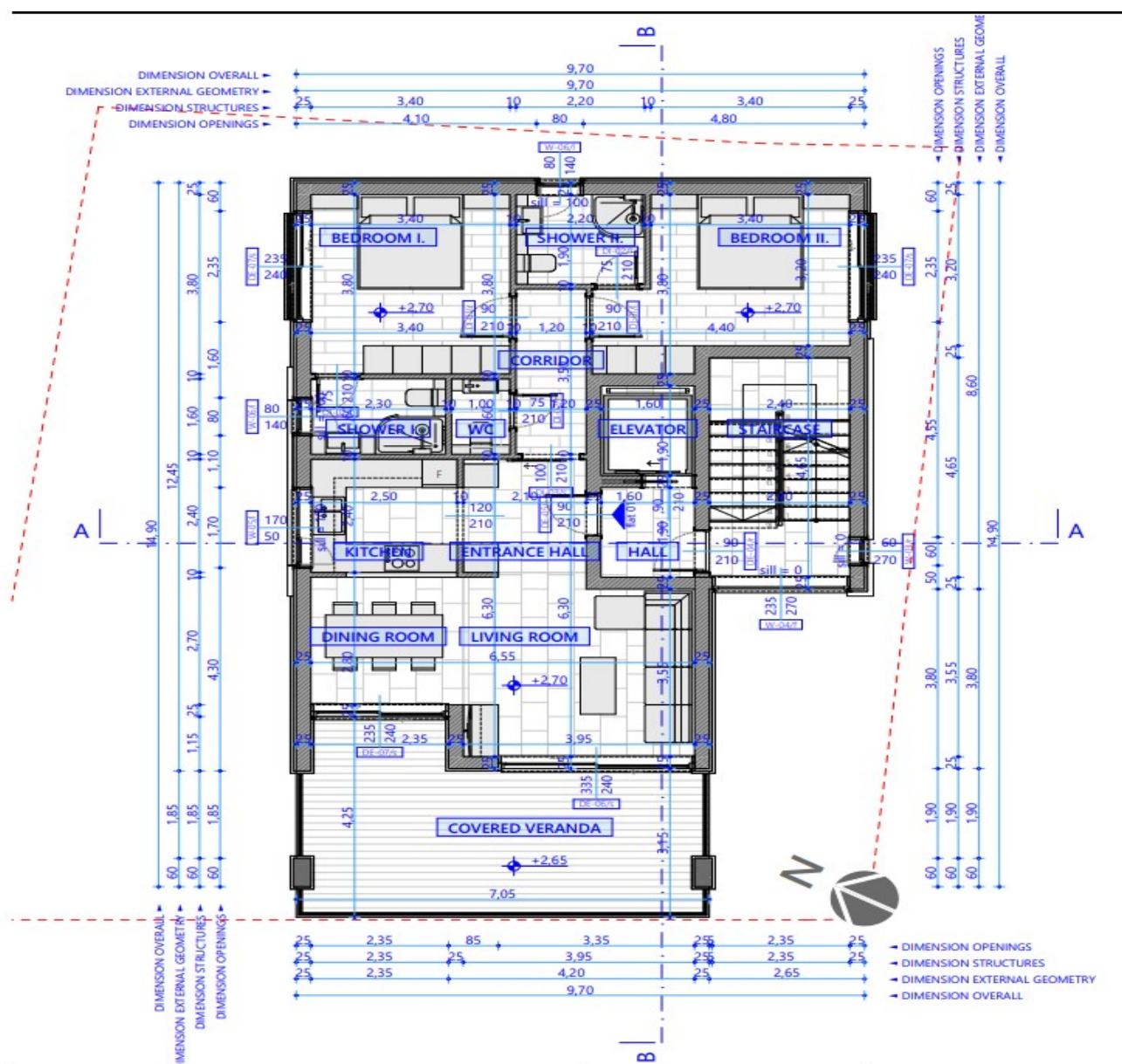
## FIRST FLOOR





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## SECOND FLOOR

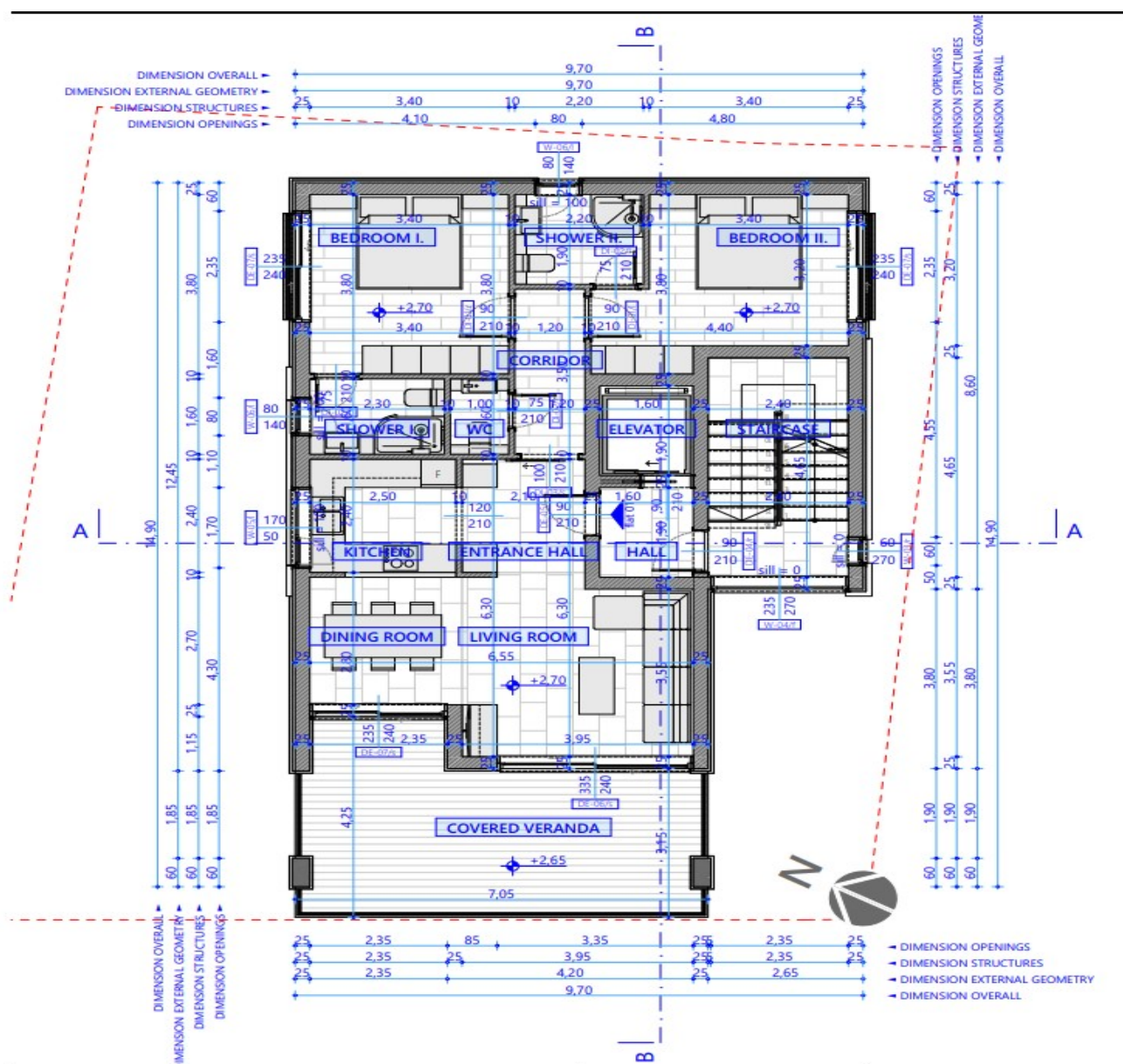






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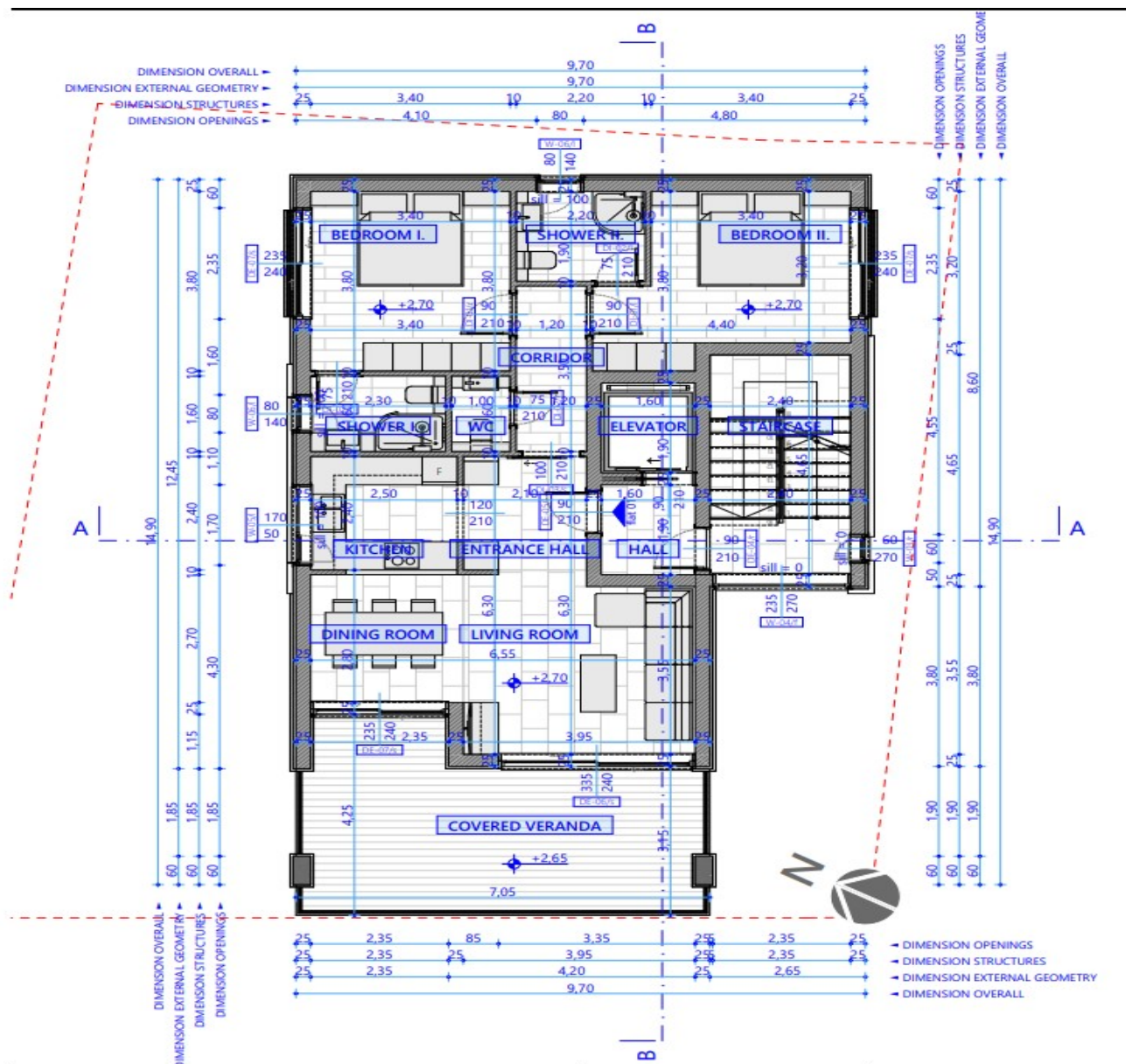
## THIRD FLOOR





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## FOURTH FLOOR









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## TECHNICAL SPECIFICATIONS

### STRUCTURE

Our company through the **Civil Engineering Consultant** will erect the building with a reinforced concrete frame, based on the static study according to the **Eurocodes**.

### MASONRY - COATING

The masonry will be made of Cypriot clay bricks, or where necessary from dry construction (plasterboard). Externally, 25cm thick bricks will be built which will be lined with thermal insulation facade, the DRYVIT system.

### CARPENTRY

The construction and installation of carpentry such as kitchen, doors, cabinets, cabinets in bathrooms and ancillary areas, is under the responsibility of the contractor, through the company **BIENNALE**.

### ALOUMINUM

The aluminum will be of thermal insulation series, with double thermal insulating glass of the company **MUSKITA**.

### OPENING WINDOWS AND DOORS

**MU2075** is the ultimate comprehensive Hinged System featuring outstanding energy efficiency, sound reduction and safety performance ratings.

Combining elegant linear design with robust construction, easy installation and essential system versatility,

MU2075 covers all possible configurations offering multi-locks, as well as micro-ventilation for even the most demanding projects.

### SLIDING WINDOWS AND DOORS

#### THERMAL SYSTEM WITH LINEAR DESIGN

#### **MU3000 Thermal**

MU3000 Thermal is MUSKITA's longstanding, reliable Sliding system available with thermal insulation.



## IANIRA ENTERPICES LTD

Combining elegant linear design with easy installation and essential system versatility,

### **ELECTRICAL INSTALLATION**

The electrical installation will be in accordance with the electrical design. The sockets and light switches will be Legrand blanco type.

### **MECHANICAL INSTALLATION OF WATER SUPPLY - SEWERAGE – AIR CONDITIONING**

Plumbing, hot and cold water piping, indoor sewerage and air conditioning are the responsibilities of the main Contractor / Developer.

### **FLOORS – MARBLES – PORCELAINES – SANITARY WARE**

Ceramic floors indoors and outdoors (terraces) are placed on the substrate with glue, as well as on the walls of wet areas where ceramic linings are placed.

A marble floor is placed under the aluminum doors or windows. The contractor is responsible for the installation.

Marble countertops (placed by the supplier) are placed on workbenches and sinks. The same goes for the terrace floors.

The purchase of ceramics and sanitary ware will be done with the following precautionary amounts.

The floors and sanitary ware will be supplied by the company **SOFOKLIS KYPRIANOU AND DIMITRIADIS**.

### **WATER INSULATION – THERMAL INSULATION**

The whole building will be thermally insulated with the STO THERM system. 8 cm thick expanded polystyrene will be placed, which will accept the final coatings (GRAPHITO) of the same company, in two layers with net in between. The thermal insulation of the roof will be achieved with extruded polystyrene slabs 10 cm thick. The waterproofing of the roof will be achieved with screeds and asphalt that will be installed by a specialized company. The specific company will deliver a 10-year guarantee on behalf of the Management Committee of building for the quality of its work.

### **EXTERNAL SEWERAGE**

The installation will be done according to the plans. All piping will be made of PVC.



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## PROVISIONAL AMOUNTS

Amounts calculated for the following purchases

- SANITARY WARE: **€3000** (Retail price)
- AIRCONDITIONS BRAND **LG**
- Photovoltaics for common areas and for apartments
- Ceramic tiles **40 euro/μ2** (Retail price)





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