



## ► *STEPHAN 113 RESIDENCES*

*“TRUST is just one of the things  
We **BUILD** Well.  
Whatever It **TAKES**...  
We Build **TOMORROW**”*







## ► *About us*

### **"E.STEPHAN DEVELOPERS"**

Real Estate Development Company was founded in 1972.

The company has had an impeccable track record since its establishment, owing in part to its clear and comprehensive strategy, which we believe enables us to realize our full potential and successfully pursue our ambitions for continuous growth.

The scope of services offered comprises 88 residential properties as well as 9 business centers abroad and 15 residential properties in Cyprus.

### **"E.STEPHAN DEVELOPERS"**

Real Estate Development company, a trusted name in the delivery of residential and business centers that has successfully orchestrated the completion and delivery of over 1500 residential and commercial units.

### **"E.STEPHAN DEVELOPERS"**

works hard to maintain the quality of its service offering at all times, and strives toward continuously setting new standards in innovation and development.

### **"E.STEPHAN DEVELOPERS"**

Real Estate Development delivers total satisfaction to its customers in an efficient and timely manner, and does so in accordance with an established tradition of excellence.

After the success of our projects in Cyprus

"STEPHAN 98 RESIDENCES" | "STEPHAN 99 VILLAS" | "STEPHAN 100 RESIDENCES"

"STEPHAN 101 RESIDENCES" | "STEPHAN 102 RESIDENCES" | "STEPHAN 103 RESIDENCES"

"STEPHAN 104 RESIDENCES" | "STEPHAN 105 RESIDENCES" | "STEPHAN 106 RESIDENCES"

"STEPHAN 107 RESIDENCES" | "STEPHAN 108 RESIDENCES" | "STEPHAN 109 RESIDENCES"

"STEPHAN 110 RESIDENCES" | "STEPHAN 111 RESIDENCES" | "STEPHAN 112 RESIDENCES"

We are absolutely proud to release our SIXTEENTH project in Cyprus

**"STEPHAN 113 RESIDENCES"** In Aradippou Area - Larnaca.

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# ► *"E.STEPHAN DEVELOPERS"*

— proudly release —

## *OUR SIXTEENTH PROJECT IN LARNACA* *"STEPHAN 113 RESIDENCES"*

**"STEPHAN 113 RESIDENCES"** will provide the tranquility of a truly residential neighborhood within the most popular and prestigious area of Larnaca – Aradippou Area.

**"STEPHAN 113 RESIDENCES"** is a residential building of Six luxurious apartments in Aradippou city. very close to the Beaches & the new Marina where you can find in less than 3 minutes walking distance Supermarket, restaurants, coffee shops, Bakeries, Banks, Wear Shops and all other amenities.

**"STEPHAN 113 RESIDENCES"** has a prime location because it is:

- 3 minutes Walking to all amenities like supermarket, Bakeries, Banks, Wear Shops ...
- 6 minutes Driving to "AMERICAN UNIVERSITY OF CYPRUS".
- 8 minutes Driving to Finikoudes & Ermou square
- 8 minutes Driving the best private schools in Cyprus "AMERICAN ACCADEMY" & "MED HIGH".
- 14 minutes Driving to the "international Larnaca Airport".
- 15 minutes Driving to the famous international British university "UCLAN"
- 28 minutes Driving to Nissi Beach "ayia nappa".
- 30 minutes Driving to "Nicosia".
- 40 minutes Driving to Fig Tree Beach "Protaras".
- 50 minutes Driving to "Limassol".

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**"STEPHAN 113 RESIDENCES"** extend with iconic architecture by our Architects.

The signature interiors by E. Stephan Developers bring an ultimate knowledge of hospitality, with a palette of rich materials and a host of thoughtfully designed details.

### **"STEPHAN 113 RESIDENCES" HAS**

- Two apartments with two bedrooms and two bathrooms & Two apartments with one bedroom and one bathroom. These units feature a spacious living room unified with the kitchen, large verandas, a storage room on the ground floor, and covered parking.
- Two penthouses with two bedrooms and three bathrooms. These units also have a spacious living room unified with the kitchen, large verandas with unobstructed views, and private access to a large roof garden overlooking Larnaca Downtown. The roof garden can be reached via internal stairs or the elevator. Each penthouse includes a storage room and covered parking on the ground floor.

**&**

Both the indoor and exterior design of "STEPHAN 113 RESIDENCES" jointly with technology as well as our 52 years of experience will make your dreams reality and create your own nest which will express your personality in your apartment.

The extraordinary know-how of our team combined with the use of valuable European materials will give you the maximum emotion, pleasure and value for money.

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# ► Technical Specifications

## Earthworks

Excavation of plot to reach good soil conditions, a polyester membrane will be applied to minimize moist rising before pouring one layer of concrete thickness around ten centimeters.

## Foundations & Framework

"Antiseismic reinforced concrete according to the relevant Cyprus Standards and the earthquake code."

## Brickwork

"Thermo-insulated bricks, 250mm wide externally and 100mm wide internally according to Cyprus Standards, internally three coats plastering and three coats emulsion paint and externally Polystyrene 8cm applied to all the external surfaces rendered in three coats and exterior Ghraffiado paint as shown in the perspective. "

## External appearance

Synthetic wood & Alucobond on the external walls of the project in accordance with the architectural plans as shown in the perspective.

## Floor & Ceramic Tiles

All living room, dining area, kitchen, corridors, bathrooms and bedroom areas will be finished with European tiles of supply price €15 per m2 including VAT (retail price). Bathrooms will be tiled (floor and walls up to 2.4 meters high).

## External Aluminum Doors & Windows

"All external doors and windows will be of double-glazed aluminum sections and they will include opening or sliding sections (as per drawings)."

## Carpentry

"High quality interior & entrance doors of melamine beech-wood veneer covered in plywood or similar kind, apartment entrance doors will be fire resistant in accordance with the Cyprus fire-brigade regulations."







## Wardrobes & Kitchen Units

"High quality wardrobes laminate as shown on the drawings With a modern kitchen base laminate matt-wall units and white glossy. The worktop surface is Granite/Quartz at €500 including VAT (retail price)."

## Sanitary Fittings

All of 1st quality sanitary fittings & fixtures including accessories are according to EU Standards of supply price €1500 for the 2 bedroom flats & €750 for the 1 bedroom flats including VAT (retail price).

## Plumbing & Sanitary installation

"According to British standards U.P.V.C. pipes for drainage and pipe-in-pipe system for cold/ hot water supply."

## Water Supply

Hot and cold water supply and installation according to EU Standards and solar panels with PVC water tank to be installed at roof level as shown on drawings.

## Presurized System

Presurized pump at roof level for each apartment.

## Electrical Installation

All electrical installations are made as required by the Cyprus Electricity Authority. Power supply points and switches are as shown on electrical drawings.

## Videophone

Installation of videophone at the main entrance.

## Elevator

"A very luxury cabin stainless steel with the latest gearless technology to minimize sound during operation."

## Air-conditioning

"Full installation of piping (provisions) for air conditioning units in all areas in the apartments."







## Insulation

Below the tiles, all balconies and roof gardens are insulated against moisture.

## Parking

"Automatic parking gate as shown in the perspective. One Covered parking space to each apartment."

## Entrance Lobby

A five star luxury entrance lobby designed with mirrors, wood marble & granite.

## Corridors & Stairs

Marble to be used on the stairs and in all common areas.

## External Areas

All external areas will be finished according to the Perspective.

## Photovoltaic System

Photovoltaic System or Solar Power System which is the latest technology to convert light directly into electricity in order to minimize your electricity bills.

## NOTES

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Clients are entitled of carrying out any internal alterations with the approval of the architect and subject to project progress. The vendors and/or the architects of the building have the right to make any minor alterations to any part of the building and its specifications for aesthetic or technical reasons provided the individual apartments are not affected.

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*GROUND FLOOR*



## FLAT 103

2 BEDROOMS  
2 BATHROOMS  
77.00 SQM INTERIOR  
14.80 SQM COV. VERANDA  
6.00 SQM COMMON AREAS  
12.00 SQM PARKING SPACE  
4.00 SQM STORAGE ROOM

**TOTAL FLAT AREA**  
113.80 SQM

## FLAT 101

2 BEDROOMS  
2 BATHROOMS  
75.00 SQM INTERIOR  
15.00 SQM COV. VERANDA  
6.00 SQM COMMON AREAS  
12.00 SQM PARKING SPACE  
4.00 SQM STORAGE ROOM

**TOTAL FLAT AREA**  
112.00 SQM

## FLAT 102

1 BEDROOM  
1 BATHROOM  
50.00 SQM INTERIOR  
6.15 SQM COV. VERANDA  
6.00 SQM COMMON AREAS  
12.00 SQM PARKING SPACE  
4.00 SQM STORAGE ROOM

**TOTAL FLAT AREA**  
78.15 SQM



# FIRST FLOOR



## FLAT 203

2 BEDROOMS PENTHOUSE  
3 BATHROOMS  
83.20 SQM INTERIOR  
14.80 SQM COV. VERANDA  
38.90 SQM UNCOV. VERANDA  
6.00 SQM COMMON AREAS  
12.00 SQM PARKING SPACE  
4.00 SQM STORAGE ROOM

**TOTAL FLAT AREA**  
158.90 SQM

## FLAT 201

2 BEDROOMS PENTHOUSE  
3 BATHROOMS  
81.60 SQM INTERIOR  
18.80 SQM COV. VERANDA  
62.70 SQM UNCOV. VERANDA  
6.00 SQM COMMON AREAS  
12.00 SQM PARKING SPACE  
4.00 SQM STORAGE ROOM

**TOTAL FLAT AREA**  
185.10 SQM

## FLAT 202

1 BEDROOM  
1 BATHROOM  
50.00 SQM INTERIOR  
6.10 SQM COV. VERANDA  
6.00 SQM COMMON AREAS  
12.00 SQM PARKING SPACE  
4.00 SQM STORAGE ROOM

**TOTAL FLAT AREA**  
78.10 SQM



# SECOND FLOOR





*ROOF GARDEN*

















## *STEPHAN 113 RESIDENCES*



[www.stephandevelopers.com](http://www.stephandevelopers.com)



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