



LIVADIA 794
a project by RAMZ

The project
794 Livadia

Location



Description

Situated at 15mn from Larnaca International Airport, The project is located in the calm and luxurious residential Town of Livadia.

The Project occupies a prime corner site, a stunning location with a calm atmosphere.

The project was designed to blend comfort and convenience in every aspect.

Homeowners will be able to enjoy coziness and comfort. Available in different styles & sizes, the projects offers a wide variety of apartments that ranges from lofts with private gardens to a unique open space apartment to special apartments with roof gardens.

Livadia 794 will be accommodating solar panels on the roof to reduce the use of electricity and all electrical equipment will be energy saver .

Ground Floor Plan



Flat 01 (Ground Floor)

Interior	78.8 sqm
Covered Veranda	17.4 sqm
Warehouses	5.4 sqm
Total Covered Area	101.6 sqm
Garden Uncovered	106.6 sqm
Common Area	20.0 sqm
Total Area	228.2 sqm

First Floor Plan

**Flat 101 (Simplex Corner)**

Interior	77.8 sqm
Covered Veranda	17.6 sqm
Warehouses	2.55 sqm
Total Covered Area	98.0 sqm
Gardens Uncovered	
Common Area	20.0 sqm
Total Area	118.0 sqm

Flat 102 (Simplex)

Interior	77.9 sqm
Covered Veranda	21.9 sqm
Warehouses	2.00 sqm
Total Covered Area	101.8 sqm
Gardens Uncovered	
Common Area	20.0 sqm
Total Area	121.8 sqm

Flat 203 (Duplex+Rooftop)

Interior	95.0 sqm
Covered Veranda	23.5 sqm
Warehouses	12.6sqm
Total Covered Area	131.1 sqm
Gardens Uncovered	43.1 sqm
Common Area	27.0 sqm
Total Area	201.2 sqm



Second Floor Plan

Flat 201 (Rooftop)

Interior	77.8 sqm
Covered Veranda	16.0 sqm
Warehouses	6.3 sqm
Total Covered Area	100.1 sqm
Gardens Uncovered	45.0 sqm
Common Area	20.0 sqm
Total Area	165.1 sqm

Flat 202 (Rooftop)

Interior	77.8 sqm
Covered Veranda	25.2 sqm
Warehouses	13.2 sqm
Total Covered Area	116.2 sqm
Gardens Uncovered	50.4 sqm
Common Area	20.0 sqm
Total Area	186.6 sqm

Flat 203 (Duplex+Rooftop)

Interior	95.0 sqm
Covered Veranda	23.5 sqm
Warehouses	12.6sqm
Total Covered Area	131.1 sqm
Gardens Uncovered	45.0 sqm
Common Area	27.0 sqm
Total Area	201.2 sqm

Roof Floor Plan



Flat 201 (Rooftop)

Interior	77.8 sqm
Covered Veranda	16.0 sqm
Warehouses	6.3 sqm
Total Covered Area	100.1 sqm
Gardens Uncovered	45.0 sqm
Common Area	20.0 sqm
Total Area	165.1 sqm

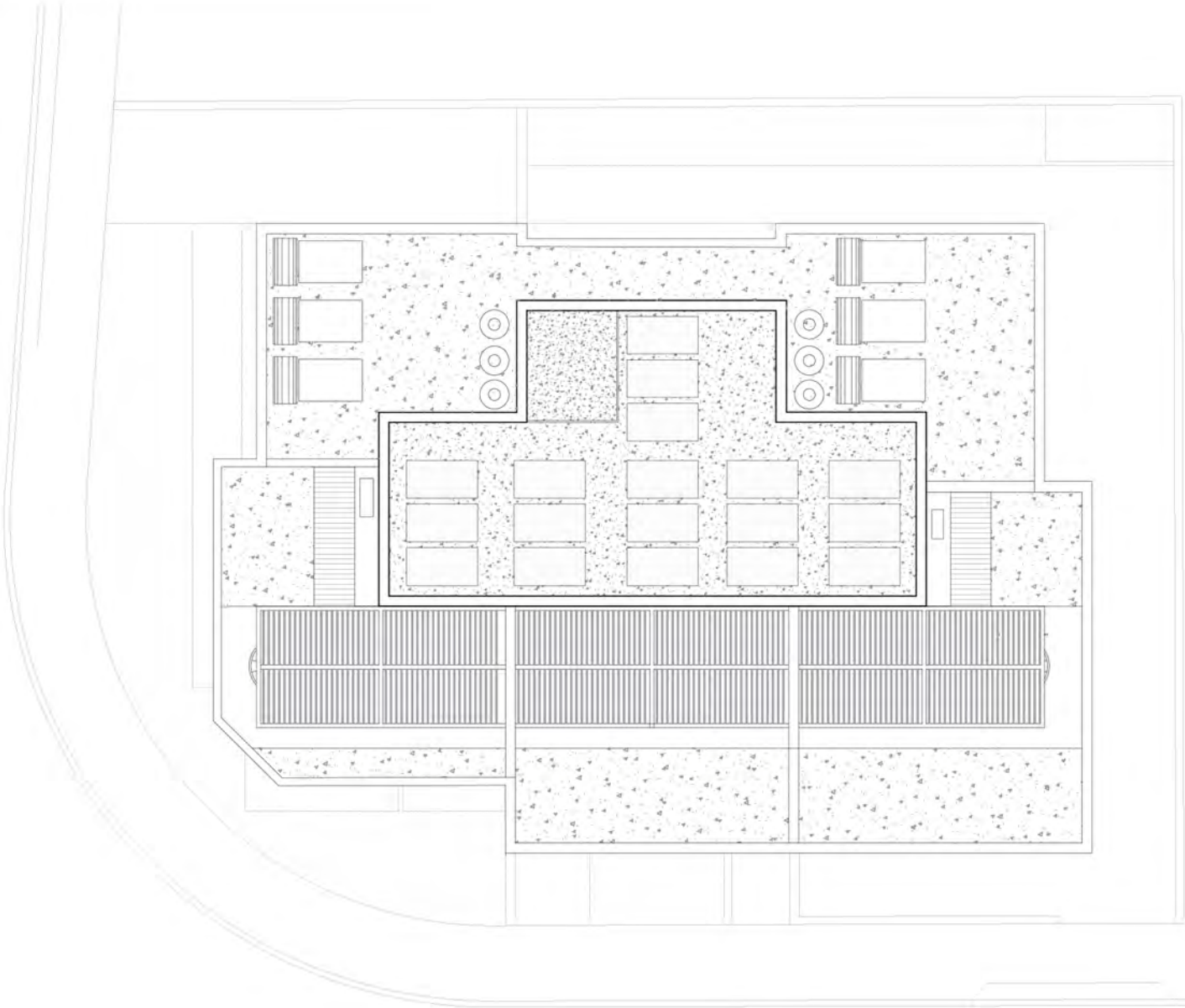
Flat 202 (Rooftop)

Interior	77.8 sqm
Covered Veranda	25.2 sqm
Warehouses	13.2 sqm
Total Covered Area	116.2 sqm
Gardens Uncovered	50.4 sqm
Common Area	20.0 sqm
Total Area	186.6 sqm

Flat 203 (Duplex+Rooftop)

Interior	95.0 sqm
Covered Veranda	23.5 sqm
Warehouses	12.6sqm
Total Covered Area	131.1 sqm
Gardens Uncovered	43.1 sqm
Common Area	27.0 sqm
Total Area	201.2 sqm

Roof Top Floor Plan





Main Elevation

LIVADIA 794



Road Side Elevation



Side 2 Elevation



Back Elevation



Interior Mood

Outline Specification:

Framework: Earthquake resistant reinforced concrete.

Walls: Hollow bricks, internally three coats plastering and three coats emulsion paint and externally rendered in three coats and exterior Sandtex-type paint.

Floor Finishes:

- (a) Living areas, kitchen and bedrooms: ceramics tiles
- (b) Verandahs: ceramic tiles purchase

Wall Finishes:

- (a) Bathroom area glazed tiles
- (b) Kitchen: glazed tiles

Doors (as per detailed drawings): Internal doors in embossed melamine finish. Main entrance to flats with solid wood external surface, varnished.
External doors with double-glazed aluminium.

Windows (as per detailed drawings): Double-glazed, aluminium framework, thermally insulated.

Kitchen Units (as per detailed drawings): Internally melamine finish with doors in embossed melamine finish. Granite worktop

Wardrobes: Internally melamine finish with doors in embossed melamine finish.

Sanitary Fittings: First quality white colour,



Plumbing and Sanitary installation: As per detailed drawings and according to EU and British Standards. Waste water drainage system with uPVC pipes.

Water Supply: Pressurized System with solar panels & water tank to be installed at roof level. Fresh water supply to kitchen sink.

Electrical Installation: As per detailed drawings and according to EU and EAC Standards.

Air Conditioning: Provisions provided for future installation of AC split units to all bedrooms and living areas.

Videophone: Installation of main entrance videophone.

Parking: Parking space provided.

Store: Store on ground floor provided.





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	Interior	Covered Veranda	Warehouses	Total Covered Area	Garden Uncovered
Flat 01 Ground Floor	78.8 sqm	17.4 sqm	5.4 sqm	101.6 sqm	106.6
Flat 101 Simplex Corner	77.8 sqm	17.6 sqm	2.55 sqm	98.0 sqm	
Flat 102 Simplex	77.9 sqm	21.6 sqm	2.00 sqm	101.8 sqm	
Flat 103 Duplex + Rooftop	95.0 sqm	23.5 sqm	12.6 sqm	131.1 sqm	43.1 sqm
Flat 201 Rooftop	77.8 sqm	16.0 sqm	6.3 sqm	100.1 sqm	45.0 sqm
Flat 202 Rooftop	77.8 sqm	25.2 sqm	13.2 sqm	116.2	50.4 sqm

