



## Preliminary Project Presentation



## Project Description

Following the successful completion of project “NASHVILLE” – BCSA is now introducing project “KNOXVILLE” in the Paniotis area of Germasogeia, which follows a very similar format to the previous project. The project will include two three-bedroom maisonettes, one three-bedroom apartment and one three-bedroom penthouse with roof garden. Both the apartment and the penthouse enjoy panoramic views of Limassol which only the Paniotis area can offer.

As of November 2024 the planning application has been submitted and is expected to be approved by May 2025. Construction works will commence some time in the summer of 2025. Completion of the project is estimated early 2027.

The design team led by Armeftis Partners, an outstanding architectural practice active in both Cyprus and Greece, have designed the project having in mind optimum use of areas, an abundance of light and an excellent level of aesthetics and detail.

Antonis Askanis Ltd leads the construction team, as with all of the projects handled by BCSA, giving “Knoxville” the benefit of decades of experience and a name in the construction industry known for supreme quality.

Follow the link below for exact location.

<https://maps.app.goo.gl/aaXDST8DXaNq5SWT6>

## Schematic of building layout



No. of bedrooms: 3 (all with en suite bathrooms)  
No. of bathrooms: 3 en suite and 1 guest WC, total 4No.  
Internal areas: 160m<sup>2</sup>  
Covered verandas: 45m<sup>2</sup>  
External garden areas: 235m<sup>2</sup>  
Pool size: 7.80 x 4.15 m  
Storage room: 5m<sup>2</sup> (in garden)

No. of bathrooms: 3 en suite and 1 guest WC, total 4No.

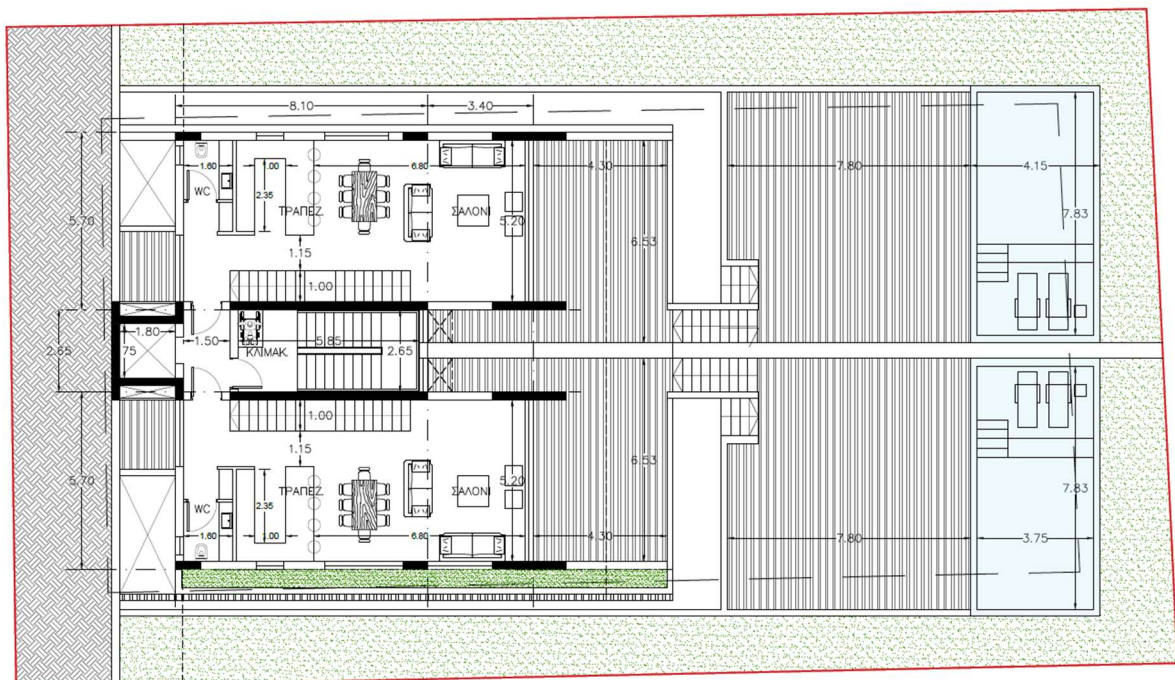
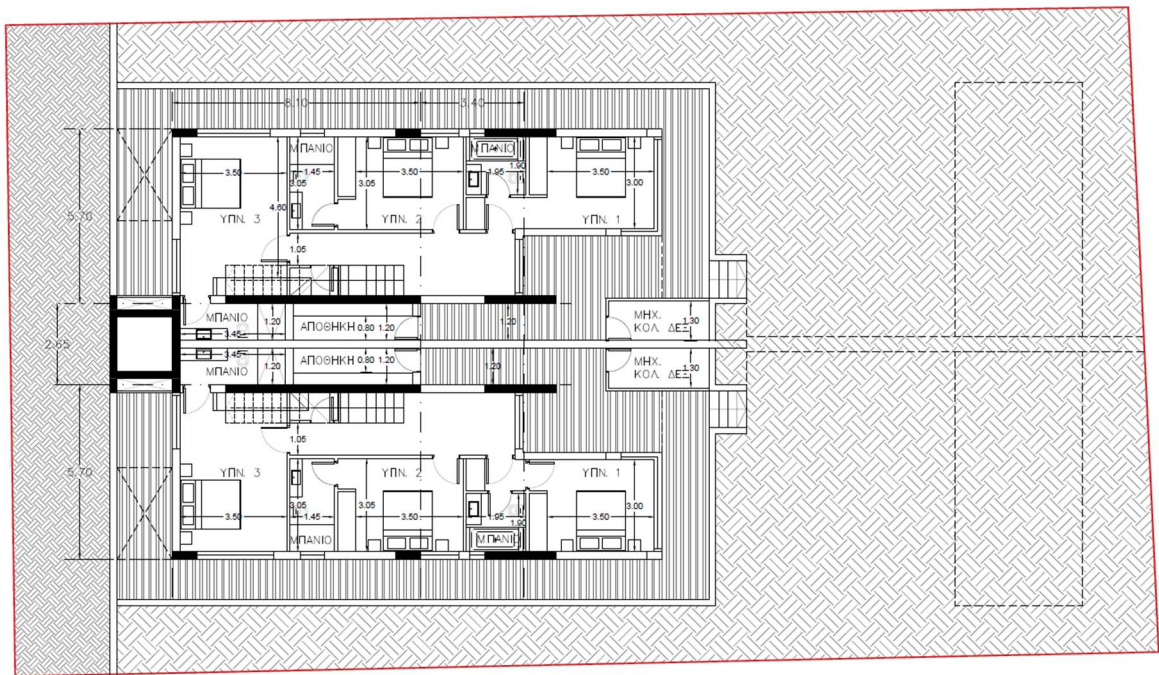
Internal areas: 160m<sup>2</sup>

Covered verandas: 45m2

External garden areas: 235m<sup>2</sup>

Pool size: 7.80 x 4.15 m

Storage room: 5m<sup>2</sup> (in garden)





## The Apartment (€675,000+VAT)

No. of bedrooms: 3

No. of bathrooms: 1 en suite, 1 shared and 1 guest WC, total 3No.

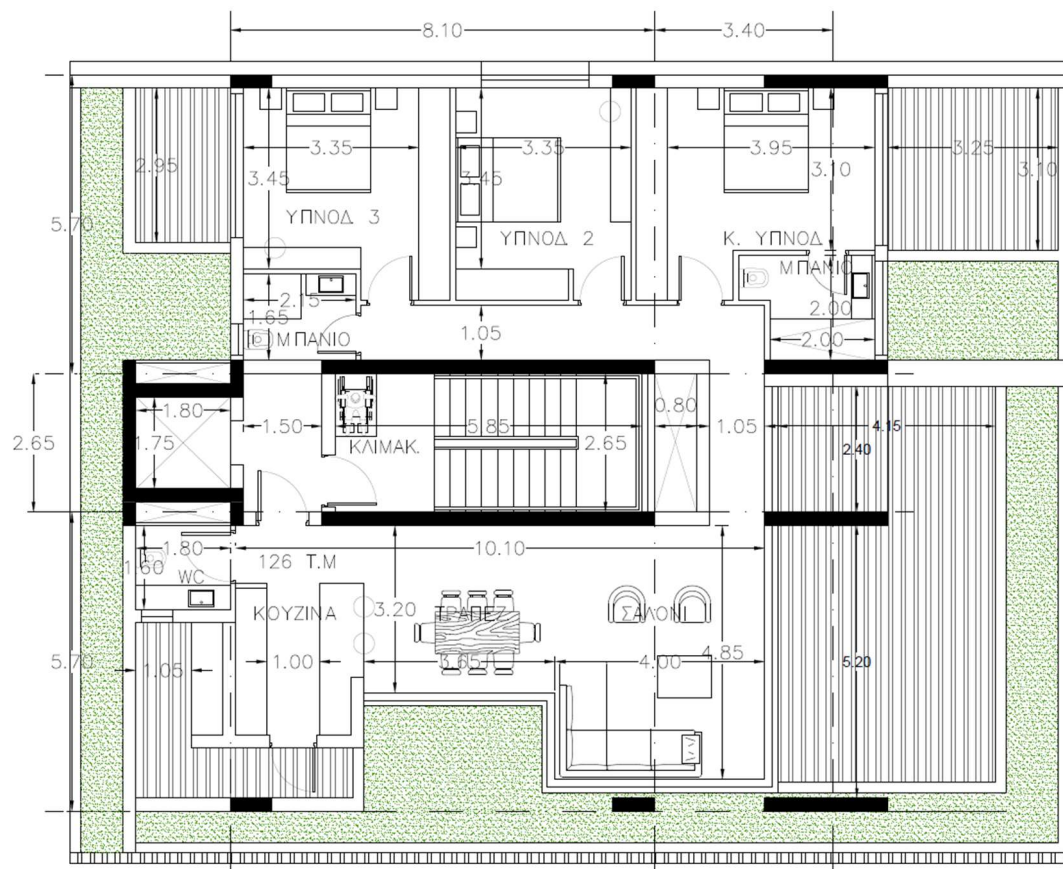
Internal areas: 126m<sup>2</sup>

Covered verandas: 46m<sup>2</sup>

Uncovered verandas: 10m<sup>2</sup>

External green areas: 67m<sup>2</sup>

Storage room: 4m<sup>2</sup> (in parking area)



## The Penthouse (€875,000+VAT)

No. of bedrooms: 3

No. of bathrooms: 1 en suite, 1 shared and 2 guest WC, total 4No.

Internal areas: 130m<sup>2</sup>

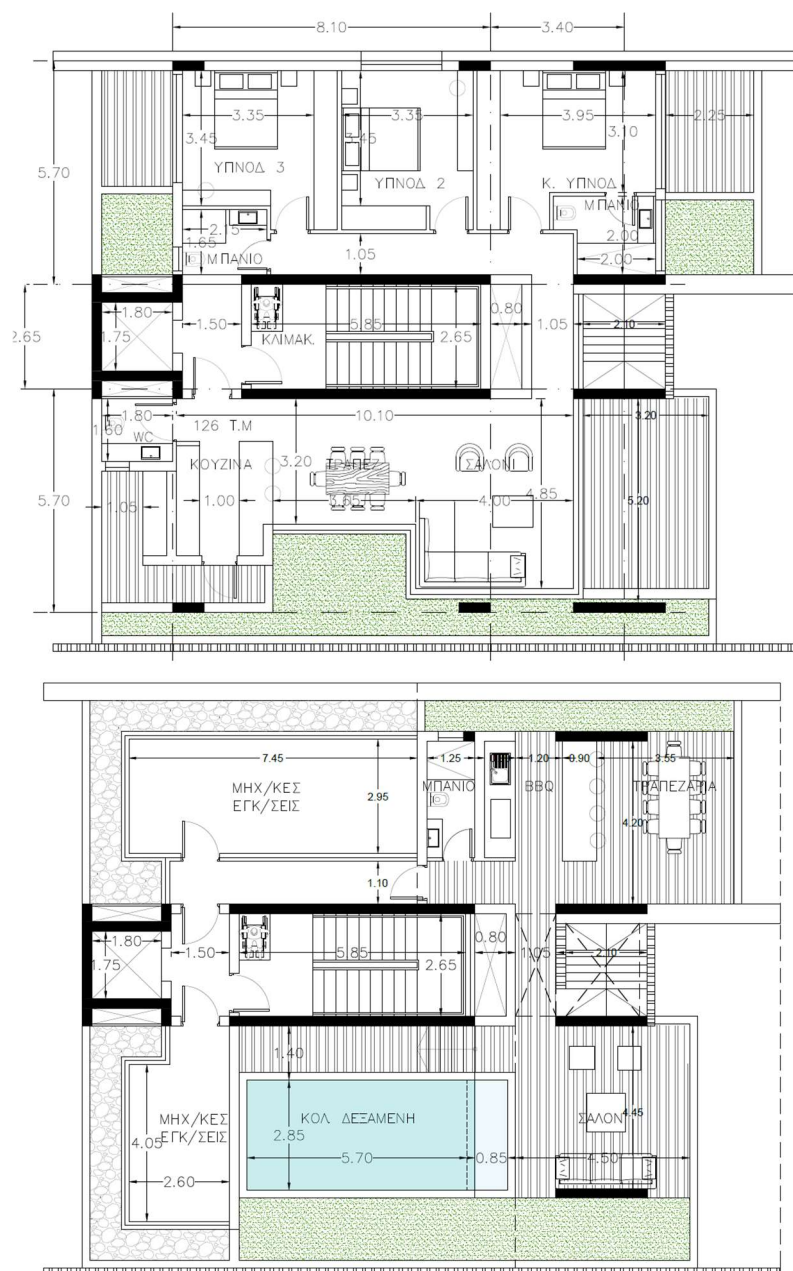
Covered verandas: 37m<sup>2</sup>

External green areas: 52m<sup>2</sup>

Roof garden: 115m<sup>2</sup>

Pool size: 5.70 x 2.85 m

Storage room: 4m<sup>2</sup> (in parking area)



# Project Specification

## + Green approaches and Sustainability

- Building EPC category (A) energy efficient, zero energy consuming, powered by photovoltaic cells
- One electric car charging station for each apartment with provision for a second one
- Photovoltaic panels providing electricity for a share of the apartments
- Highly energy efficient heat pump powered underfloor heating in apartments
- Energy efficient VRV air conditioning cooling and heating system
- Domestic solar heated water supply
- Double glazed windows with thermally insulating aluminium frames
- Thermal envelope across the whole of the building facade and roofs

## + Other Electrical and Mechanical specifications

- All M&E installations as per requirements of the Electricity Authority of Cyprus and all relevant European Regulations. The following are some examples of the specifications:
- Smart control system for each apartment incorporating lighting and shutters (provisions for shutters)
- Provisions for satellite and television network
- Provisions for sound system in apartments
- Provision for wireless alarm system for apartments
- USB sockets in certain locations within apartments
- Electric towel rails in bathrooms
- Common lift
- Lightning protection system for protection of M&E roof installations
- Fire detection system for common areas
- Keyless entry to building for residents
- Video phone entry system to building for guests

## + Fit-out and architectural features

All fit out and architectural features to a high standard, to be specified by the project Architect. The following are some examples of the specifications:

- High strength, durable porcelain/ceramic tiles with low porosity used for floor finishes and wall finishes in kitchens and bathrooms as well as floor finishes throughout the apartments and common areas of the building
- Laminated parquet flooring for all bedrooms
- High quality porcelain sanitary ware and fittings/accessories
- Locally manufactured or Italian kitchens to follow layout and specifications as defined by project Architect
- Wardrobes generally – high quality melamine structure and doors
- Apartment entrance doors manufactured to European Regulations for fire resistance and to a high specification for security door manufacture
- Gypsum-board false ceilings in kitchens, bathrooms and hallways to conceal accessible M&E devices incorporating LED spot lights