



EVA'S GARDEN

RESIDENCES





ABOUT EVA'S GARDEN

Eva's Garden is a small residential development situated in a quiet neighbourhood in Aglantzia near Academia park.

It is a three floor building plus parking and storage areas in the ground floor. There are 2 one bedroom flats on the first floor a two bedroom flat on the second and a three bedroom flat on the third floor with a roof garden.

The location of the project is excellent as it is close to all amenities and a 3 minute drive from Nicosia Center. The design of the project maximizes space utilization and the aesthetics set a new tone for the neighbourhood.



TECHNICAL SPECIFICATIONS

INSULATION

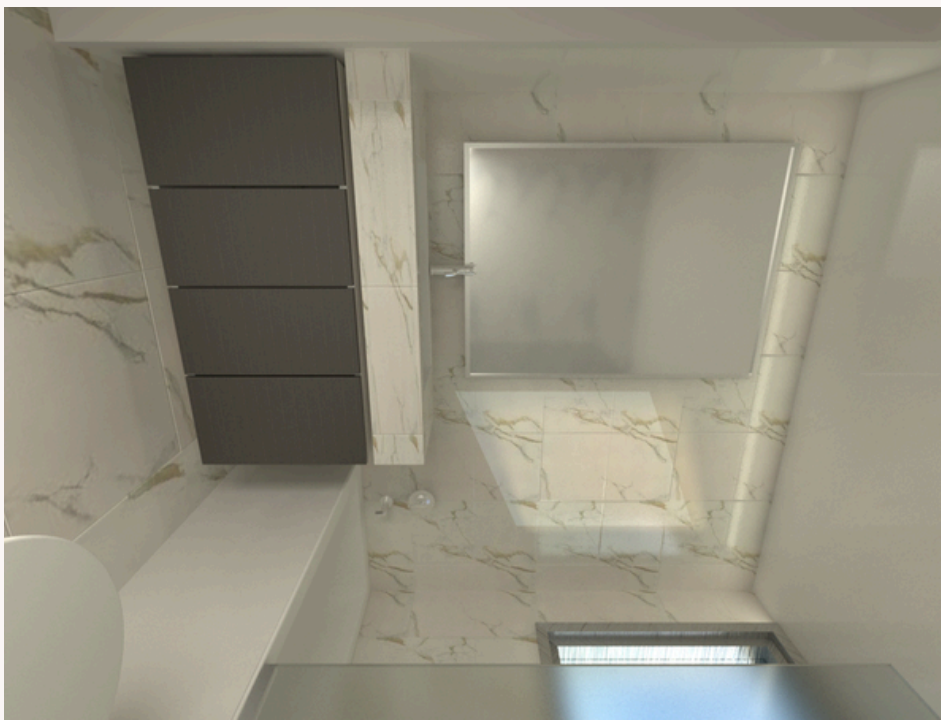
A DRYVIT wall thermal insulation system will be used

CARPENTRY

All carpentry of the flats are made in Italy.

Window fittings

All window fittings are Aluminium. A thermal series aluminium with double glazed thermal glass by MUSKITA will be used throughout the building



HEATING AND COOLING

- UNDERFLOOR HEATING
- LG A/CS SPLIT UNITS

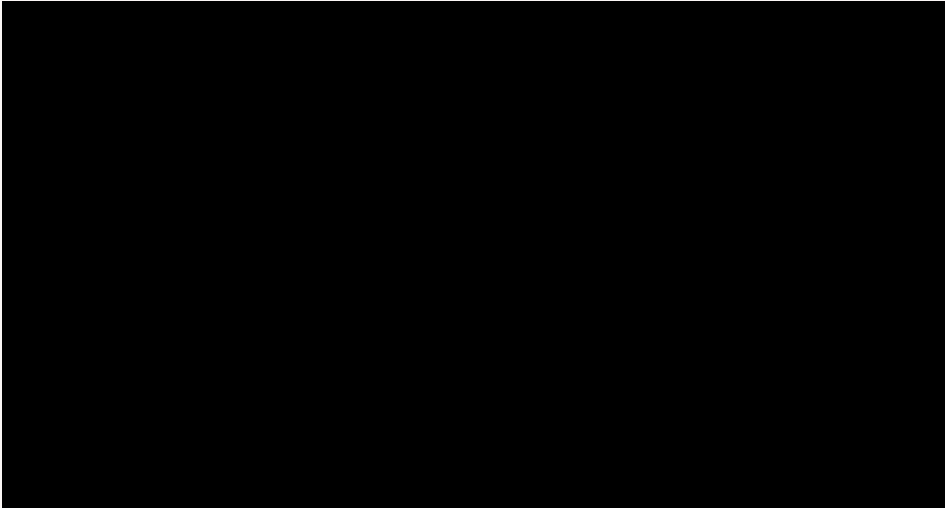
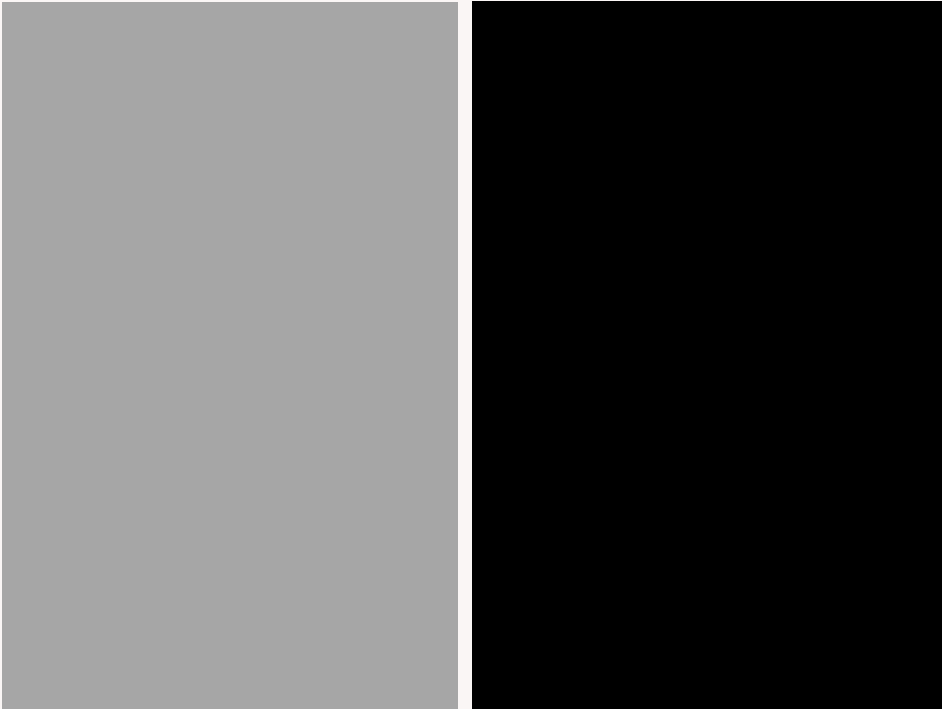
FLOORING AND FIXTURES

All flooring and sanitary fixtures are the clients choice based on provisional sums and have to be purchased from the developers associates Sophocles Kyprianou and Demtreades

Under all openings and windows a marbe slate will be installed by the developer

SOLAR PANEL SYSTEMS

- A solar panel system will be installed for the communal spaces
- A solar panel system will be installed for every apartment



PROVISIONAL SUMS

SANITARY FICTURES: €3000 (Retail price)

-FLOORS 40 EURO/M2 (Retail price)

FLOOR PLANS

GF

1



FLOOR PLANS

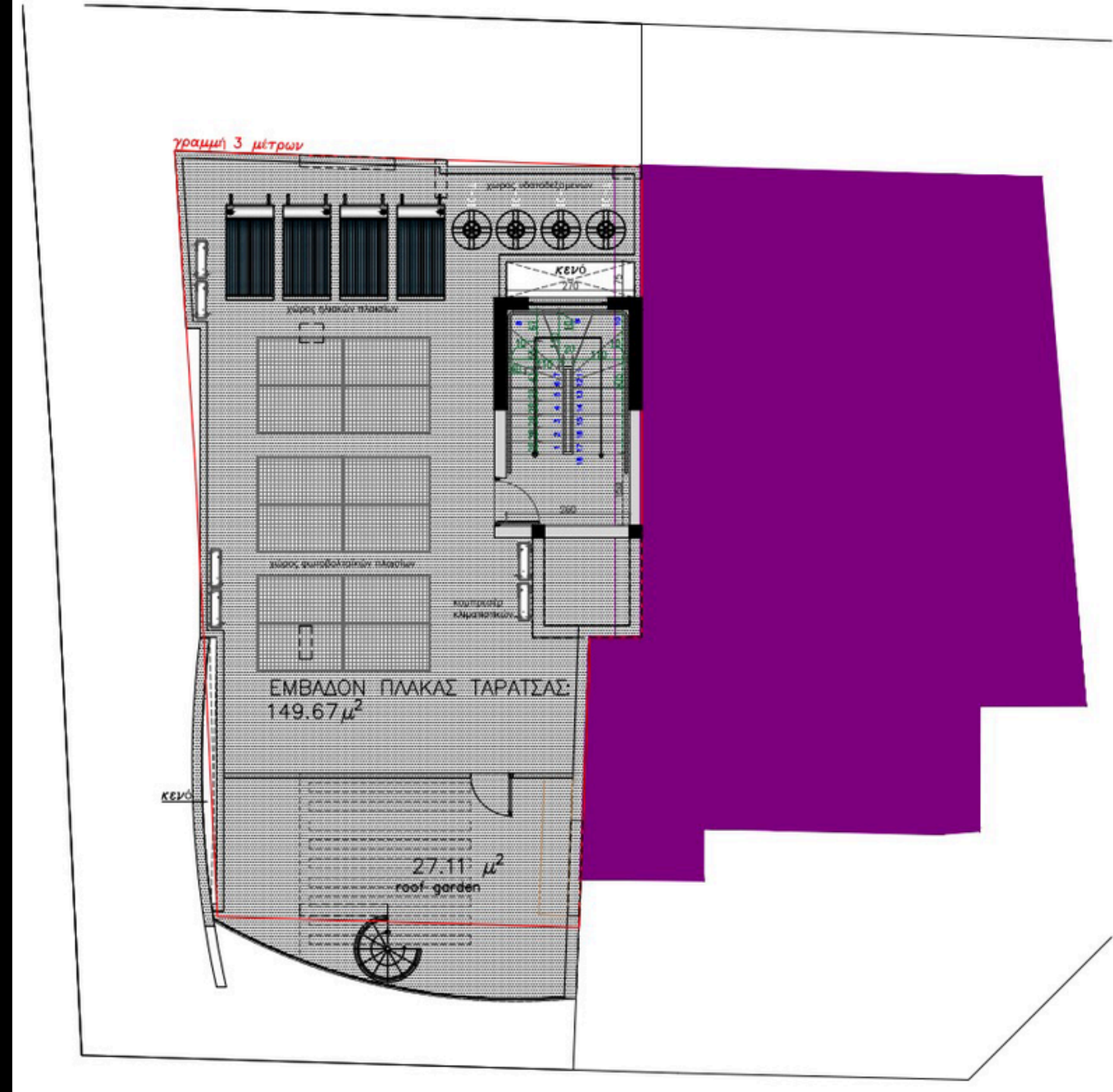
2



3



ROOF GARDEN FLOOR PLAN



FLATS SQUARE METREAGE

FLAT	102
INTERNAL AREA	50,86
COVERED VERANDA	6,39
COMMUNAL AREAS	13,61
COVERED PARKING SPACE	15

Total square metreage 85,86 m2

FLAT	301
INTERNAL AREA	111,84
STORAGE ROOM ROOF GARDEN	8
COVERED VERANDA	5,07
UNCOVERED VERANDA	6,54
ROOF GARDEN	19,11
COMMUNAL AREAS	23,79
COVERED PARKING SPACE	15

Total square metreage 189.35 m2



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