



# CHRYSTALLA RESIDENCES

Kato Paphos, Paphos

# Chrystalla Residences

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\*3D renderings not 100% representative of actual property



# Chrystalla Residences

- An exclusive development of 6 luxurious apartments and studios offering excellent investment potential.
- Located in the bustling area of Kato Paphos, just a few meters from Kings Avenue Mall and the American University of Beirut.
- Within walking distance to all amenities and just a few minutes walk from the beach.
- Studios and 1, 2 & 3-bedroom apartments
- Energy Efficiency A

**Google map's location:**

<https://maps.app.goo.gl/Db8U21PW5qS9MZt48>



# Chrystalla Residences

## 3D Renderings

\*3D renderings not 100% representative of actual property

























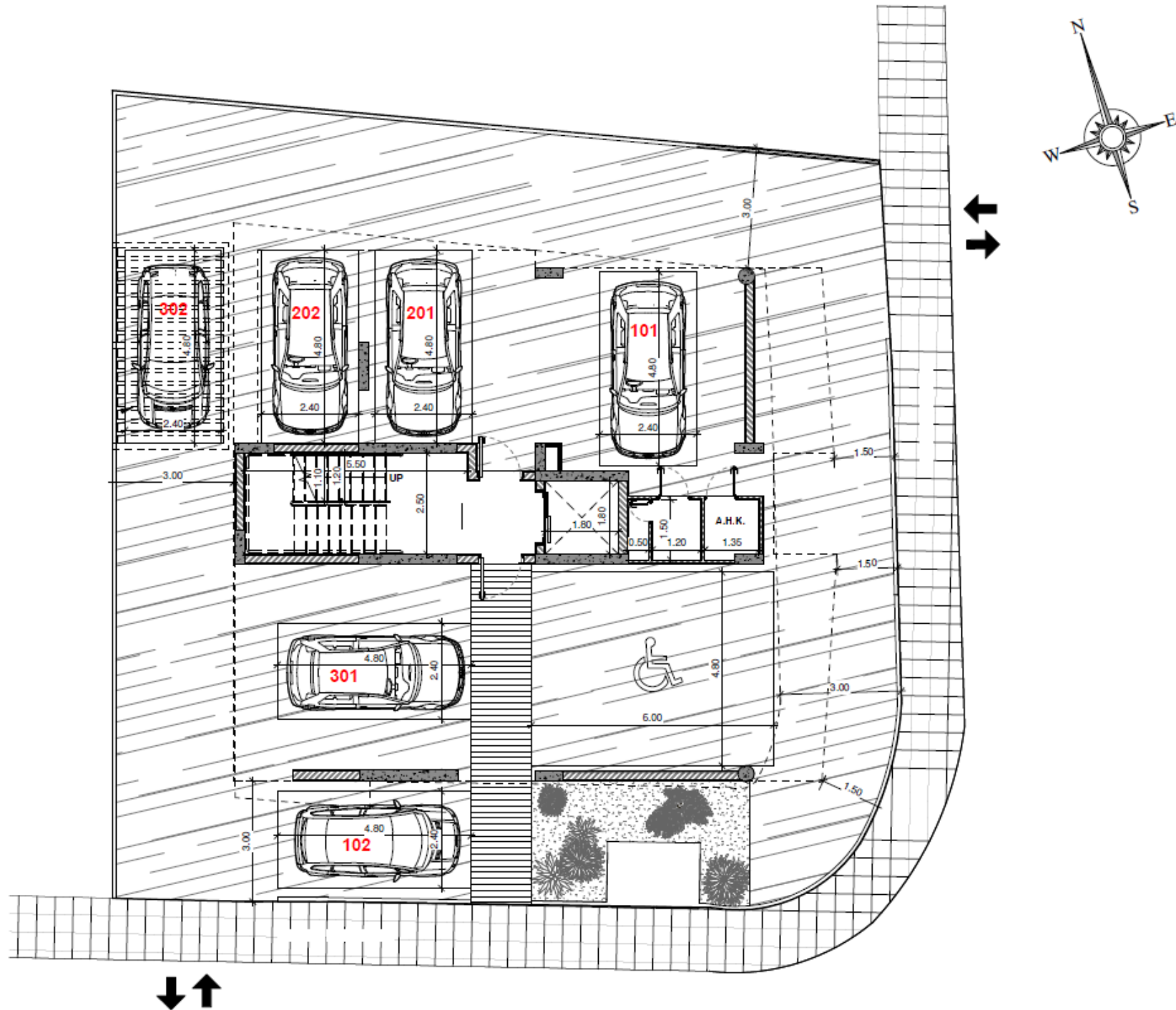




# Chrystalla Residences

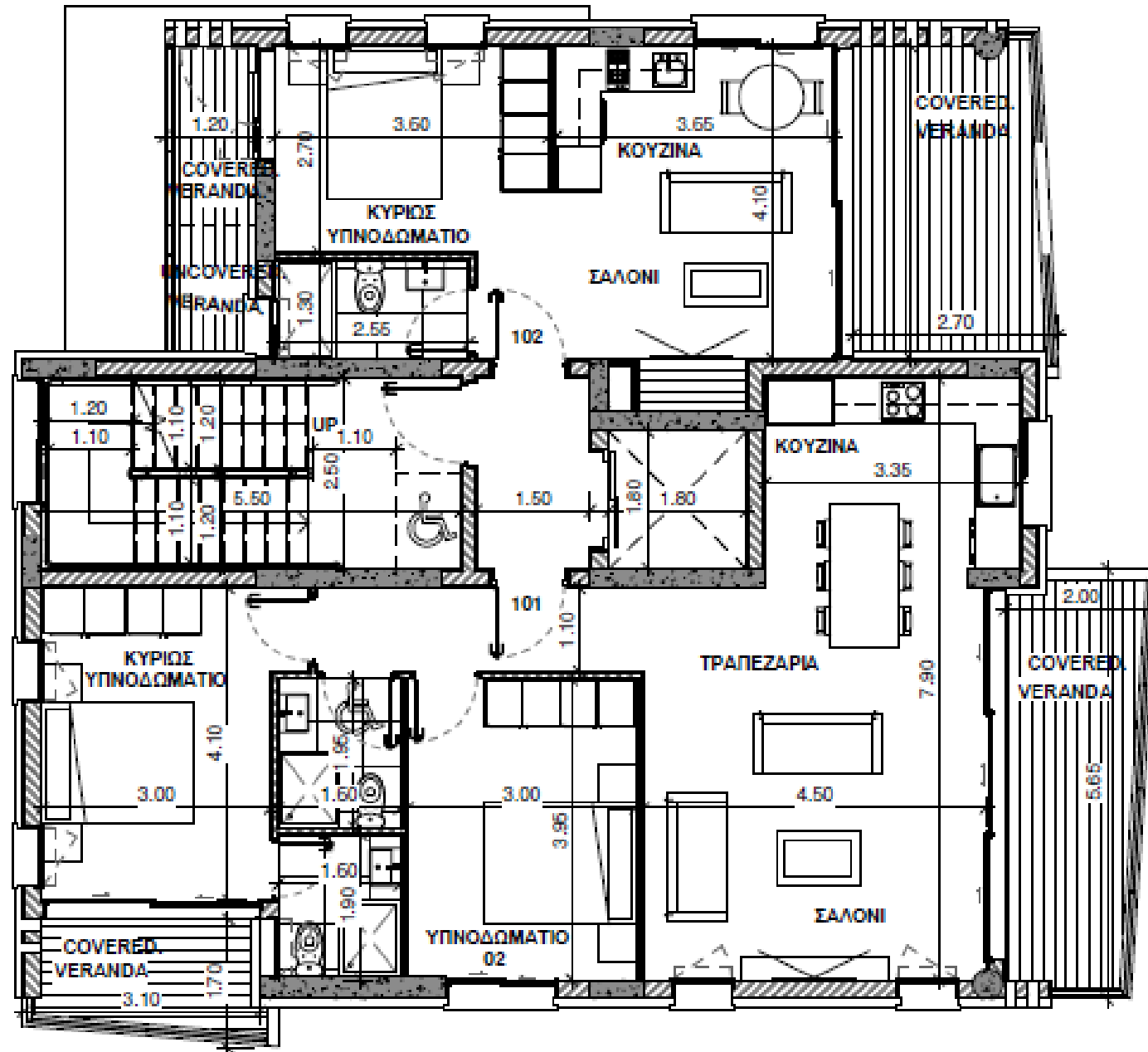
## Appendix 1 – Floor Plans

# GROUND FLOOR

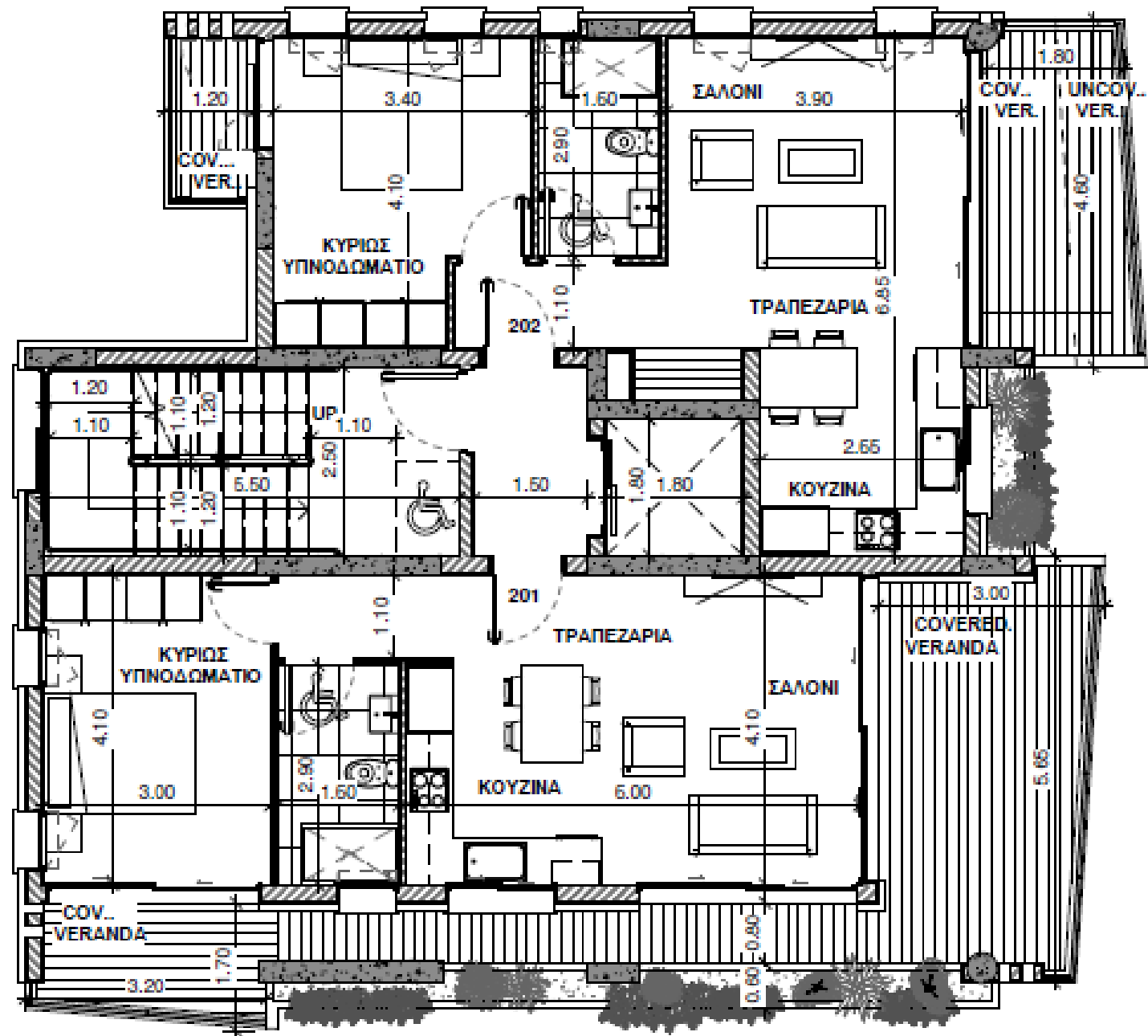




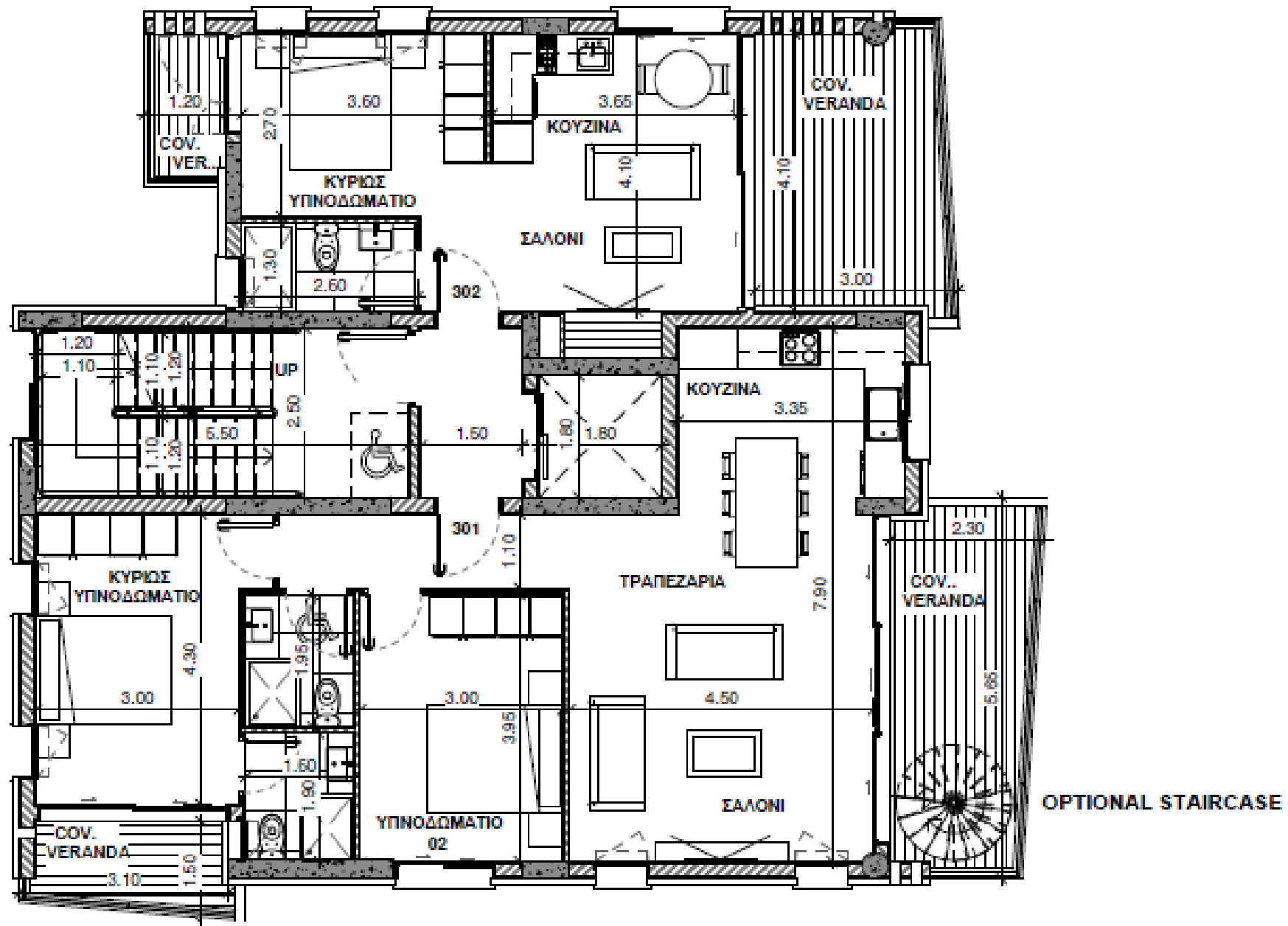
## FIRST FLOOR



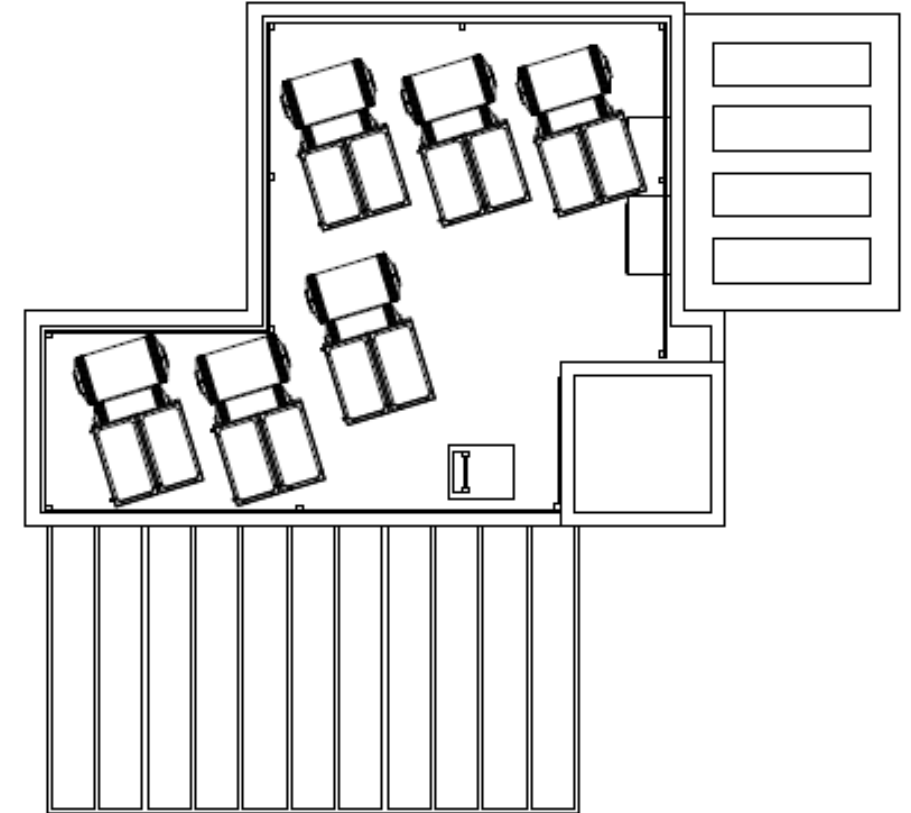
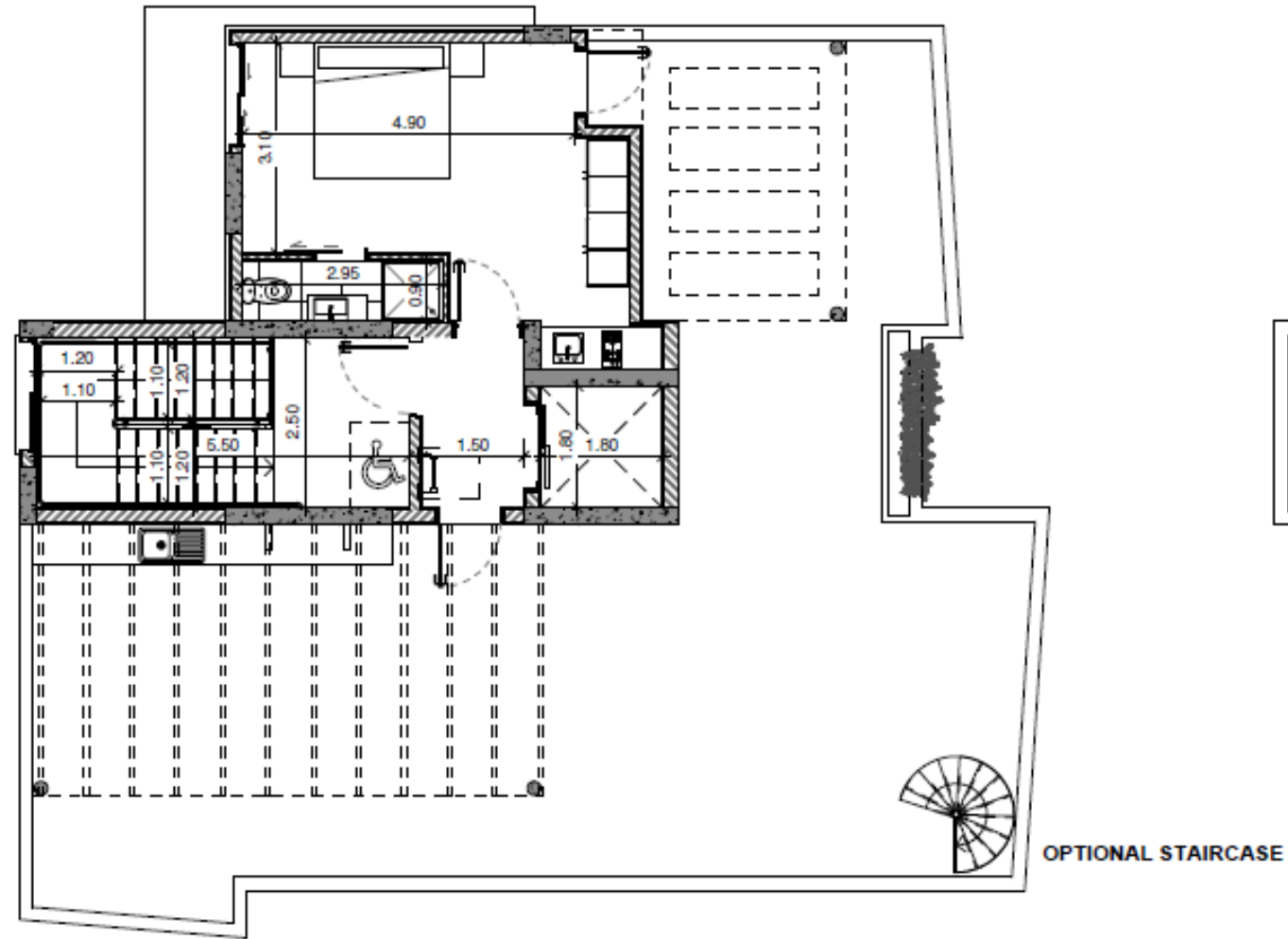
## SECOND FLOOR



### THIRD FLOOR







# Chrystalla Residences

## Appendix 2 – Specifications

# Chrystalla Residences

## FOUNDATION & FRAME

A reinforced concrete framework, including footings, columns, beams, and slabs, adheres to the Anti-Seismic Code of Cyprus and the European Union. The concrete utilized is a ready mix obtained from the supplier's factory, following the structural drawings. The steel used is of EU category B500C, sanctioned by the relevant authorities, and designed in accordance with Eurocode standards. The foundation comprises of reinforced concrete slab. In scenarios involving a basement, a waterproofing concrete admixture will be applied to all subterranean components as well as high quality waterproof material.

## INSULATION

### Roof:

High quality weather sealant for waterproofing insulation and 50mm extruded polystyrene thermal insulation board covered with 100mm screed with steel mesh in compliance with EU energy regulations and sound insulation between each floor 10-12cm foam concrete.

**Balconies waterproofing:** Special liquid and net.

### External & internal walls:

External walls made of thermal clay bricks of 25cm thick, covered externally with 8cm extruded polystyrene all over.

Internal walls made of 10cm hollow clay bricks.

## RAINWATER PIPES

Concealed within the polystyrene of the external walls to avoid passing through the skeleton.

## WALL FINISHES

Internally: 3 coats plaster plus 2 coats spatula plus 3 coats emulsion paint.

Externally: 2 coats of finish levelling coat and finished with 3 coats of acrylic paint applied or acrylic grafiato.

## FLOORING

Kitchen, living and dining areas finished with high quality Italian or Spanish porcelain tiles with matt or polished or marble effect finish 60cm x 120cm.

Bedroom floors can be finished with high quality Italian or Spanish porcelain tiles with matt or polished or marble effect finish 60cm x 120cm, or with laminate parquet.

Bathroom walls finished with high quality Italian or Spanish porcelain tiles with matt or polished or marble effect finish 60cm x 120cm and matt finish 60cm x 120cm for the floors.

Balconies finished with high quality Italian or Spanish porcelain tiles with matt (non-slippery) finish 60cm x 60cm or 60cm x 120cm.

Common internal and lobby areas finished with granite stairs or high quality Italian or Spanish porcelain stairs and corridors finished with high quality Italian or Spanish porcelain tiles.

## DOORS & WINDOWS

Entrance doors in all apartments will be oven painted with white finish or other colour. High quality handles, door stops, hinges and will be manufactured with security & fireproof door specifications. Internal lacquered doors of Italian design manufactured in Cyprus or Greece. Sliding patio doors and windows will be made of high-quality aluminium. All frames are thermal break. Balconies and patio doors will be of aluminium with tempered safety glass low-e.

***Note:** Some of the specifications can be adjusted according to the customer's preference.*



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## SANITARY WARE

High quality sanitary fittings of European Brand with all necessary accessories in nickel finish.

### 1-bedroom apartments

Shower with linear floor drain constructed as walk-in and includes Hansgrohe mixer, shower arm and shower holder with hose.

Concealed WC with soft close cover and Grohe or Geberit mechanism.

Wash-basin with furniture & Hansgrohe mixer.

### 3-bedroom apartment

En-suite showers with linear floor drain constructed as walk-in and includes concealed Hansgrohe mixer, shower arm, overhead shower jet and shower holder with hose.

Secondary shower with linear floor drain constructed as walk-in and includes Hansgrohe mixer, shower arm and shower holder with hose.

Concealed WC with soft close cover and Grohe or Geberit mechanism.

Wash-basin with furniture & Hansgrohe mixers.

## WARDROBES

Built-in wardrobes internally made of melamine and externally of matt white finish or melamine layered with various wood finishes. Minimum height:2.60m, rest of height to the ceiling to be covered with gypsum board.

## KITCHEN

High quality kitchen of Italian design with soft close mechanisms. The kitchen cabinets internally made of melamine and externally of white matt or glossy finish or combination with high quality melamine layered with various wood finishes (big variety of colours available for the customer's choice). The layouts always include the position of the fridge, dishwasher, extractor fan, cooker, oven and washing machine.

Countertop from white granite.

Splash back will be from white glossy porcelain tiles 60cm x 120cm.

Single stainless-steel sink Franke or Apell with 3-way mixer.

## FIRE RESISTANCE DOORS

The lobby must have a door separating the common staircase with the lobby and common corridors.

## AIR CONDITION

The bedrooms will be served by VRV A/C wall units.

The living area of the 1-bedroom apartments will be served by VRV A/C wall units.

The living area of the 3-bedroom apartment will be served by a concealed VRV A/C unit within suspended ceiling.

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## ELECTRICAL PROVISIONS

Single phase electrical supply for the 1-bedroom apartments and provision for 3-phase electrical supply for the 3-bedroom apartment (if needed).

Concealed circuits and all other installations in compliance with Electricity Authority of Cyprus (EAC) regulations. These comprise of circuits for lighting, power points for kitchen appliances, TV aerial sockets, telephone point in bedrooms, living room and kitchen area.

Optional installation of electric underfloor heating or water underfloor heating heated by electric heat pump or electric wall units.

## PLUMBING

High Quality Plumbing: Plastic piping (pipe in pipe) for hot and cold water.

Central pressurized water system.

Cold Water: Continuous flow of water from Local Water Board into individual 0.8-tonne storage tank. Pressure system also installed.

Hot water Supply: Dual system of electrical immersion heater/solar panel. Storage cylinder for 0.200 tonnes.

## PARKING SPACE AND DRIVEWAY

Brushed Concrete

## PLUMBING DRAINAGE

- All plumbing pipes after manifolds to be Pex-a or Pex-c
- Solar heating system with solar collector and pressure system on the roof.
- Manifolds in verandas if possible.
- All water drainage grills in driveway entrances and anywhere else necessary.
- Sewer pipes to be preferably installed within the polystyrene of the external walls to avoid passing through the skeleton.

## SECURITY SYSTEM

Provision for wireless alarm system.

## GATES AND GARBAGE

Pedestrians gate.

Car entrance gate operated with a remote control.

Letter boxes and garbage disposal installed in the boundary wall.

Lighting in garden walls and gate area.

# Chrystalla Residences

## Appendix 3 – Pricelist

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## Pricelist

UNIT NO.	FLOOR	BEDROOMS & BATHROOMS	COVERED AREAS (m <sup>2</sup> )				PRICE EUR
			INSIDE	OUTSIDE	PARKING	TOTAL	
<b>101</b>	1 <sup>st</sup>	2Bed – 2Bath	82	15	12	109	<b>SOLD</b>
<b>102</b>	1 <sup>st</sup>	Studio – 1Bath	37	14	12	63	<b>SOLD</b>
<b>201</b>	2 <sup>nd</sup>	1Bed – 1Bath	54	27	25	106	285,000
<b>202</b>	2 <sup>nd</sup>	1Bed – 1Bath	55	13	12	80	270,000
<b>301</b>	3 <sup>rd</sup> & 4 <sup>th</sup>	3Bed – 3Bath	112	132 (semi covered)	28	272	525,000
<b>302</b>	3 <sup>rd</sup>	Studio – 1Bath	38	15	14	67	<b>SOLD</b>

### Notes:

- Prices are subject to change at any time.
- The price is not subject to transfer fees.
- The price is subject to only 5% VAT (19% VAT not applicable to this property).
- Optional package for PR with furniture, curtains/blinds, tableware, linen, towels and kitchen electrical appliances:
  - \* 1-bedroom apartments EUR 20,000 + VAT
  - \* 3-bedroom apartment EUR 35,000 + VAT