

DATE: 03/12/2025

### PROJECT PLANNERS

Architect: ANPA Architects  
Interior Designer: Anna Chartoupallou  
Civil Engineer: Andreas Nicolaou  
Mechanical Engineer: NUMECH  
Electrical Engineer: Chrysostomos Papageorgiou  
Quantity Surveyor: Efthimios Andreou - Efthimios Andreou & Partners

### PROJECT DESCRIPTION:

An architectural masterpiece, this development showcases breathtaking contemporary design and an array of luxury amenities—including a state-of-the-art gym, a sparkling pool, and a stylish BBQ area. Spread across three levels, it offers 15 exquisitely crafted apartments with one, two, or three bedrooms—five of which boast private roof gardens for an elevated living experience.

### STRUCTURAL DETAILS

#### Structural Frame:

Reinforced concrete frame in compliance with anti-seismic regulations.

#### Masonry:

- External walls: 250mm thick brickwork
- Internal walls: 100mm thick brickwork

#### Waterproofing and Insulation:

- Thermal insulation with extruded polystyrene installed on the ceiling, covered with 4mm building board.
- 8cm expanded polystyrene insulation on all external apartment surfaces.
- Waterproofing with two-component cementitious coating on all balconies.
- Penetron crystalline technology applied to key structural elements for enhanced waterproofing and durability.

#### Flooring:

- Common areas: Ceramic tiles
- Staircases: Marble
- Kitchens, living rooms, bathrooms, verandas: Ceramic tiles (purchase value €20/m<sup>2</sup>), dimensions 60 x 60 cm or 60 x 120 cm.  
*If the buyer chooses tiles of smaller or larger dimensions, an additional charge of €6/m<sup>2</sup> will apply for the installation, including grout.*
- Bedrooms: Laminate parquet (purchase value €20/m<sup>2</sup>, including installation)

#### Wall Finishes & Cladding:

- Interior walls: Three coats of emulsion paint
- Bathrooms: Full-height ceramic tiling
- Kitchen: Tiling between countertop and upper cabinets (purchase value €20/m<sup>2</sup>)
- Exterior walls: HPL wood and stone cladding as per architectural design
- External masonry: Spatula finish and three coats of external-grade emulsion

#### Paintwork:

Three coats of emulsion paint on all internal walls.

#### External Works:

General earthworks and outdoor tiling (purchase value €20/m<sup>2</sup>), including skirting, as per architectural plans.

#### Plumbing:

- Pipe-in-pipe system for hot and cold water supply in kitchen, bathrooms, and showers
- Pressure system, 1-ton water tank, and dual-panel solar water heater included

#### Mechanical Installations:

Provision for split-unit air conditioners in all bedrooms and living rooms.

#### Electrical Installations:

- Installation in accordance with EAC (Electricity Authority Cyprus) standards
- Provisions include:
  - 3 telephone points
  - 3 television points (living room and bedrooms)
  - Kitchen: Electrical points for refrigerator, oven, microwave, stove, extractor hood, and dishwasher

#### Carpentry:

- Kitchen counters: €200/m<sup>2</sup>
- Kitchen cabinets: €180/m<sup>2</sup>
- Bedroom wardrobes: €180/m<sup>2</sup>
- Door knobs: €4 each
- Cabinet doors and wardrobe frames made of 18mm melamine
- Kitchen countertops: Marble or granite (€120/m<sup>2</sup>)
- Bedroom wardrobes: 18mm melamine construction

#### Photovoltaic System:

Installation of photovoltaic panels to ensure the building achieves Energy Efficiency Category A.

#### Doors:

- Apartment entrance and stairwell doors: Compact wood, compliant with fire safety standards
- Interior doors: Melamine, with knobs (€20 each)
- Main building entrance: Electrically locked security door

#### Aluminium Works:

- MU thermal anodized aluminum frames with complete accessories
- Double-glazed units: 4mm NEUTRAL, 16mm air gap, 6mm laminated clear glass
- White marble window sills
- Provision for mosquito screens

#### Sewage System:

Concealed U-PVC sewage piping system connected to the municipal sewer network.

#### Parking:

- One dedicated parking space per apartment
- EV charging provision at all parking bays
- One designated space for persons with disabilities (PWD)
- Additional visitor parking included

Sanitaryware:

Sanitary fixtures, mixers, and kitchen sink included, with the following purchase values:

- €1,200 for 1-bedroom units
- €1,500 for 2-bedroom units
- €1,800 for 3-bedroom units and apartments with roof gardens

All sinks will be installed in vanities with white granite countertops.

All toilets are wall-hung with concealed flushing systems.

*If the buyer chooses built-in sanitary ware, there will be an additional charge of €120 per piece.*

General Installations:

- Video intercom system at the building entrance
- Individual mailboxes for each apartment

Note: All prices exclude VAT.