

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/m²), 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/m² will apply for the installation, including grout.
- Bedrooms: Laminate parquet (purchase value €20/m², 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/m²)
- 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/m²), 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/m²
- Kitchen cabinets: €180/m²
- Bedroom wardrobes: €180/m²
- Door knobs: €4 each
- Cabinet doors and wardrobe frames made of 18mm melamine
- Kitchen countertops: Marble or granite (€120/m²)
- 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.