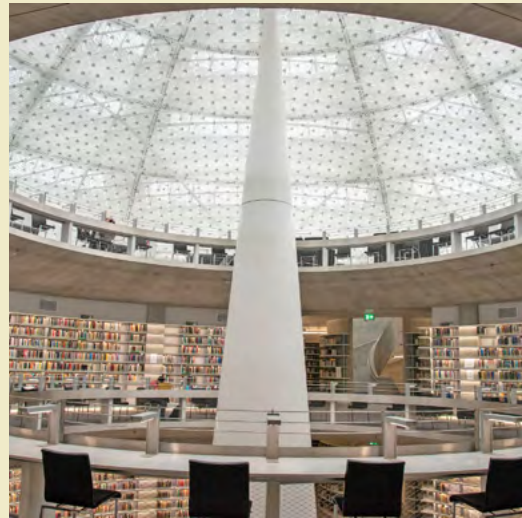




KYKLADON APARTMENTS





Key Information

KYKLADON APARTMENTS

Project Location:
Kykladon Street, Aglantzia, Nicosia

Building Permission: Approved

Building levels: 3

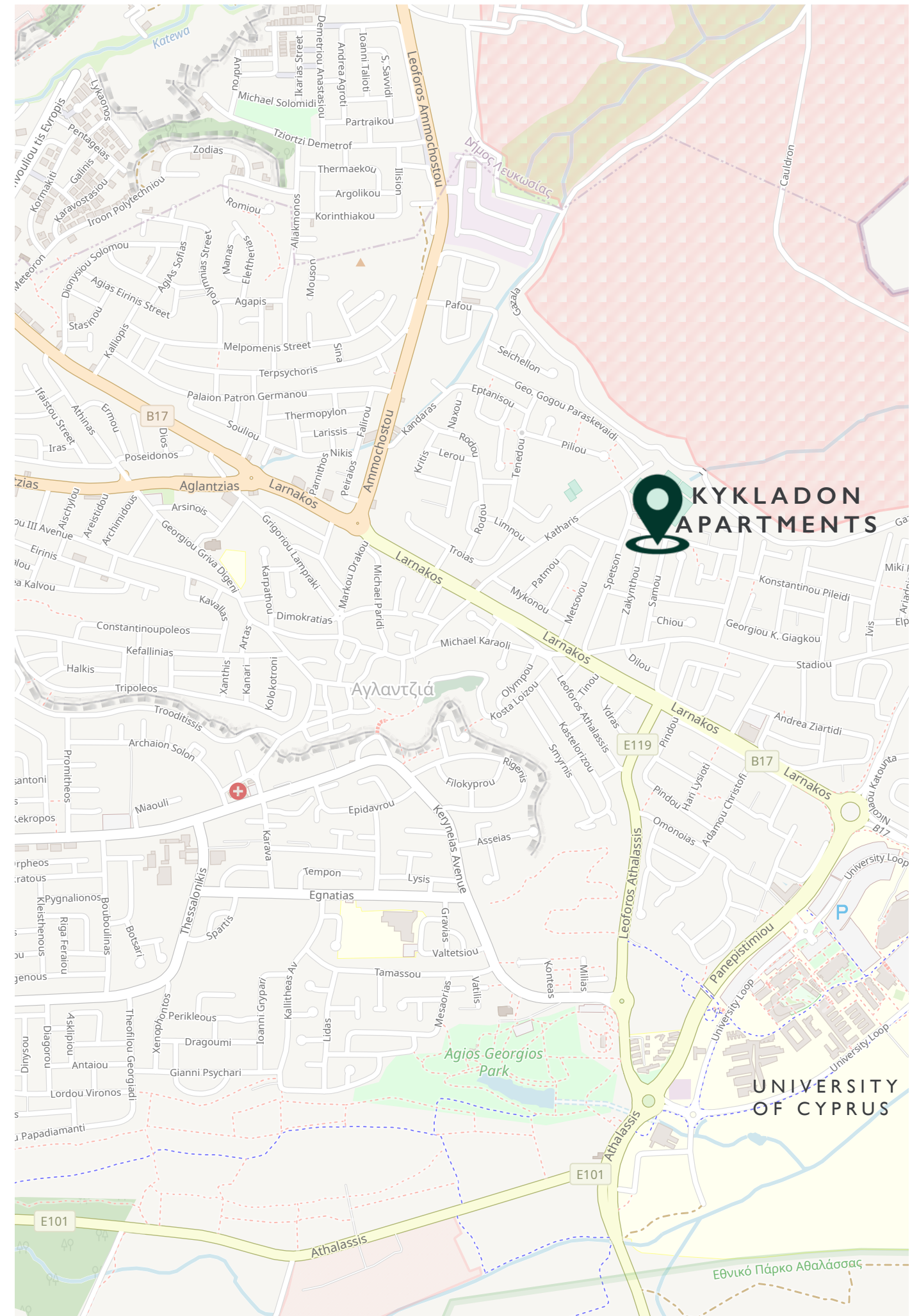
Building Area Coefficient: 1,215 m²

Covered Area Coefficient: 507 m²

Apartments: 18 (6 two-bed. & 12 one-bed.)

Rooftop Terraces: 2

Completion date: July 2022



Kykladon Apartments











TWO BEDROOM APARTMENT



TWO BEDROOM APARTMENT



ONE BEDROOM APARTMENT - TYPE A



ONE BEDROOM APARTMENT - TYPE B





An outstanding new development, Kykladon Apartments in Aglantzia, encompasses 6 two-bedroom & 12 one-bedroom immaculate apartments.

Located in a quiet residential area and in close proximity to top higher educational institutions.

Two rooftop terraces and large balconies across all three floors provide additional outdoor entertaining space.

From the very outset there was a strong desire to create the feel of two distinctive buildings that would allow the future residents to feel that their apartment was unique.

On the exterior, the building's smooth concrete and plaster finish complements its understated approach.

Minimalist Interior

SERENITY AND SIMPLE BEAUTY

It's impossible to deny the serenity and simple beauty when confronted with the resolved Kykladon Apartments minimalist interior.

The apartments have an abundance of natural light and benefit from excellent ceiling heights.

There is the added benefit of a secure parking and storage space for each apartment, as well as beautifully landscaped communal areas on the ground-floor.

Sustainability features of the apartments include the use of high thermal mass materials and thermally broken high-performance glazing. The building will be classified as Energy Efficiency Category A, in accordance with the European Directive 2002/91/EC requirements on building energy performance.

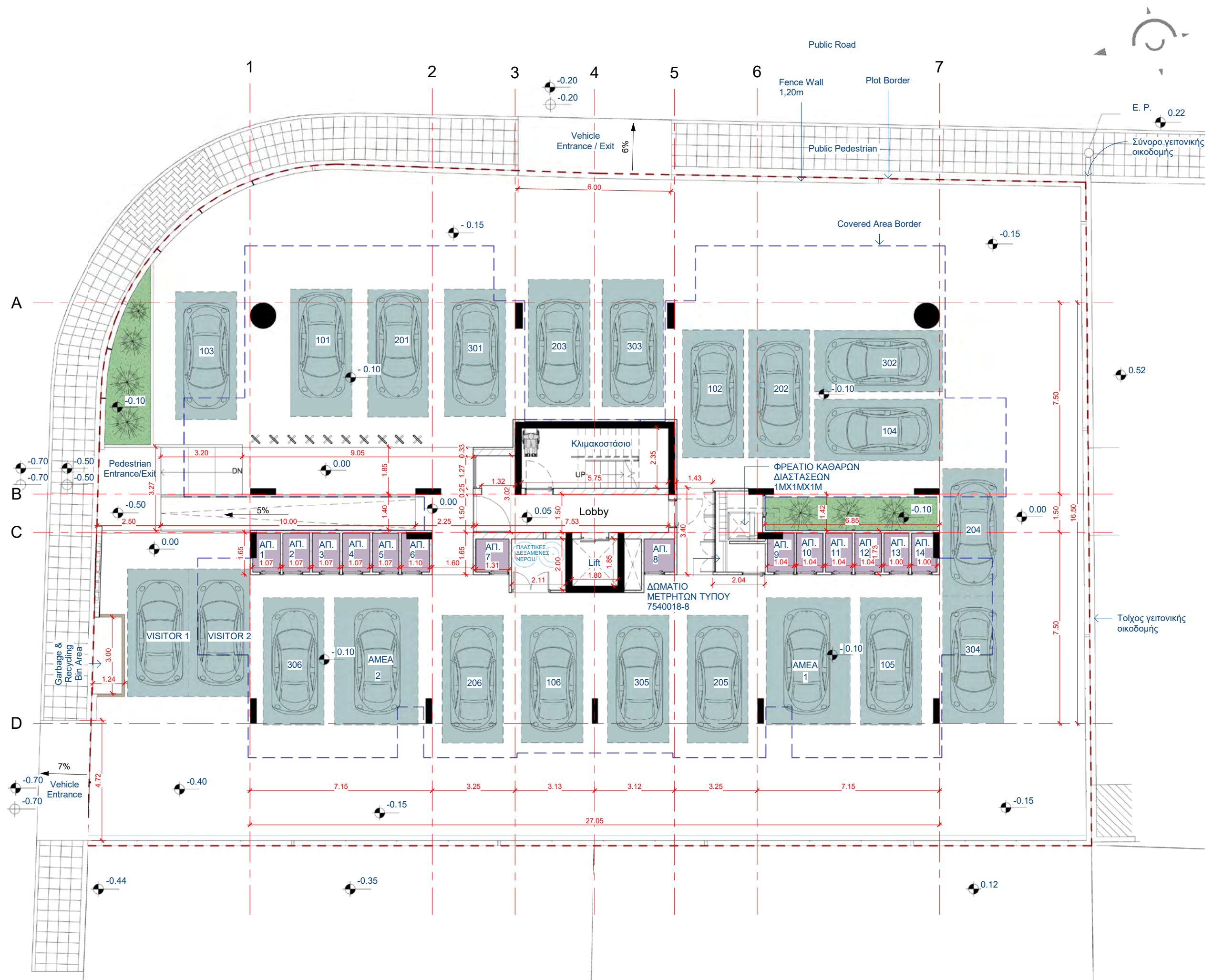
Kykladon Apartments offers spacious and modern one- and two-bedroom apartments, which consist of an open plan kitchen, living and dining area, bedroom suite(s) and large private balcony.

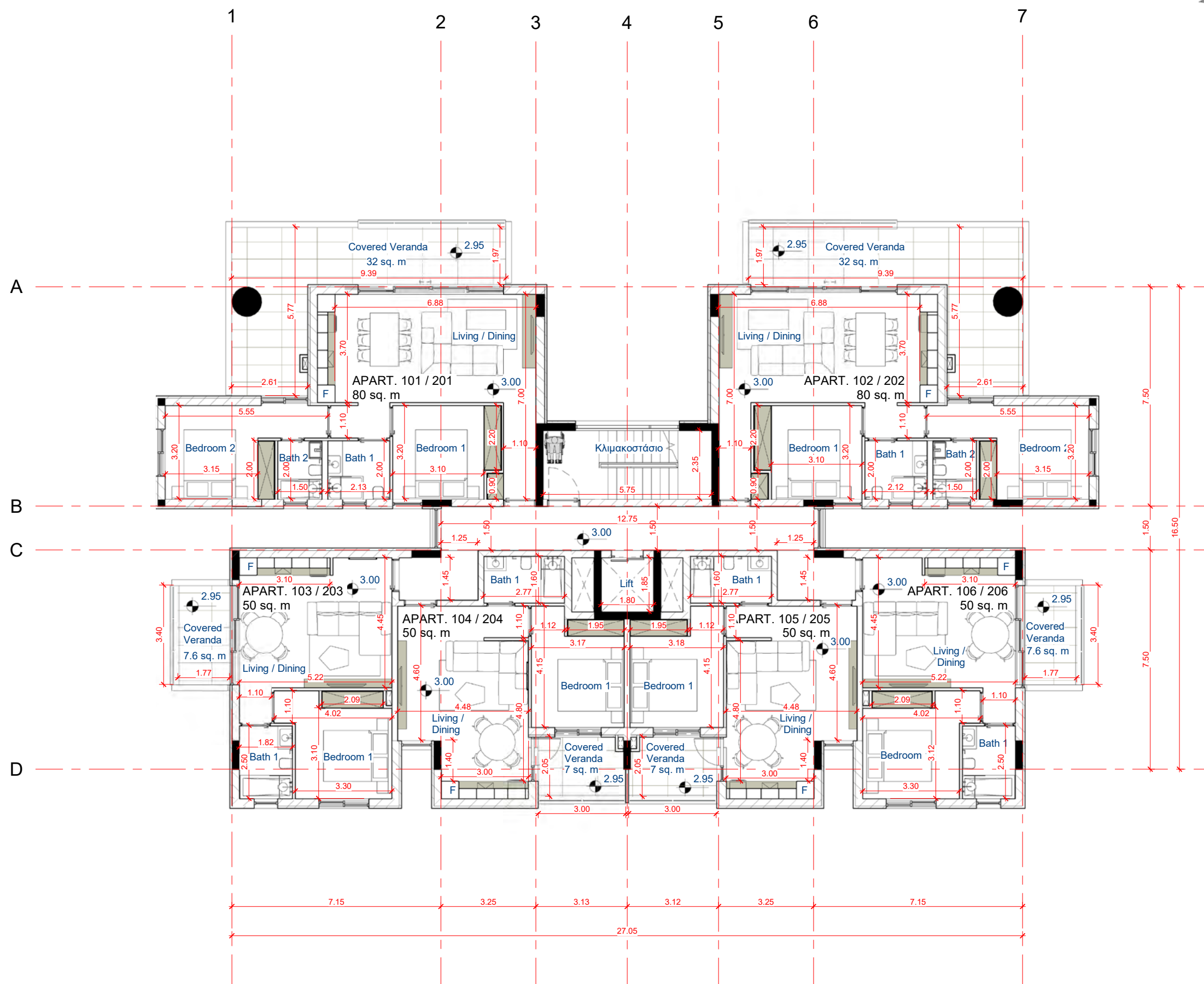
— Areas Catalogue

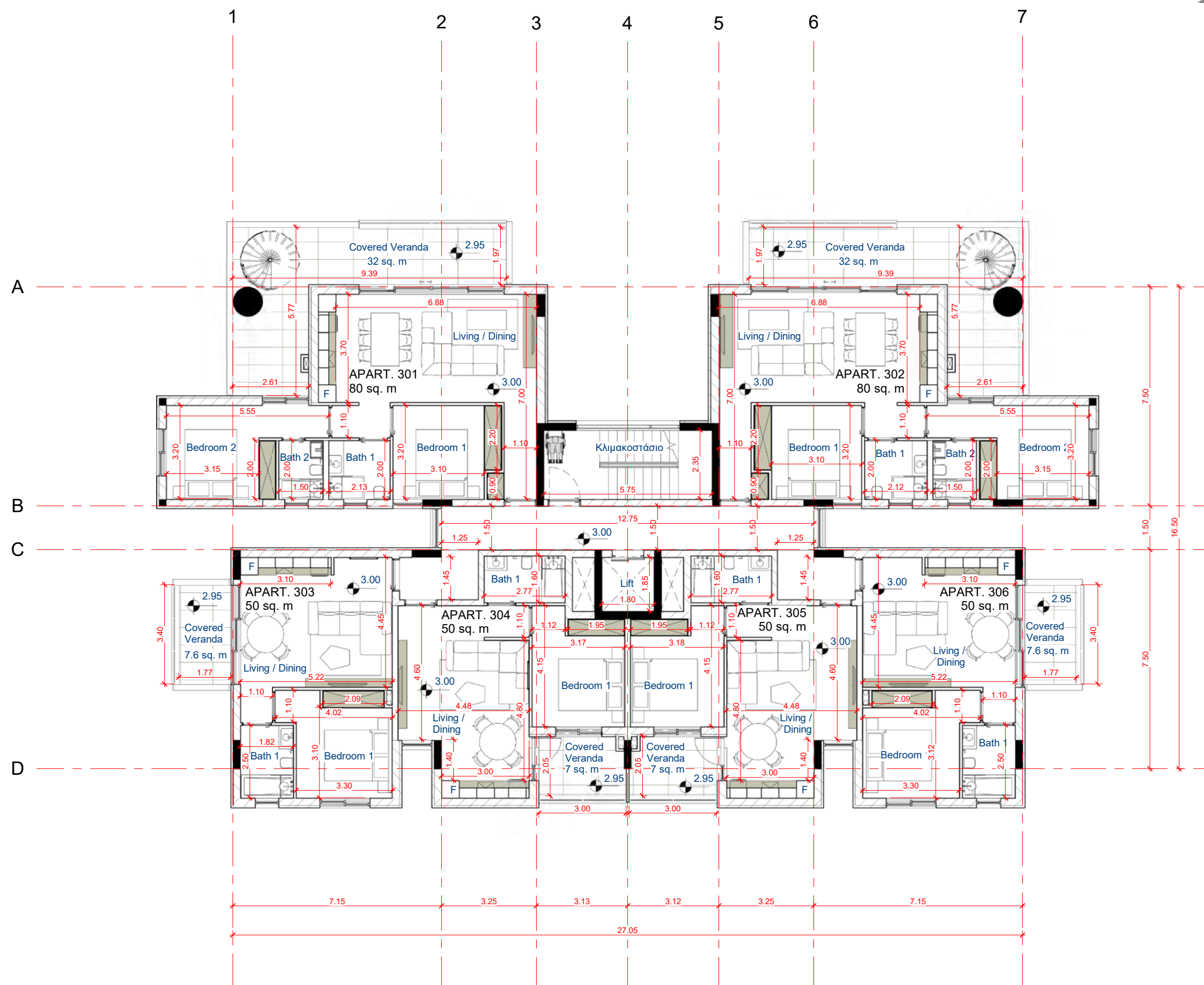
KYKLADON APARTMENTS

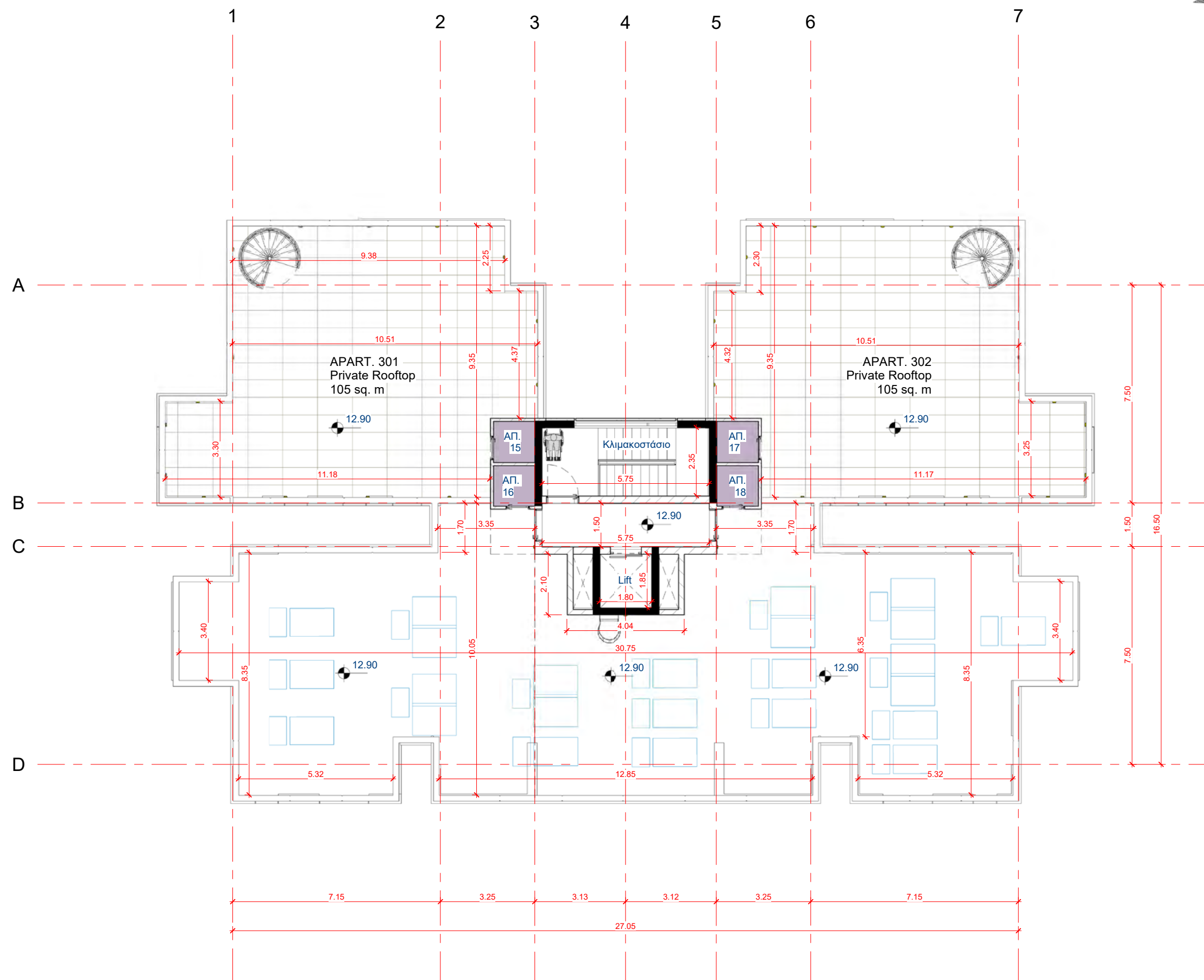
Project Location: Kykladon Street, Aglantzia, Nicosia

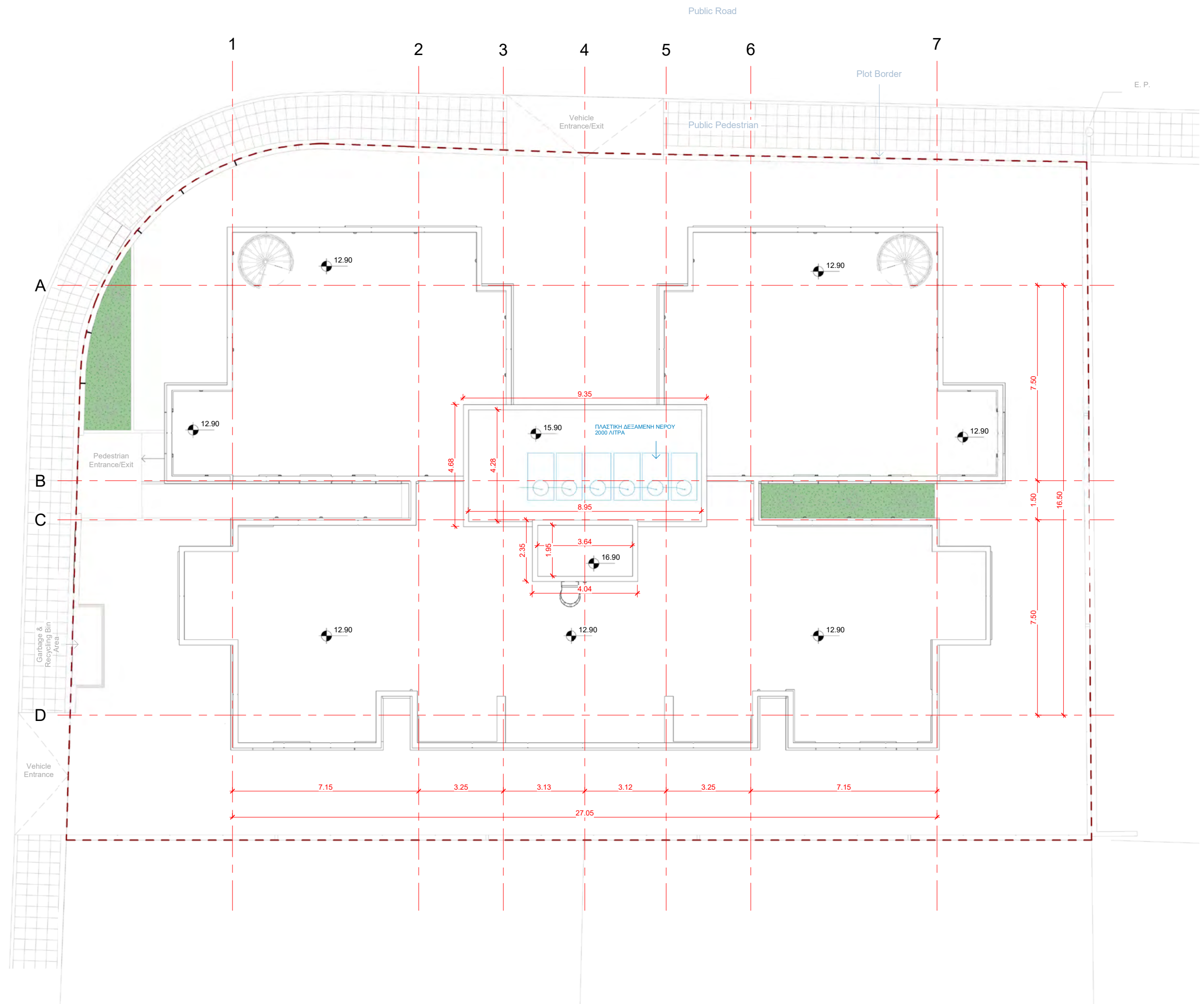
FLOOR	APARTMENT NO.	BEDROOMS	INTERNAL AREA (m²)	COVERED VERANDA AREA (m²)	PRIVATE ROOFTOP AREA (m²)	STORAGE AREA (m²)	T O T A L COVERED AREA (m²)	PARKING
1st Floor	101	2	80	32	—	2	114	1
	102	2	80	32	—	2	114	1
	103	1	50	7.6	—	2	59.6	1
	104	1	50	7	—	2	59	1
	105	1	50	7	—	2	59	1
	106	1	50	7.6	—	2	59.6	1
2nd Floor	201	2	80	32	—	2	114	1
	202	2	80	32	—	2	114	1
	203	1	50	7.6	—	2	59.6	1
	204	1	50	7	—	2	59	1
	205	1	50	7	—	2	59	1
	206	1	50	7.6	—	2	59.6	1
3rd Floor	301	2	80	32	105	2	219	1
	302	2	80	32	105	2	219	1
	303	1	50	7.6	—	2	59.6	1
	304	1	50	7	—	2	59	1
	305	1	50	7	—	2	59	1
	306	1	50	7.6	—	2	59.6	1

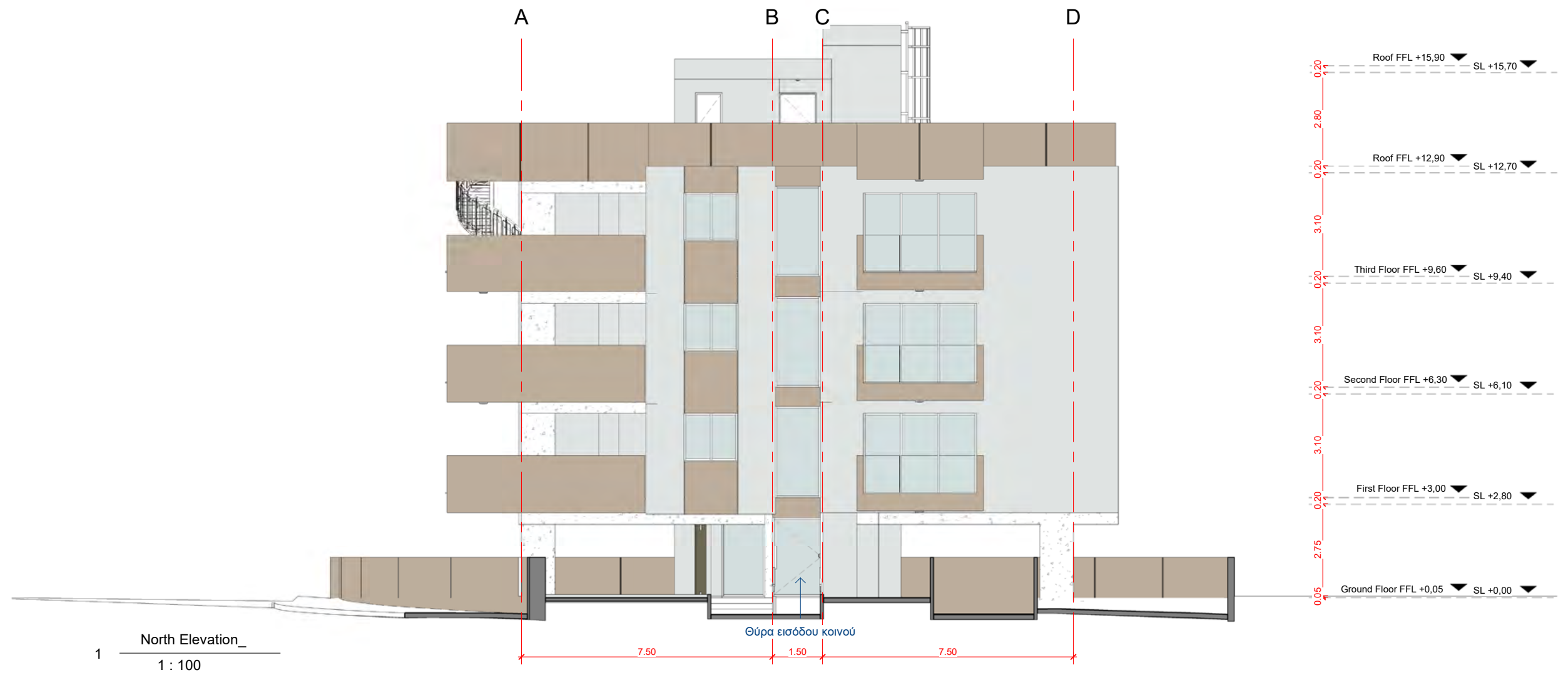


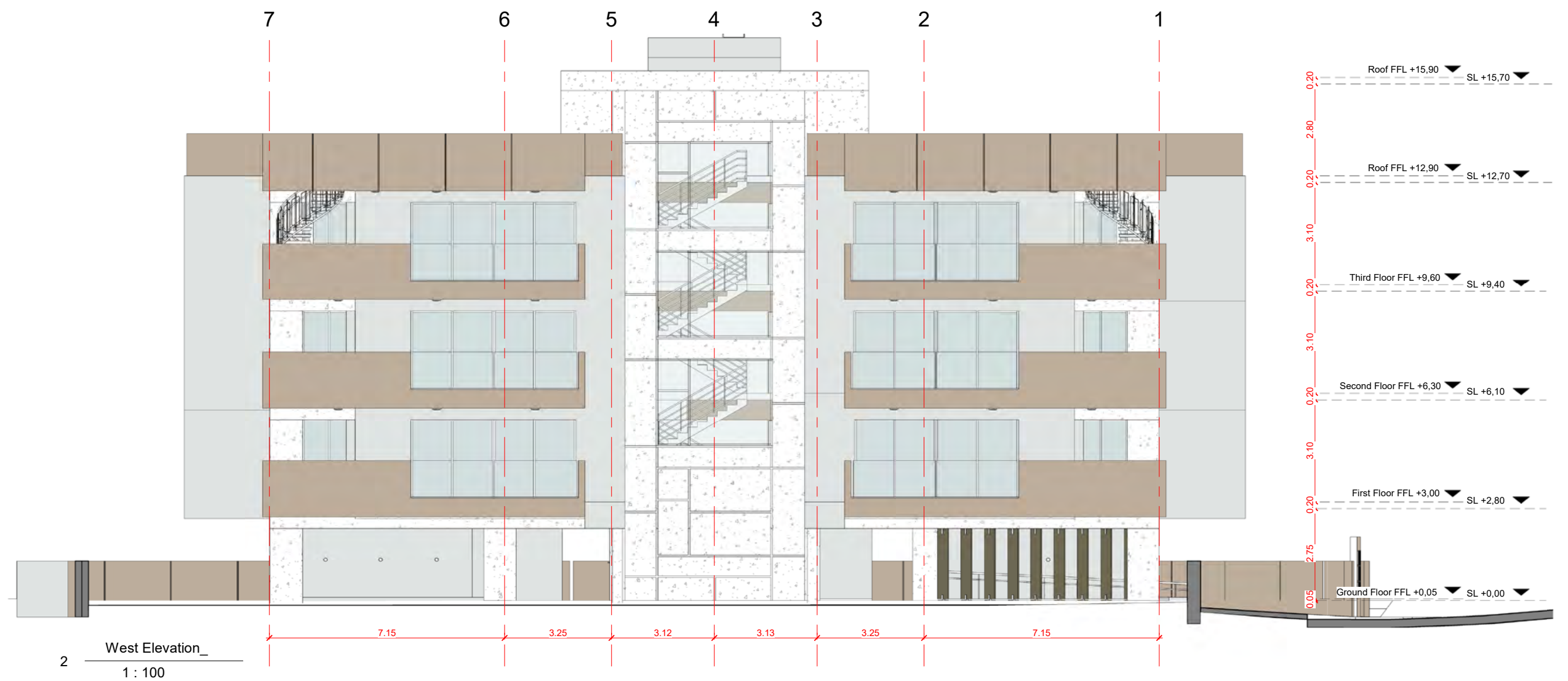
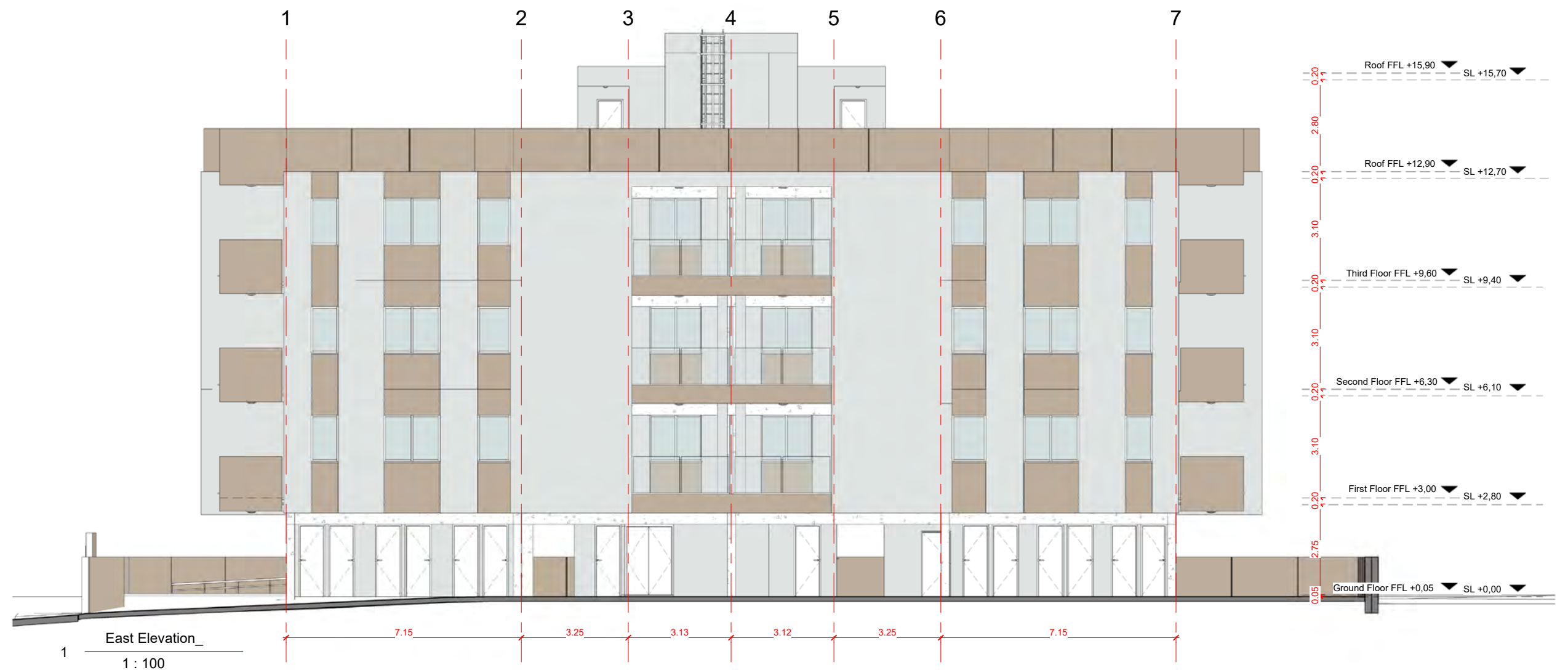












Construction Specifications

Frame

The structure of the building is designed in accordance with European Engineering Regulations. The frame will be out of reinforced concrete, for superior strength, better energy efficiency, less maintenance.

Thermal Insulation

The building will be classified as Energy Efficiency Category A, in accordance with the European Directive 2002/91/EC requirements on building energy performance.

Walls

The exterior dry walls will be constructed of a double metal-stud structure, Aqua Panel, and a thermal insulation system (including the columns and beams). The exterior walls will be 33 cm thick in total, 1h fire resistant, and accredited with a Knauf Certificate.

The interior dry walls will be 10 cm thick. The interior dry walls separating the apartments will be 20 cm thick and 1h fire resistant certified.

Protective corners will be placed in all wall edges.

Roofing

Waterproofing:

Non-reinforced concrete, insulation & extruded polystyrene 8 cm.

Non-reinforced concrete and cement-based water insulation on the verandas and all external floors.

Paintwork

Three coats of spatula externally, internally and on ceilings.

All external surfaces and ceilings will be painted with three coats of paint.

All internal surfaces and ceilings will be painted with three coats of paint.

All bathrooms will be decorated with gypsum board. In the bathroom and shower areas, the paint will be anti-mold.

Oil paint or hummerite paint on the metal surfaces of railings.

External Works

General earthworks and concreting works for the shaping of exterior spaces.

Parking will be made of patented and colored grey reinforced concrete.

Low concrete walls on the ground floor at a height of 1,2 m.

Construction of public pavement at the entrance of the building and landscaping.

Flooring

All internal conditioned spaces will be covered with 10 cm screed on lightweight concrete screed for covering services.

- Living & Dining areas, kitchens & bedrooms - ceramic purchase price €25/sq. m.
- Bathrooms - ceramic purchase price €25/sq. m.
- Terraces - ceramic purchase price €25/sq. m.

All areas will be fitted with skirting corresponding to the flooring except for the bathrooms.

The skirting cost is included in the purchase value of the corresponding flooring.

Cladding

- Kitchen wall ceramics (height 60cm) purchase price €25/sq. m.
- Bathroom walls lined with ceramic tiles of purchase price €20/sq. m. up to the door height.

Woodwork

The kitchens will be of Italian origin with purchase and installation value:

- One-bedroom apartment - purchase value € 2,600
- Two-bedroom apartment - purchase value € 3,000

The kitchen counter-tops will be granite of purchase value €155 per running meter, including installation.

The wardrobes will be of Italian origin with purchase and installation value of €200 per square meter.

Entrance doors of the apartments and Stairway doors on each floor to be ½ hour fire-resistant with the approval of the Fire Department, with lacquered finish.

Internal doors will be MDF lacquered finish - purchase value €290.

Bathroom benches - purchase value €200 per running meter according to the architectural plans. The bathroom counter-tops will be granite of purchase value €155 per running meter, including installation.

Sanitary

All bathrooms will be equipped with sanitary ware of high quality:

- One-bedroom apartment - purchase value €1,500
- Two-bedroom apartment - purchase value €2,000

Windows

External windows and doors will be of PVC (KÖMMERLING 76) double seal sliding or hinged system, with double, thermally insulated glass (color of architect's choice). The intelligent overall design boosts thermal and sound insulation.

Curtain walls will be of PVC system, with laminate glass.

The Fire Exit door will have the approval of the Fire Department.

Metal balustrades to staircases.

Glass railing on the verandas, as illustrated in the drawings.

Plumbing & Water Supply

Water supply will be achieved with a pressurized plumbing system, hot water return pump, solar collectors with an electric immersion heater, sewage/drainage, and drainage gutters on the terrace for rainwater.

Hot water supply system will be achieved via solar collectors and electric element.

An independent pressure system will be installed for all apartments.

Sewage/drainage will be out of plastic pipes and connected to the Nicosia Sewage System.

Electrical Works

The installation will be in accordance with the 17th Edition of the IEE and the Cyprus Electrical Authorities regulations.

Internet, Television and Telephone points in the living-room and all bedrooms.

Videophone (intercom) system will be installed, connecting apartments with the exterior door.

3 double sockets in bedrooms, 3 in kitchen and 3 in living-room.

In the kitchen all fitted appliances will be wired inside the walls by a spur fused unit and will include points for oven, kitchen hob, washing machine, refrigerator, and extractor fan.

There will be full antenna installation with independent operation for each apartment.

Automated lighting system in the entrance, corridors and parking area.

Elevator

Installation of one 6-person elevator with an alarm system in case of emergency.

Heating & Air-conditioning

Provisions for inverter units for cooling and heating.

An inverter is used to control the speed of the compressor motor, to continuously regulate the temperature. The DC Inverter units have a variable-frequency drive that comprises of an adjustable electrical inverter to control the speed of the electro-motor, which means the compressor and the cooling/heating output.

Mechanical ventilation for interior bathrooms where necessary.