

LE LOFT  
RESIDENCE



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development

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# PRIME LOCATION

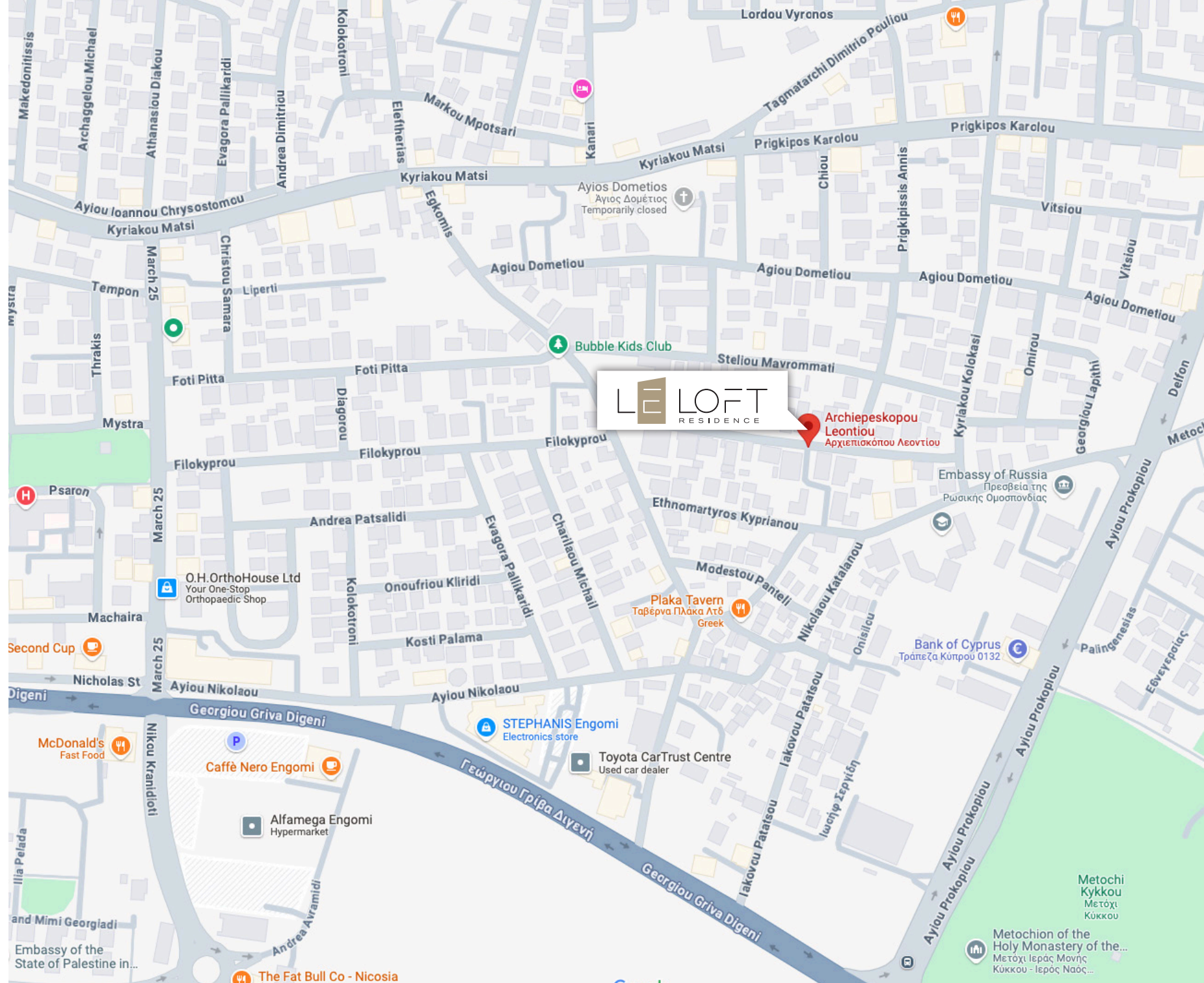
Discover the perfect blend of comfort and convenience in this stylish flat located in the heart of Engomi. This vibrant neighborhood is known for its mix of residential charm and urban amenities, making it an ideal choice for families, professionals, and students alike. Just a short walk from the university, making it a great option for students. Close to local shops, cafes, and restaurants, ensuring you have everything you need right at your doorstep. Excellent public transport links for easy access to the rest of the city.

## NEARBY AMENITIES

Living to "LE LOFT" in Engomi offers a rich mix of convenience and vibrant community life!

1. Supermarkets and Grocery Stores
2. Cafes and Restaurants
3. Parks and Recreational Areas
4. Universities
5. Fitness Centers
6. Healthcare Facilities.
7. Public Transport
8. Shopping Centers:
9. Banks and ATMs
10. Cultural Sites

Archiepiskopou Leontiou A1, 2407, Engomi , Nicosia , Cyprus



# Project Description:

## Luxury One-Bedroom Apartments

Introducing an exceptional residential development featuring **20 luxury one-bedroom apartments**, designed for modern living and comfort. This stylish building comprises a basement and four floors of elegantly appointed flats, each offering high-end finishes and contemporary design.

### Key Features:

- **Luxury Living:** Each apartment is meticulously designed to provide a sophisticated living experience, with spacious layouts and premium materials.
- **Basement Parking:** Secure and convenient parking facilities available for residents.
- **Modern Amenities:** Each apartment is equipped with air conditioning, electrical shutter and open-plan design
- **Common Areas:** Thoughtfully designed communal spaces for residents to relax and socialize, enhancing the community feel.
- **Prime Location:** Ideally situated within a vibrant neighborhood, close to essential amenities, public transport, and educational institutions.
- **Sustainable Design:** Built with energy efficiency in mind, contributing to lower utility costs and a reduced environmental footprint.

This development represents a unique opportunity to invest in a luxurious lifestyle in a prime location.

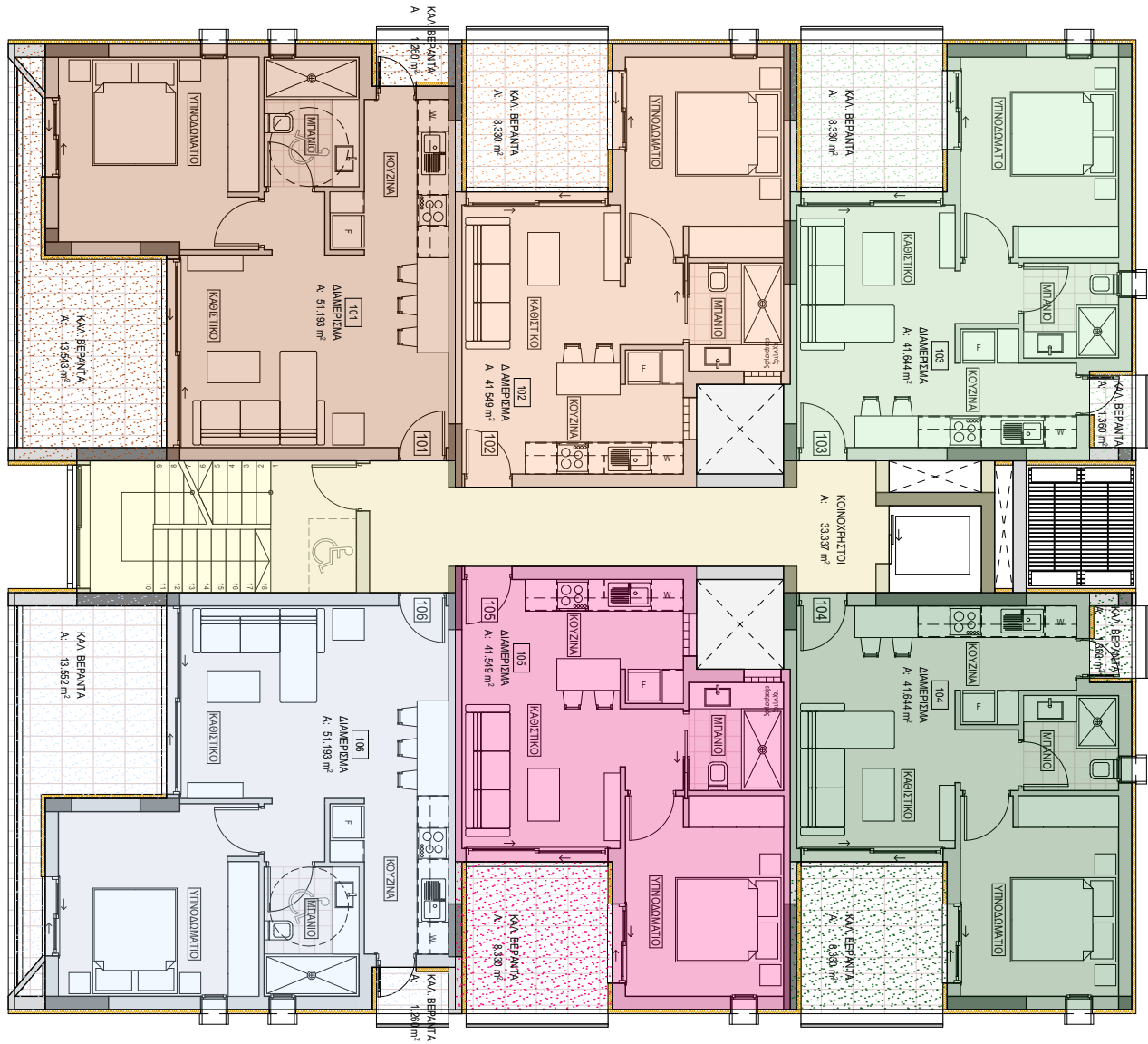


FIRST FLOOR						
FLAT	AREA	COVERED VERANDA	STORAGE	PARKING	UNCOVERED VERANDA	TOTAL
101	51.19	14.8	2.15	11.52		79.66
102	41.55	8.33	2.15	11.52		63.55
103	41.64	9.69	2.2	11.52		65.05
104	41.64	9.69	1.98	11.52		64.83
105	41.55	8.33	1.87	11.52		63.27
106	51.19	14.81	2.15	11.52		79.67
SECOND FLOOR						
201	51.19	14.5	2.15	11.52		79.36
202	41.55	8.33	2.15	11.52		63.55
203	41.64	9.69	2.14	11.52		64.99
204	41.64	9.69	2.15	11.52		65
205	41.55	8.33	2.15	11.52		63.55
206	51.19	14.81	3.02	11.52		80.54
THIRD FLOOR						
301	51.19	14.5	2.15	11.52		79.36
302	41.55	8.33	2.15	11.52		63.55
303	41.64	9.69	2.15	11.52		65
304	41.64	9.69	2.14	11.52		64.99
305	41.55	8.33	2.15	11.52		63.55
306	51.19	14.81	3.24	11.52		80.76
FOURTH FLOOR						
401	52.08	14.12	25.26	12.6	11.52	115.58
402	52.08	14.91	25.26	12.6	11.52	116.37

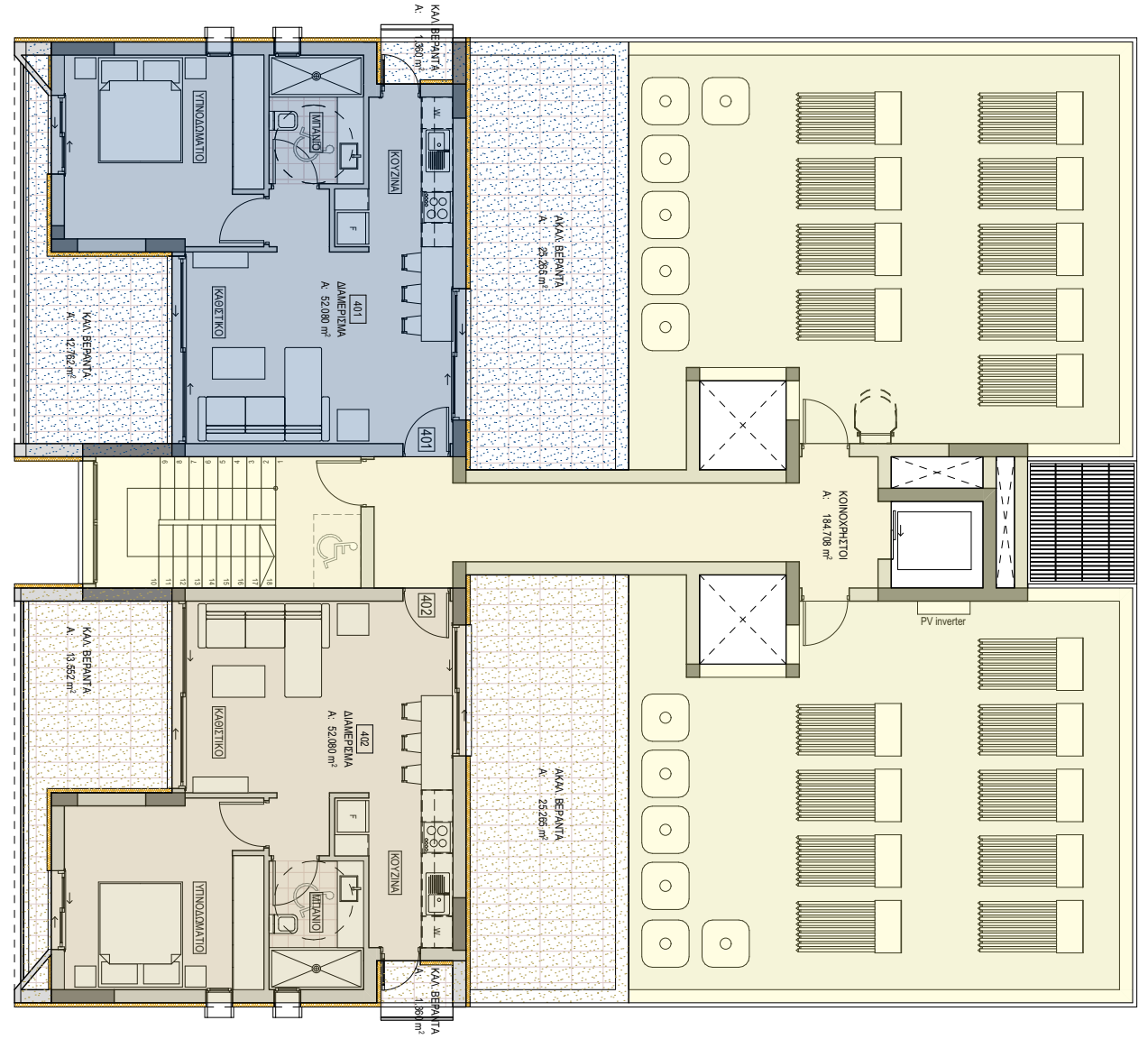


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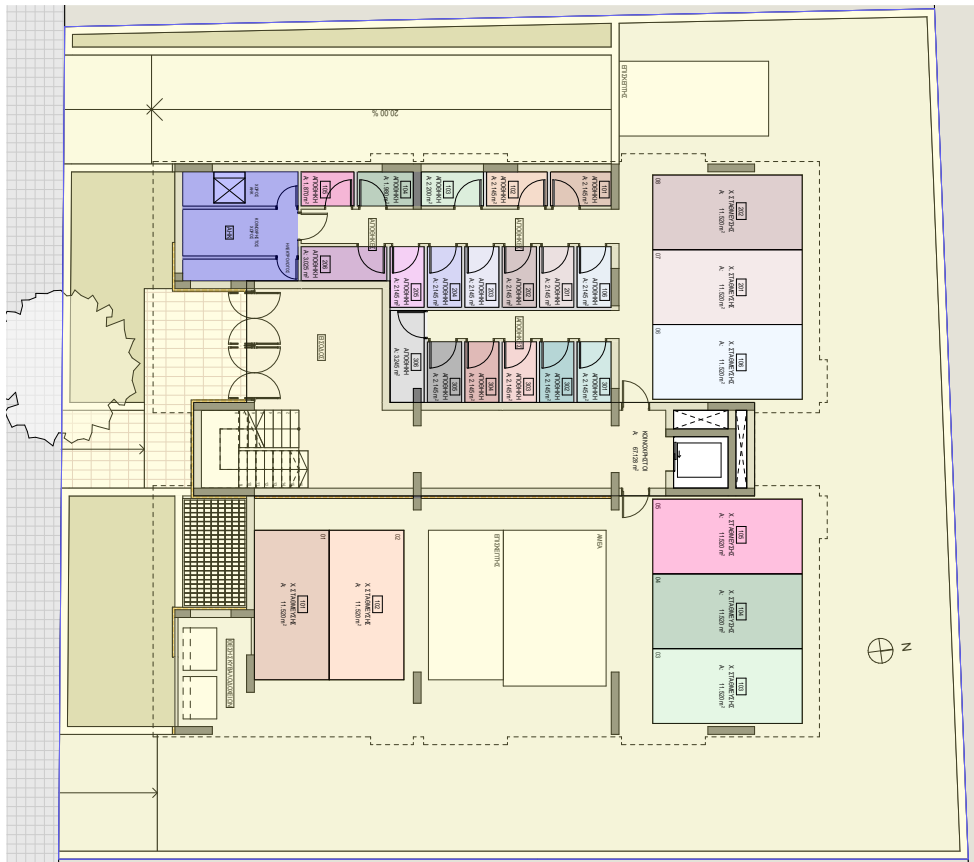
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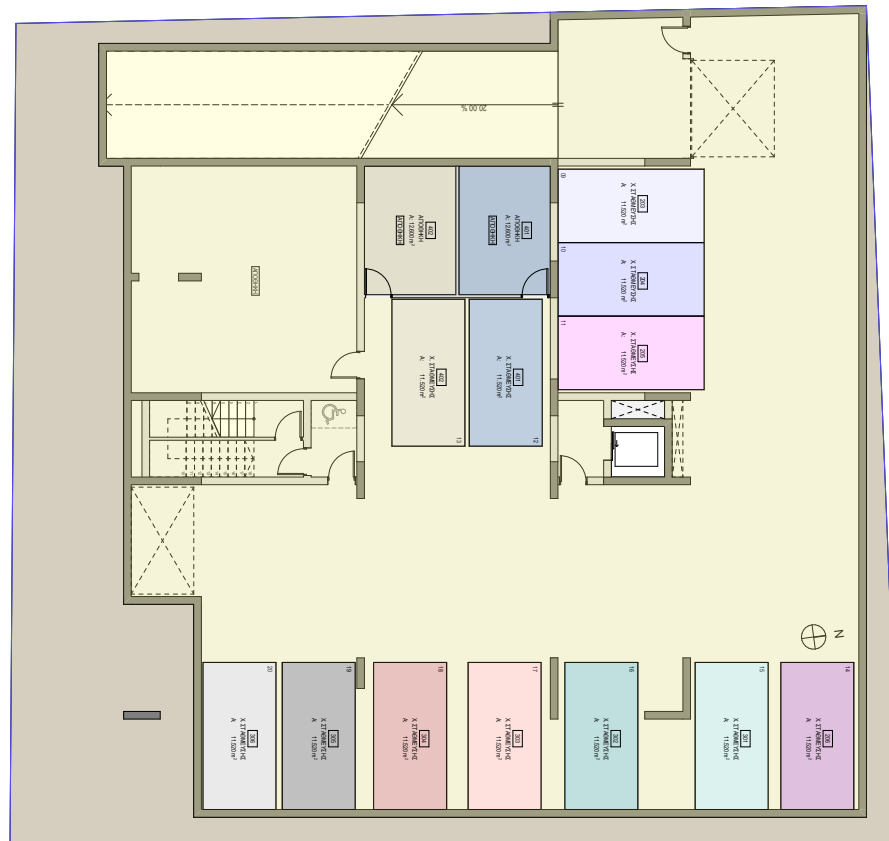
1st, 2nd & 3rd FLOORS



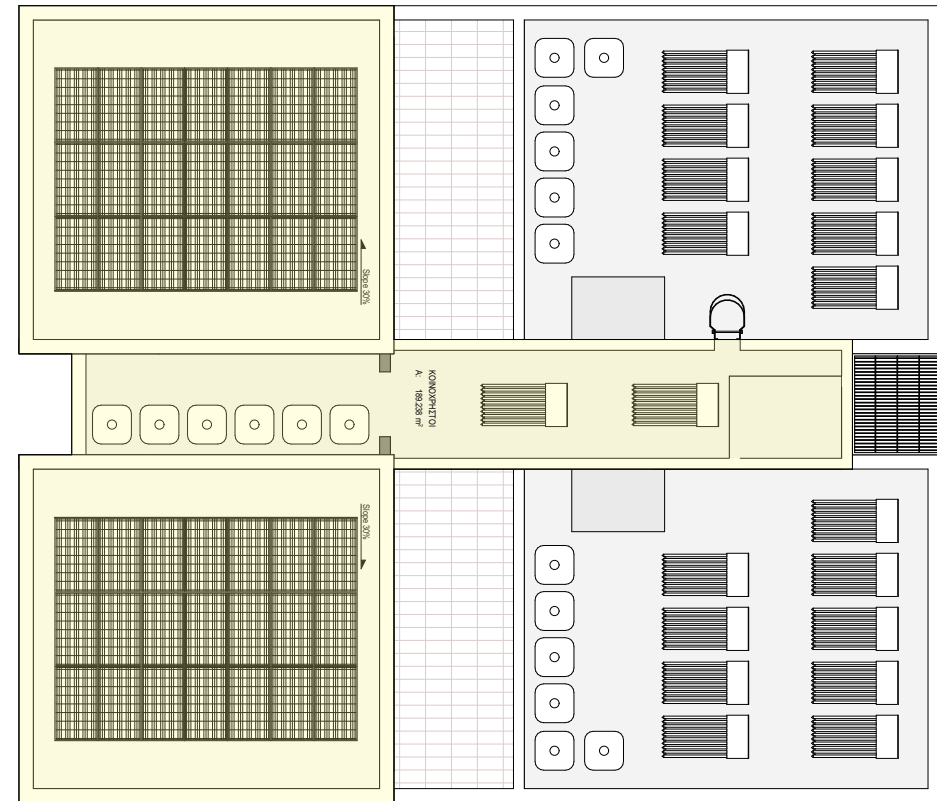
4th FLOOR



**GROUND FLOOR**



**BASEMENT**



**ROOF**

## STRUCTURE

The whole structure of the building is designed according to Eurocodes and Cyprus engineering Regulations. The building will be concrete structure with thermal walls.

## THERMAL INSULATION

The Thermal insulation will be classified as category A for the building.

External walls will be placed on European directive 2002/91EC on the energy performance of buildings. Roof will be insulated to meet energy efficiency requirements.

## WALLS

**External walls:** 25cm thermos-insulated bricks plus 8cm external thermal polystyrene boards and inside will be 3cm with extra insulation Onmifit slab35 and final finishes with plaster board. Total external wall thickness: 35cm

**Internal walls:** Single metal frame with plasterboard on each side. Total internal wall thickness: 10cm

## CEILINGS

The ceiling will finish with a spatula, in bedroom and corridor.

In addition, gypsum is applied to living area-kitchen-bathroom.

The WC ceiling would be with 3 waterproof spots lights in each bathroom.

Kitchen: in the area above kitchen high wardrobe, we will have gypsum until the ceiling if its necessary

## LIGHTS

One bedroom apartment

- Lights point in ceiling.

1. 1 point in bedroom (no gypsum).

2. 6 points in kitchen/living room and corridor.

3. Provision for lights include 3 w/p spots on WC, 5 white plafon in Living room & corridor, 1 Led stripe in kitchen 2m.

Price: 300€

## FLOORS

- All the ceramic tiles will be selected by the company (if the client wants) from an available predefined selection at an early stage so it does not affect the progress of the building.

- Ceramic tiles, dimensions 120\*60cm

Tiles specs will be for internal area, veranda, roof garden and bathrooms walls until ceiling. Customer has the right to choose the color of the tiles.

## SANITARY WARE

- All the sanitary will be selected by the company (if the client wants) from an available predefined selection at an early stage so it does not affect the progress of the building.

- One Bedroom Flat: €1700  
Including sink, mirror, wc accessories, wc, shower door

## WINDOWS

Windows will be Thermal Aluminum based on architectural plans, sliding, or opening, and double – glazed for better sound and heat insulation. According to architect design.

Apartments entrance doors will be fire resistant according to architect design.

## PLUMBING & WATER SUPPLY

- Full plumbing installation base of mechanical designs, with a PIPE IN PIPE.
- Become a provision for easy access to central connections and post – completion.
- Each apartment will have its own solar system.
- Hot water to kitchen and bathrooms is supplied by solar panels.
- Pressure water system for all apartments
- Water tube in veranda area for all apartment

## AIR CONDITIONING

Full installation split unit to living area and bedroom according to mechanical study.

## HEATING

Provision for electrical wall heating

## ELECTRICAL

All according to the 17th edition of IEE

Regulations and other regulations as required by the Cyprus Electrical Authority.

- Installation for door phone system
- Electrical doorbell
- Internet and television points in living room and bedrooms
- Full antenna installation
- 3 double sockets in bedrooms, 3 in kitchen, 2 in living area and 7 points cookers in the kitchen

## WOOD CONSTRUCTION

Wood Construction include:

- Bedroom wardrobes (as per drawings)
- Kitchen units (as per drawings)
- WC units (as per drawings)
- Internal door will be prefabricated chosen by architecture.

1 bedroom: € 3.500

The kitchen and wc basin furniture will be granite €190/m.

## PHOTOVOLTAIC SYSTEM

Flat from number 301-402, full installation of photovoltaic panels (1.5 kw)

## COMMON AREAS

- Installation of door phone system in the entrance of the block
- Provision for electric charging station
- Photovoltaic system 2 kw for common areas
- Lift
- Installation of the lighting in all common areas according to the architectural drawings
- Installation of the lighting in all verandas areas according to the architectural drawings

Note:

1. The common area's design is on Architect choice.
2. The extra construction will be fully paid before completion.
3. The above price do not include VAT

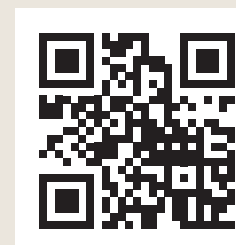


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2407, Engomi , Nicosia , Cyprus



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**BUILD LAND DEVELOPMENTS LTD**

71, Stavrou Avenue, Office 001, 2035 Strovolos, Nicosia, Cyprus  
Tel: 77772535, Fax: 22333767, Email: [info@buildland.com.cy](mailto:info@buildland.com.cy), [www.buildland.com.cy](http://www.buildland.com.cy)