

# MAPLE RESIDENCE



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# The Ultimate Student Living Experience

Just Steps from the University of Nicosia

Welcome to a brand-new lifestyle designed for today's students! Our modern one-bedroom apartments in Engomi combine smart design, comfort, and unbeatable convenience giving you everything you need to live, study, and relax in style.

Located right next to the University of Nicosia, this is **the closest residential project to campus** so you can forget long commutes and enjoy more time doing what you love.

Surrounded by cafés, restaurants, and student hot spots, it's the perfect place to balance academic life with fun and freedom.

Live close

Live smart

Live your best student life





# Prime Location in Engomi

MAPLE is perfectly situated on Eleftherou Kormakiti Street, Engomi, right next to the University of Nicosia (UNIC). Enjoy the ultimate convenience of living just steps from campus, with everything you need for student life close at hand.



UNIVERSITY OF NICOSIA  
= 1 MIN WALK



CAFES & STUDENT HANGOUTS  
= 1 MIN WALK



SUPERMARKETS & CONVENIENCE STORES  
= 3 MIN WALK



BUS STOPS & TAXI STANDS  
= 5 MIN WALK



NICOSIA CITY CENTER  
= 5 MIN DRIVE



SHOPPING MALLS & ENTERTAINMENT  
= 3 MIN WALK



Eleftherou Kormakiti, 2414, Engomi, Nicosia, Cyprus



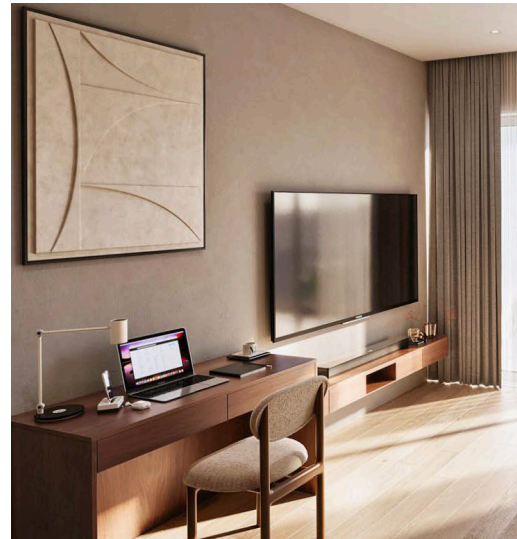
# Project Description:

## Luxury Studios and One Bedroom Apartments

Introducing an exceptional residential development featuring 12 luxury one-bedroom apartments and studios, designed for modern living and comfort. This stylish building comprises three 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.
- **Covered Parking:** Secure and convenient parking facilities available for residents.
- **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



PREMIUM STUDIO

Flat 102 / 202

INTERNAL: 40m<sup>2</sup>  
VERANDA: 10m<sup>2</sup>  
STORAGE  
PARKING

PENTHOUSE PREMIUM STUDIO

Flat 302

INTERNAL: 40m<sup>2</sup>  
VERANDA: 10m<sup>2</sup>  
ROOF GARDEN  
STORAGE  
PARKING



ONE BEDROOM CLASS A

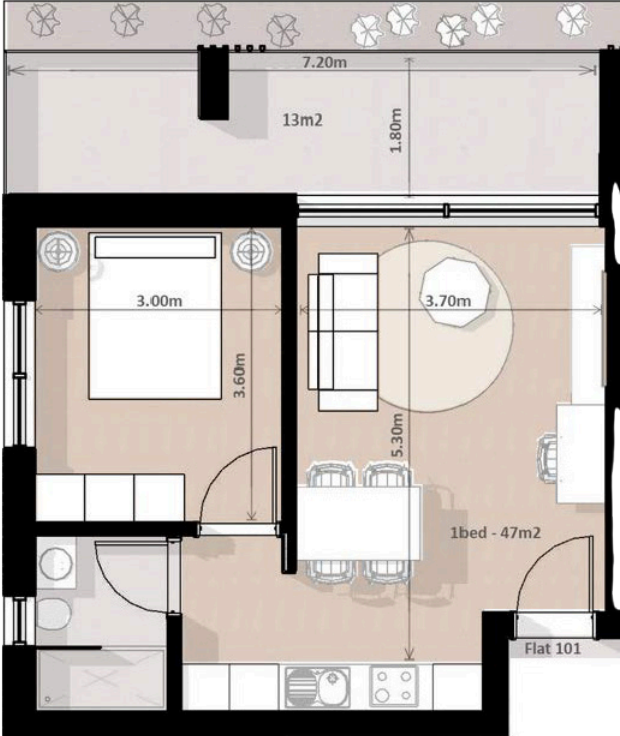
Flat 101 / 201

INTERNAL: 46m<sup>2</sup>  
VERANDA: 12m<sup>2</sup>  
STORAGE  
PARKING

PENTHOUSE ONE BEDROOM CLASS A

Flat 301

INTERNAL: 46m<sup>2</sup>  
VERANDA: 12m<sup>2</sup>  
ROOF GARDEN: 18m<sup>2</sup>  
STORAGE  
PARKING



ONE BEDROOM CLASS S

Flat 103 / 203

INTERNAL: 50m<sup>2</sup>  
VERANDA: 13m<sup>2</sup>  
STORAGE  
PARKING

PENTHOUSE ONE BEDROOM CLASS S

Flat 303

INTERNAL: 50m<sup>2</sup>  
VERANDA: 13m<sup>2</sup>  
ROOF GARDEN: 18m<sup>2</sup>  
STORAGE  
PARKING



ONE BEDROOM CLASS B

Flat 104 / 204

INTERNAL: 47m<sup>2</sup>  
VERANDA: 14m<sup>2</sup>  
STORAGE  
PARKING

PENTHOUSE ONE BEDROOM CLASS B

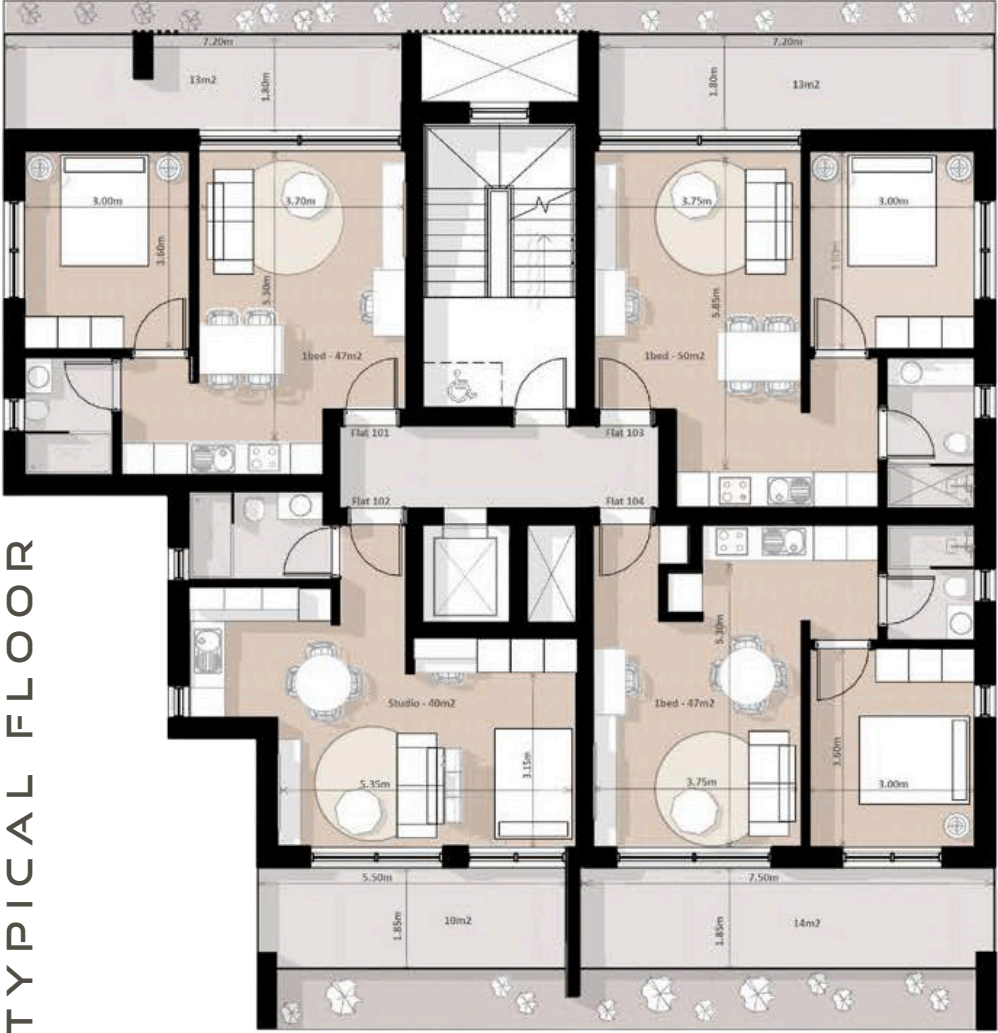
Flat 304

INTERNAL: 47m<sup>2</sup>  
VERANDA: 14m<sup>2</sup>  
ROOF GARDEN: 17m<sup>2</sup>  
STORAGE  
PARKING



A P A R T M E N T   D E T A I L S

| FLAT         | BEDROOMS                | INTERNAL AREA | VERANDA | PARKING | STORAGE | ROOF GARDEN |
|--------------|-------------------------|---------------|---------|---------|---------|-------------|
| FIRST FLOOR  |                         |               |         |         |         |             |
| 101          | 1-Bedroom - A           | 46            | 12      | ✓       | 2.57    | -           |
| 102          | Premium Studio          | 40            | 10      | ✓       | 2.58    | -           |
| 103          | 1-Bedroom - S           | 50            | 13      | ✓       | 2.53    | -           |
| 104          | 1-Bedroom - B           | 47            | 14      | ✓       | 2.39    | -           |
| SECOND FLOOR |                         |               |         |         |         |             |
| 201          | 1-Bedroom - A           | 46            | 12      | ✓       | 2.57    | -           |
| 202          | Premium Studio          | 40            | 10      | ✓       | 2.58    | -           |
| 203          | 1-Bedroom - S           | 50            | 13      | ✓       | 2.53    | -           |
| 204          | 1-Bedroom - B           | 47            | 14      | ✓       | 2.36    | -           |
| THIRD FLOOR  |                         |               |         |         |         |             |
| 301          | Penthouse 1-Bedroom - A | 46            | 13      | ✓       | 2.44    | 18.5        |
| 302          | Premium Studio          | 40            | 10      | ✓       | 2.39    | 12.5        |
| 303          | Penthouse 1-Bedroom - S | 50            | 13      | ✓       | 2.44    | 18.6        |
| 304          | Penthouse 1-Bedroom - B | 47            | 14      | ✓       | 2.36    | 17.1        |



# TECHNICAL SPECIFICATIONS

## STRUCTURE

It will be entirely made of reinforced concrete, in accordance with the architectural plans and structural calculations based on Eurocode 8 (seismic design) and Eurocode 2 for reinforced concrete buildings. The reinforced concrete will have a compressive strength of 30 MPa and will include high-strength reinforcement. The building’s foundation will be a raft (mat) foundation.

## WALLS

All exterior walls will be constructed using high-quality thermal insulating perforated bricks.

**Exterior walls:** they will be 35 cm thick, made of thermal insulating bricks, with an additional 8 cm of expanded polystyrene on the outer side. On the interior side of the masonry, there will be a single layer of gypsum board with mineral wool insulation, providing complete, certified thermal insulation and energy efficiency upgrading. Interior walls: they will be 10 cm thick, constructed using the certified Knauf dry construction system.

At the base of all masonry, a DPC-type cardboard insulating sheet will be installed, in accordance with BS5977 Type D.

## PLASTERING

**Interior:** A ready-made third coat will be applied, containing fibers and being waterproof. All ceilings will be finished with a smooth putty coat. At all concrete-to-brick junctions, a special mesh will be installed. All internal corners of the masonry will be fitted with embedded protective metal corner beads.

**Exterior:** The entire external shell of the building will be coated with textured plaster (graffiato) in the colors shown in the attached perspective renderings, except for surfaces that will receive special cladding or another specific finish.

## CEILINGS

All ceilings will be finished with a smooth putty coat. In the ceilings of all sanitary areas, moisture-resistant gypsum board will be installed, flush with the ceiling, and three

spotlights will be provided in each room. (The purchase and installation of waterproof spotlights is the responsibility of the constructor.)

**In the rest of the apartment:**

1 bedroom unit – 7 ceiling light points, including the veranda

## FLOORS

**Living Room / Dining Area:**

Ceramic tiles valued at €30/m<sup>2</sup>

**Bedrooms / Kitchen:**

Ceramic tiles valued at €30/m<sup>2</sup>

**Verandas:**

Ceramic tiles valued at €30/m<sup>2</sup>

**Sanitary Areas (Bathrooms/WCs):**

Ceramic tiles valued at €30/m<sup>2</sup>

## SANITARY WARE

**Included:**

All sanitary ware, bathroom mixers and washbasins, kitchen sink, and bathroom accessories. The wc will be wall hang.

**Purchase value for the entire residence:**

1bedroom unit: €1,550 (One thousand five hundred fifty)

## ELECTRICAL INSTALLATION

The installation will be carried out in accordance with the electrical design plans and the terms and regulations of the Electricity Authority of Cyprus (EAC), based on the 17th edition. It also includes:

- A) Internet and TV points in the living room, bedrooms, and office (if applicable)
- B) Double sockets: 2 in each bedroom, 4 in the kitchen, 3 in the living room, and 1 in the corridor
- C) 7 cooker points in the kitchen; 1 waterproof socket on the veranda
- D) Provision for TV antenna
- E) Video door phone system, model/brand at the company’s discretion

H) Provision for electric vehicle charging point at the parking space

I) Provision for Electric shutters on bedroom windows

## PLUMBING & WATER SUPPLY

Complete plumbing installation according to the architectural plans, using a pipe-in-pipe system. Provision is made for easy access to the main piping even after the project’s completion.

**PressureSystem:**

Will be installed on the roof on anti-vibration pads.

**Solar System:**

Pressurized hot water cylinder with a capacity of 200 liters, and two (2) solar panels measuring 1.5m x 1m each.

## ALUMINIUM

All frames will be constructed according to the architectural plans, either sliding or hinged, in a color selected by the Architect. They will feature double glazing for improved sound and thermal insulation, with multiple locking points.

## WOOD CONSTRUCTION

**KITCHEN:**

The kitchen countertops will be manufactured in Cyprus. The kitchen cabinet its 2.20 High

**WOODWORKS:**

Wooden constructions include the following, based on design and area measurements:

Interior doors (handles and door stoppers included)

Wardrobes (height 2.70 m)

Washbasin cabinet (according to design)

Corridor wardrobe (according to design)

**Provision price:**

1-bedroom unit: €7,000

**MAIN ENTRANCE DOOR:**

Fire-resistant door compliant with European standards.

**GRANITE:**

The countertops in the kitchen, laundry area, and bathroom cabinets under the washbasin will be granite, with a purchase value of €190 per linear meter, based on the architectural design.

## AIR CONDITIONING

Complete installation of split unit air conditioners, with capacity according to the mechanical study, in the rooms:

1-bedroom unit: 2 units

The selection, purchase, and installation are the responsibility of the contractor

## HEATING

Provision for electrical heating

## PAINTING & THERMAL INSULATION

Theexternalshellofthebuildingwillbefinishedwithcement-based plaster (Graffiato), offering full water resistance, high flexibility, unobstructed breathability, and being environmentally friendly. The internal surfaces will be painted with three coats of first-quality enamel paint.

## INSULATIONS

Two coats of SIKA IGOFLEX – 181 GR or equivalent on the surface of the concrete slab. Two coats of minimum thickness 2mm each of one component cementious mortar SIKA MON- OSEAL – 101H or equivalent according to manufacturer’s specifications.

## PHOTOVOLTAICS PANEL

Common areas- 8kw





# MAPLE

RESIDENCE



*we think, we feel, we build!*

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