

SPECIFICATIONS & GENERAL INFORMATION

Unit №: 878-1 (Villa Myrra)

New building: Yes

Type: Villa / House

Delivery day: 02/2027

Plot area: 694sqm

Indoor covered area: 139sqm

Outdoors covered area: 30sqm

Open basement covered area: 110sqm

Floors: 2

Bedrooms: 3

Bathrooms: 3

Smart doorbell: Yes

Location: Palodia, Limassol, Cyprus

Swimming Pool: No

Jacuzzi: Yes

Garden area: Yes

BBQ area: Yes

Air conditioning: Yes

Underfloor heating: Yes

Heat pump: Yes

Storage: Yes

Covered parking: Yes

Security alarm: Yes

Security camera system: Yes

Solar panels: Yes,

Window shutters: Yes,

UF water system: Yes

Water softening system: Yes

Energy-efficiency: Class A'

PRICE: €680,000 + VAT (FULL PACKAGE)

PRICE: €580,000 + VAT (PROVISIONS ONLY)

TECHNICAL SPECIFICATIONS

General

The building is certified with a Category 'A' Energy Efficiency Certificate, satisfying European standards and in accordance with the local Authorities regulations.

Quality Standards

All materials used shall carry the 'CE' mark.

Structure

Reinforced concrete, according to the civil engineer design based on anti-seismic regulations. Strength of concrete on slabs and beams C30 and C45 on columns. On the exterior of beams and columns 8cm extruded polystyrene will be placed.

Masonries

Exterior walls: (from the inside to the outside)

- Smooth plaster (thk 3mm)
- Plaster (thk. 25mm)
- Insulating bricks 20cm*25cm*30cm (thk 20 cm)
- Extruded polystyrene (thk 80mm)
- Plaster rendering with mesh and smooth external render (thk 7 mm)

All systems are in accordance **to Local Authority regulations.**

Interior walls:

- Smooth plaster (thk 3mm)
- Cement plaster (thk 25mm)
- Round hole brick 10*20*30 (thk 10 cm)
- Cement plaster (thk 25mm)
- Smooth plaster (thk 3mm)

Roof thermal & water insulation

- Concrete (thk 20cm)
- Extruded polystyrene (thk 50mm)
- Second layer of extruded polystyrene (thk 50mm)
- Screed (thk ≥10cm).
- Bituminous reinforced polyester membrane (thk 45mm)
- Sika 560 (2 layers)

Verandas water insulation

- Three coats of insulating cement with mesh.

Flooring

Internal areas of apartments and verandas paved with quality imported ceramic tiles

The entrance threshold will be marble or granite.

Under all windows will be inserted white or beige color marbles.

All ceramics, marbles and granites will be laid with high strength adhesives (C2TE S1) and joint fillers.

All tiles purchase value is €25/m².

Laminated parquet optional in bedrooms of purchase value €25/m².

Internal staircase in selected imported marble of purchase value €40/m.

Bathroom walls

Ceramic installation inside bathrooms and toilets will be until ceiling.

All ceramics and marbles will be laid with high strength adhesives (C2TE S1) and joint fillers.

All tiles purchase value is €25/m².

Kitchen wall with granite or marble of purchase value of €160/m²

Paint work

Outside, where the wall will be painted, a stabilizer will be applied and three coats of exterior paint.

Interior walls will be plastered with three coats of smooth plaster and three coats of quality emulsion paint in the color choice of the customer.

The ceilings will be of good quality fair-faced concrete finish with three coats of smooth plaster and three coats of quality emulsion paint.

All the paints will be bought from Peletico.

Electrical and telephone installation

All electrical installations will be made under EAC regulations and according to the drawings.

- Smoke detectors inside kitchen.
- Solar panel installation according to EAC specifications.

Smart house

Includes: security alarm, surveillance system, smart doorbell, smart lighting, etc.

Plumbing/sewerage and drainage

The hydraulic installation will be made in accordance to the architectural designs with oxygen barrier PEX pipes (pipe in pipe).

Hidden sewers with plastic pipes according to the architectural designs and connection to the central sewerage system of the city.

Pressurized water system for hot and cold water.

PVC pipes will be used for the drainage system and will be connected to the sewage system of the building

Faucet above hob.

Complete water system setup

BIG BLUE 4.5"x10" sediment filter at main water supply.

5-Stage Ultrafiltration water system under the sink.

PENTAIR Water Softener 30L with by-pass

Solar water heater

300 liters solar water heater with two solar panels 150 * 100 selective, one-coil pressure roller for heating.

Water tank of 1000 liter capacity.

Underfloor heating and Air conditioning

Mitsubishi Heating pump & 5x GREE Air-conditioning units (2x 24,000BTU, 3x 9,000BTU)

Sanitary Fitting

Sanitary fittings are all quality and will be fitted and installed according to European standards including single level mixer taps and shower attachments. See relevant catalogue.

The fixed cost for sanitary fittings is set at €3500. In case the client prefers other supplier the amount that will be refunded is 80% of the fixed cost.

Aluminum doors/windows (ext.)

Window frames according to the plans of the energy efficiency study made of black anodized aluminum.

Sliding (ALUMIL Smartia S350), open (ALUMIL Smartia S67 hidden sash), double glazing 5 + 5mm with 17 mm gap.

Electrical aluminum shutters for windows (x5)

Carpentings

Entrance Door

Safety door.

Internal Doors

All internal doors and frames made from local bespoke fabricators according to Interior Architect's Designs and Specifications. All internal doors and frames are laminated. All ironmongery used is of European import.

Wardrobes

All laminated wardrobes will be made by local bespoke fabricators according to Interior Architect's Designs and Specifications and will include hanging rails, shelves and drawers.

Kitchen Fittings

Base and wall laminated units according to the drawing. Worktops of elegant granite finish and quality stainless steel sink with 3-way mixer tap. Electric and/or plumbing provisions for fridge, washing machine, built-in hob, hood and oven are included as shown on the drawings (appliances are not included).

Toilet cabinet

Toilet cabinets are laminated and according to the drawings.

Internal Metal Balustrades in Stairwell

Locally fabricated iron balustrade systems fitted throughout the communal stairwell.

External Works

Boundaries

The property boundaries will be constructed of reinforced concrete walls with two coats of spatula and paint finish.

Parking

Will be laid with ceramics of €25/m².

Pool (NOT INCLUDED IN THE PRICE – Ask us for price)

Size: 8x4m. With liner and chlorinated & external open shower area.

Jacuzzi

Custom-made by Crystec Spas 2x2m & 42 jets (5-seats).

BBQ area

Outside area with build in BBQ and sink.

Garden area

Different plants/flowers will be planted with a simple watering system. Some areas will include artificial or real grass depending from customer's request (max 20sqm).

Terms and Conditions:

- All installation or fitting of air conditioning units, central heating, satellite dish or other machinery that can alter the building's original elevation, must have the vendor's approval. Furthermore, the purchaser will be responsible for any additional costs that may arise due to any problems to the building or malfunctions to any machinery that may be caused in the event that the above paragraph does not apply.
- Any changes desired by the buyer will give the appropriate time to the seller to delay the delivery date of the property. Any upgrades / changes, as agreed, will be costed and priced accordingly. The extra billings prepaid during construction.
- Note that if the buyer chooses natural materials such as stone / wood / marble / granite, not industrially, there will be no claim to any color deviations or appearance compared with the sample.
- The light fixtures are not included.