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1. Project Overview



Status	Type	Plot Area	
Under Construction	Luxury Apartments	2336m2	
Location	Units	Bedrooms	Property Area
Geroskipou, Paphos	44	Studio, 1, 2 & 3-bedroom	107m2



Description:

A luxurious yet affordable apartment complex in Geroskipou, Paphos, Cyprus. Conveniently located near the main road and the Elea Golf Resort, this sleek and modern complex features five exclusive blocks. Relax by the communal rooftop pool with stunning views. The development ensures safety and convenience with ample parking. Nearby, find restaurants, supermarkets, banks, and stores in this tranquil and welcoming town. Experience the perfect blend of luxury and affordability.



2.Project Highlights

VRV technology cooling system

Alarm system (Optional)

External thermal insulation

High-end countertops and finishes

Private parking space

Fully furnished (Optional)

Spacious areas

Upgraded thermal aluminium series

Water pressure system

Wall mounted toilets & walk in showers

Laminate floors in bedrooms

Energy efficient, sustainable design

Relaxing Residential area

High-quality fittings throughout

Rooftop communal pool



3.Project Location



Distances



Blue flag Beach 3.5 km | 8 min



Paphos 4.4 km | 8 min



Paphos harbour & promenade 5 km | 11 min



Grocery Store 1.8 km | 4 min



International Airport 7 km | 10 min



International private School 8 km | 10 min



Private hospital 2.3 km | 6 min



Highway to/from other cities 2 km | 4 min



General hospital 6.5 km | 8 min

4.Project Overview | Exterior & Interior



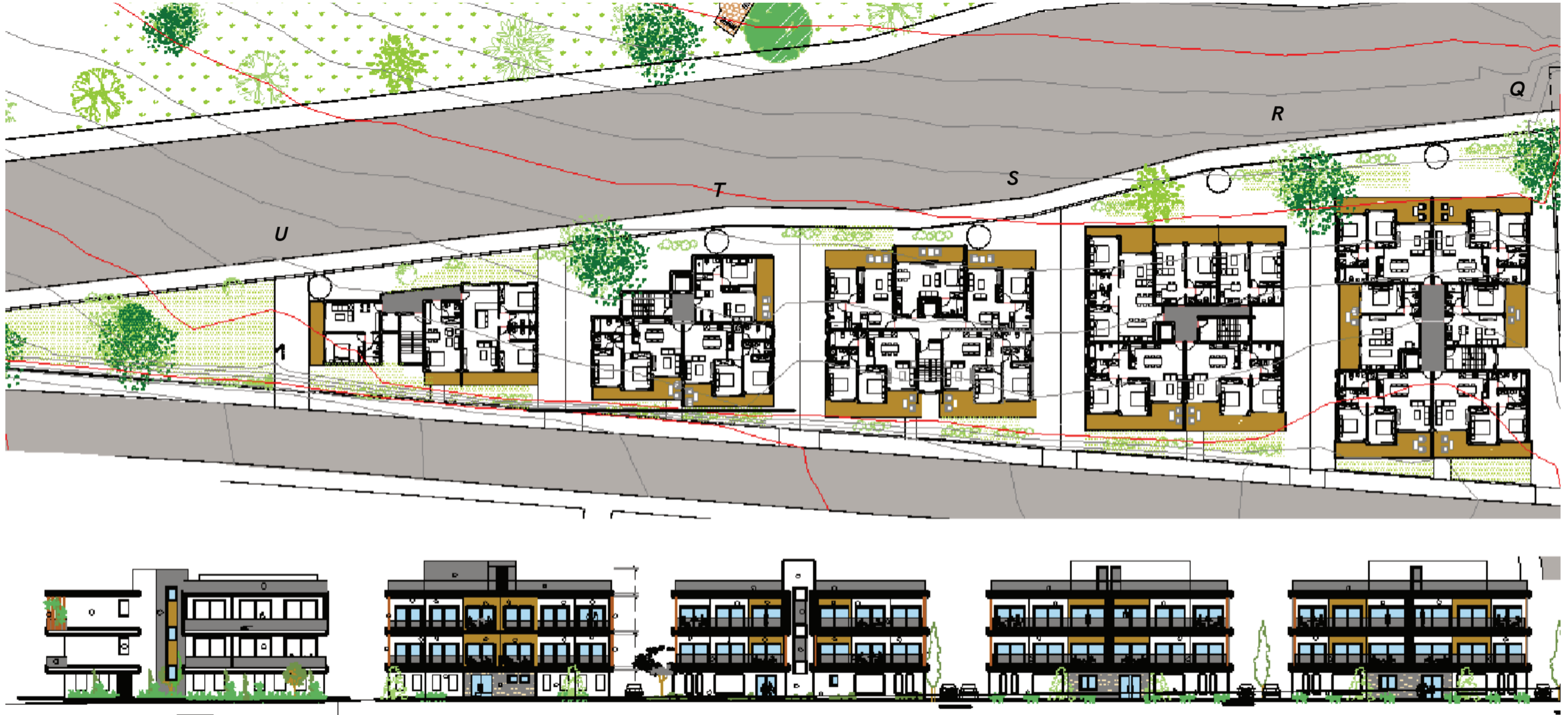




CYPRUS
GOLDEN PROPERTIES



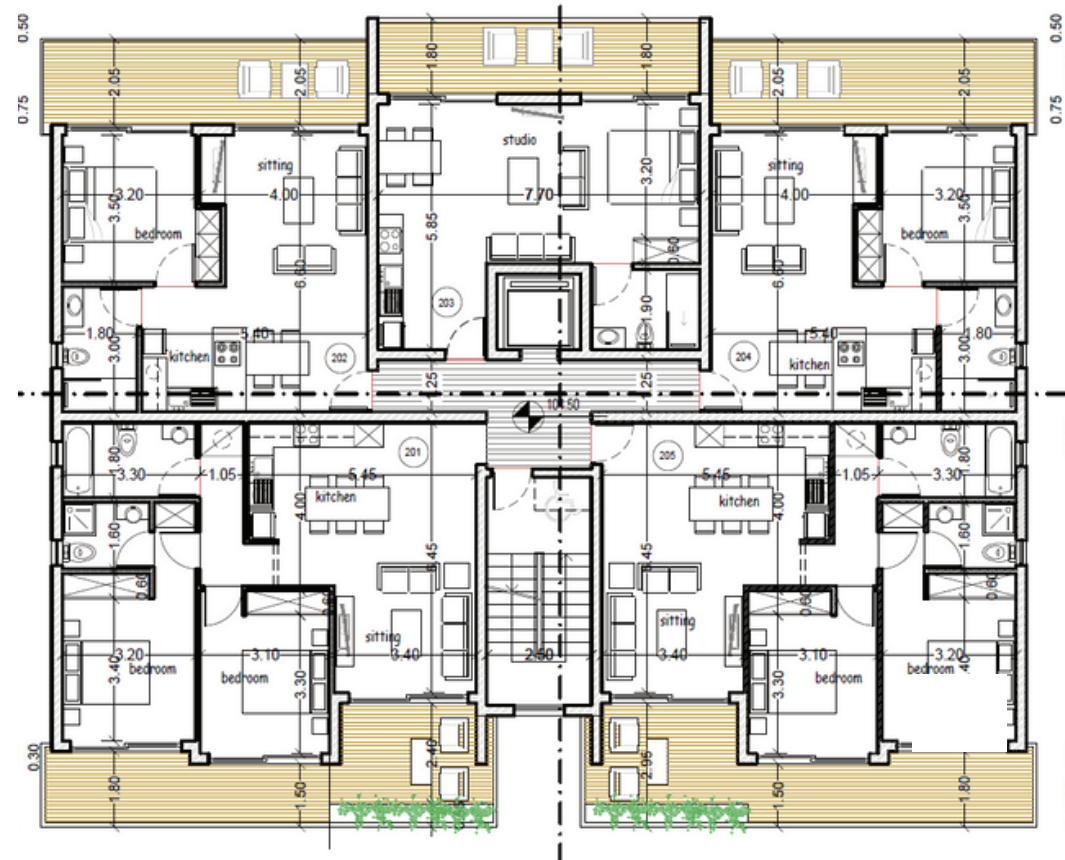
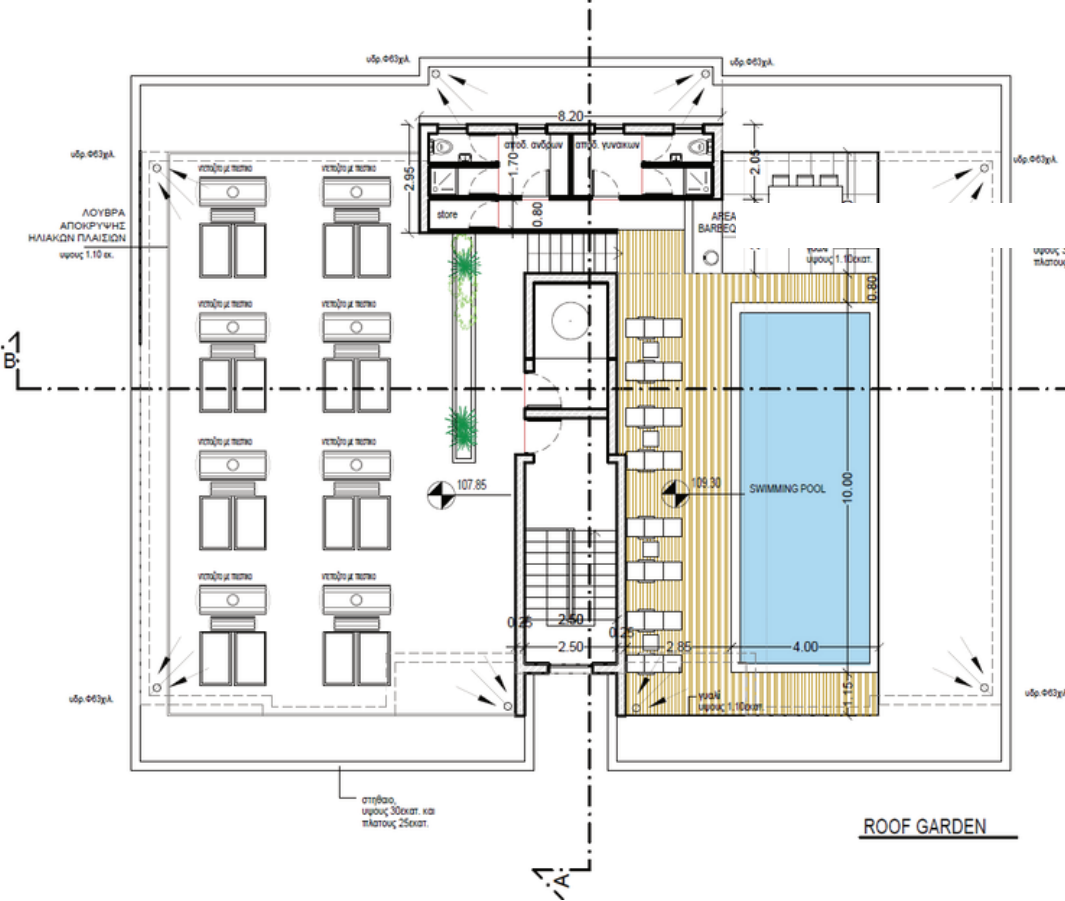
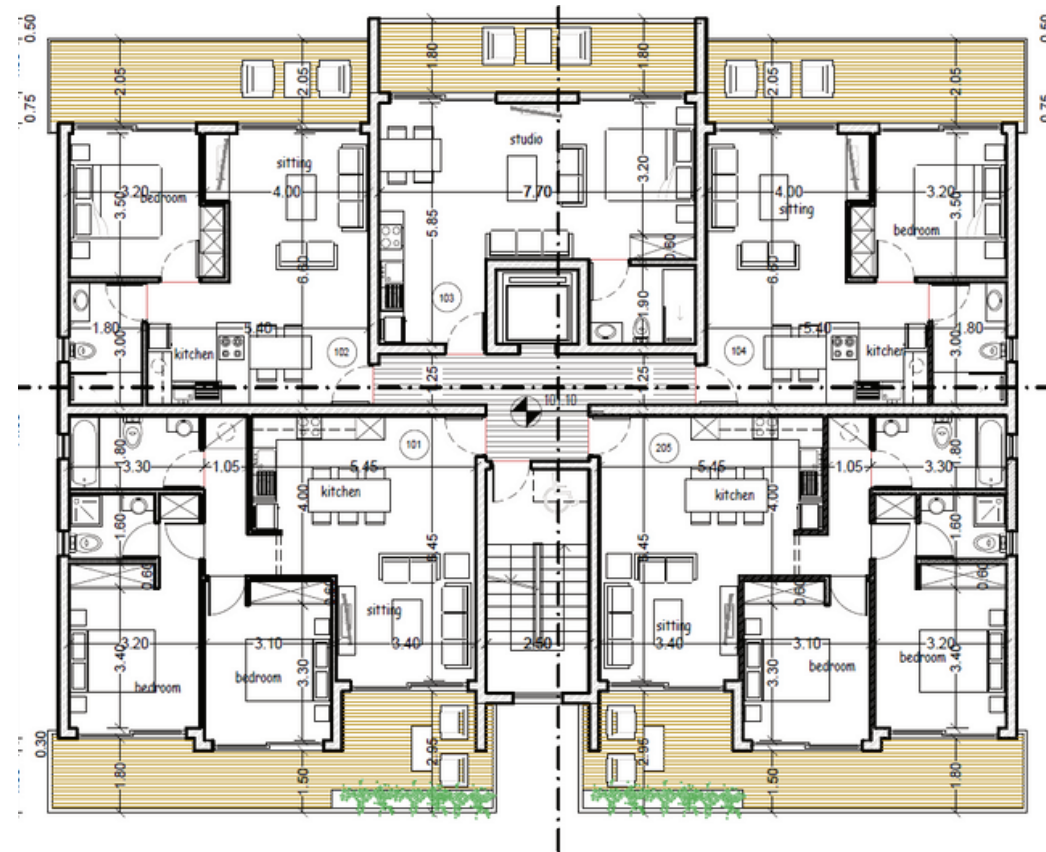
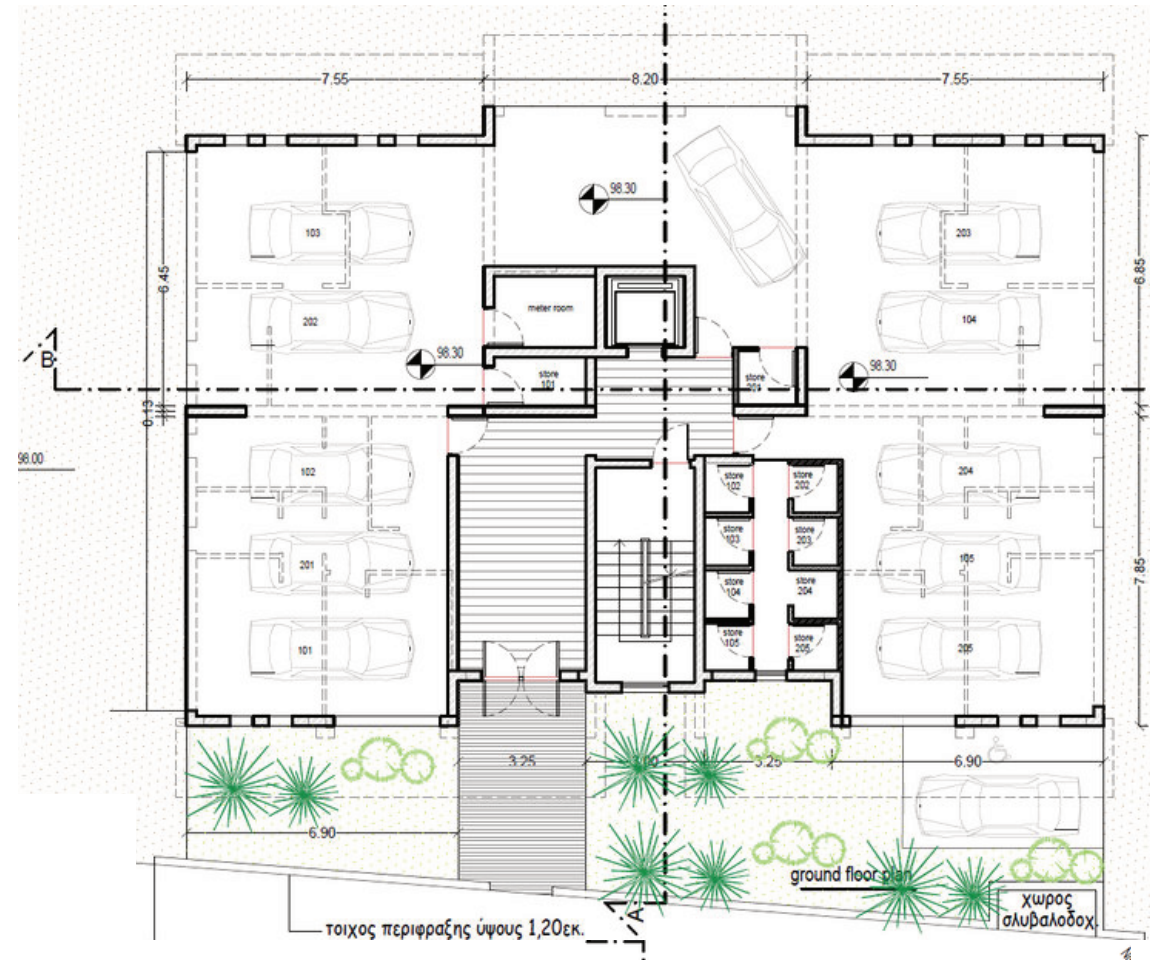
7.Master Plan



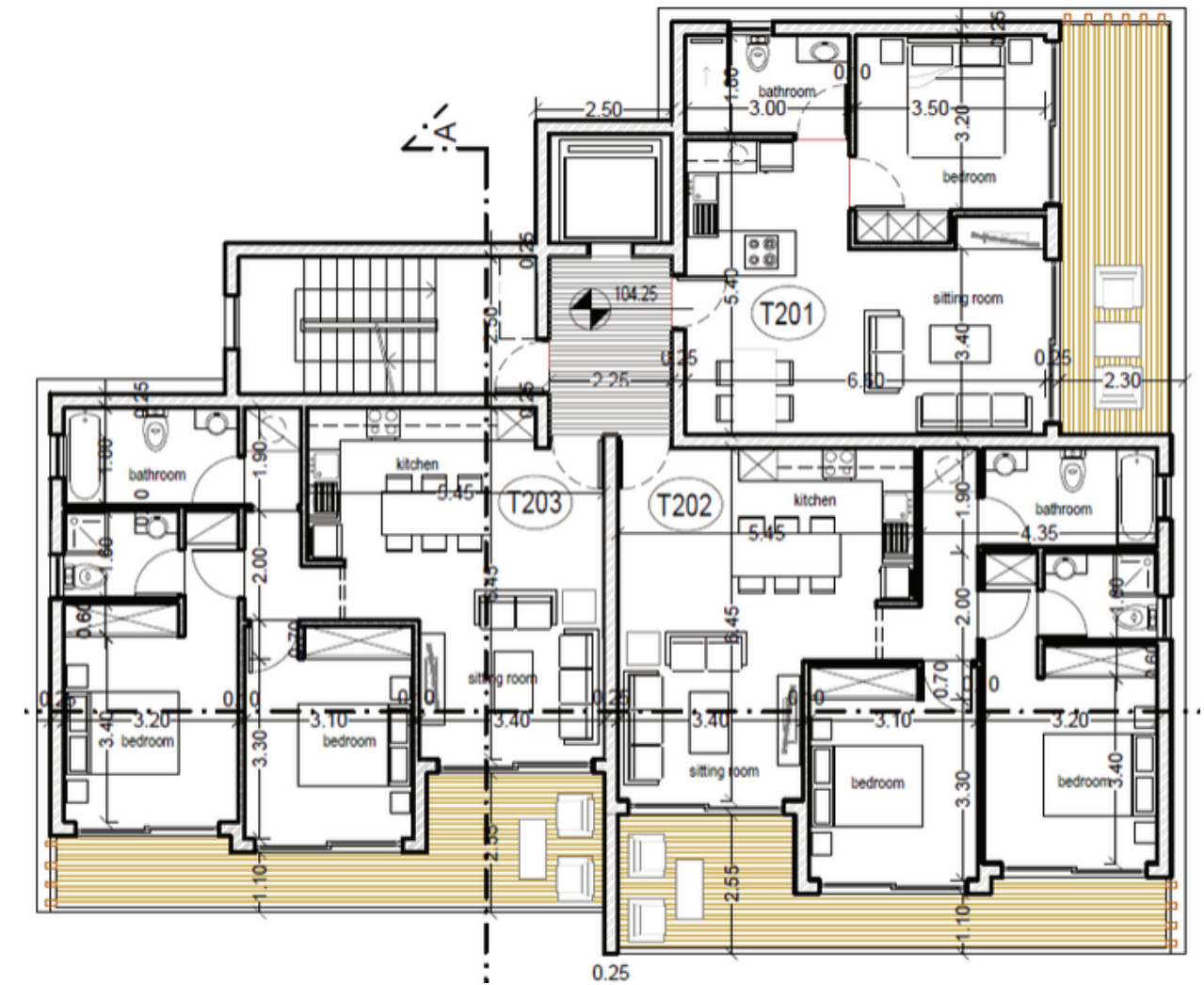
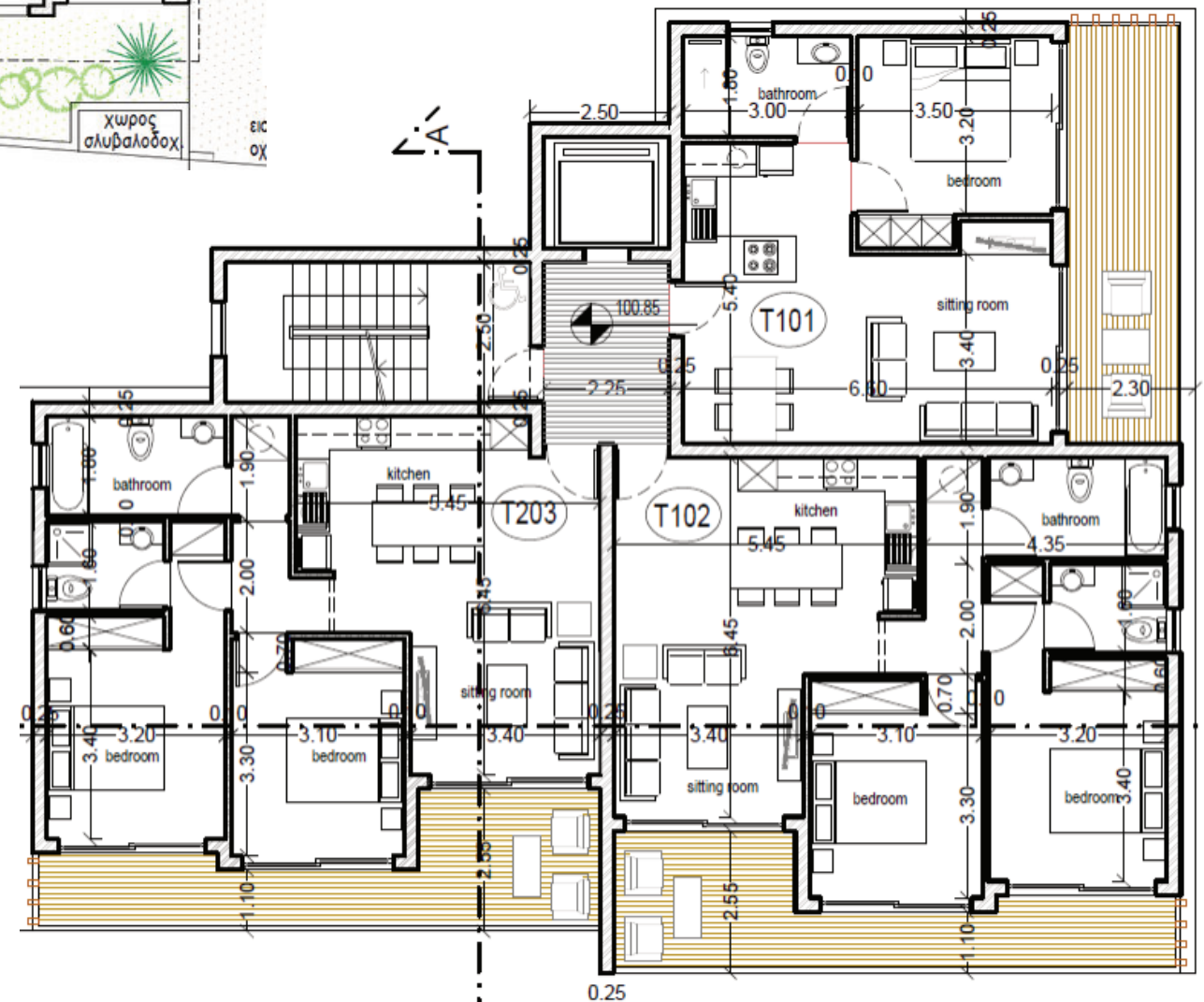
7.1 Projects Plan | BLOCK R



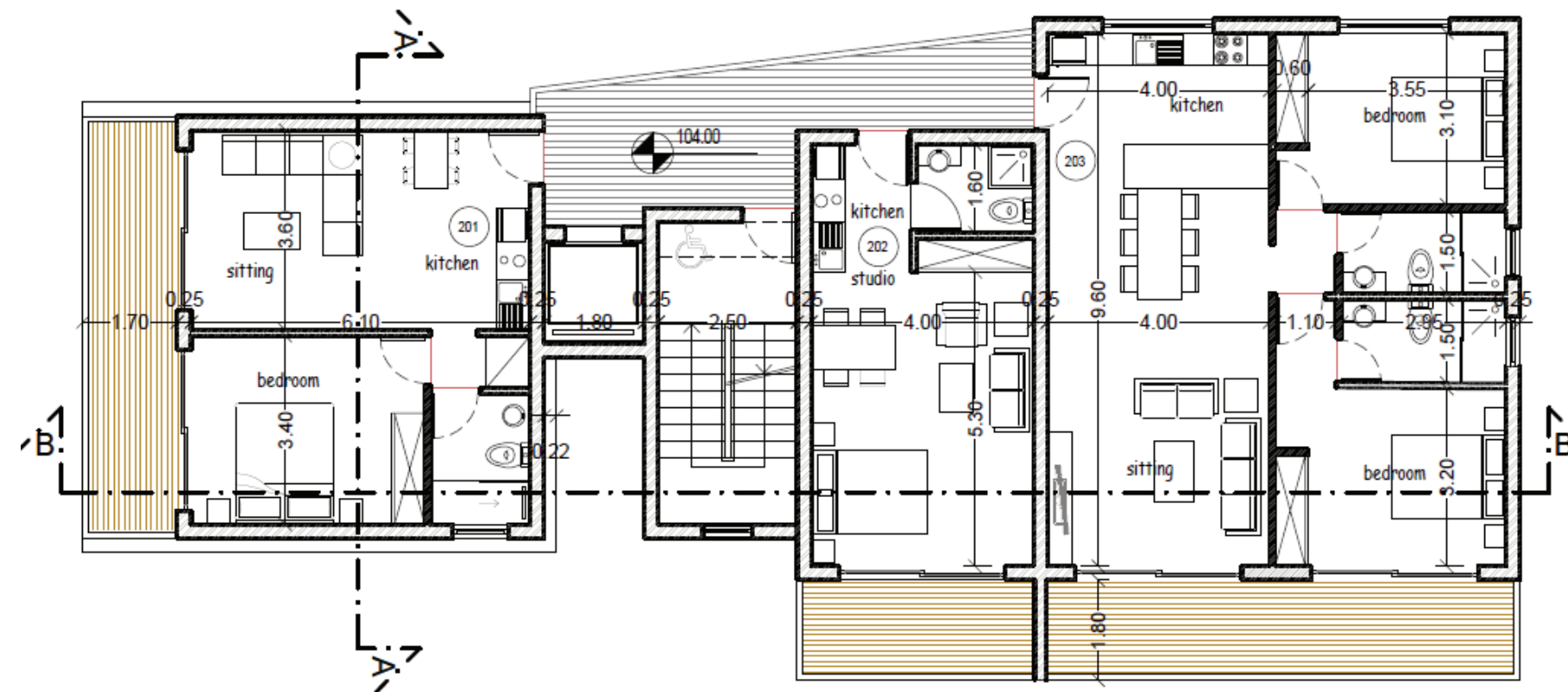
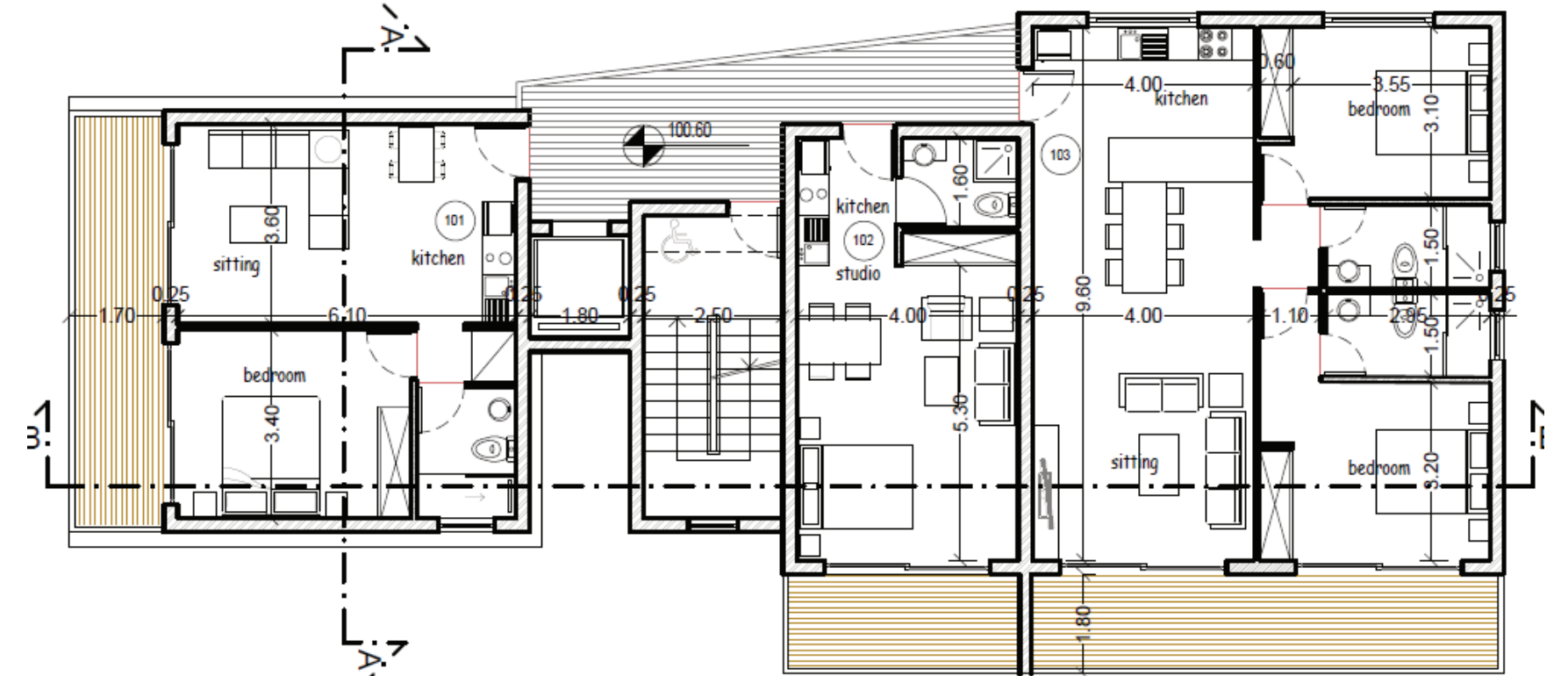
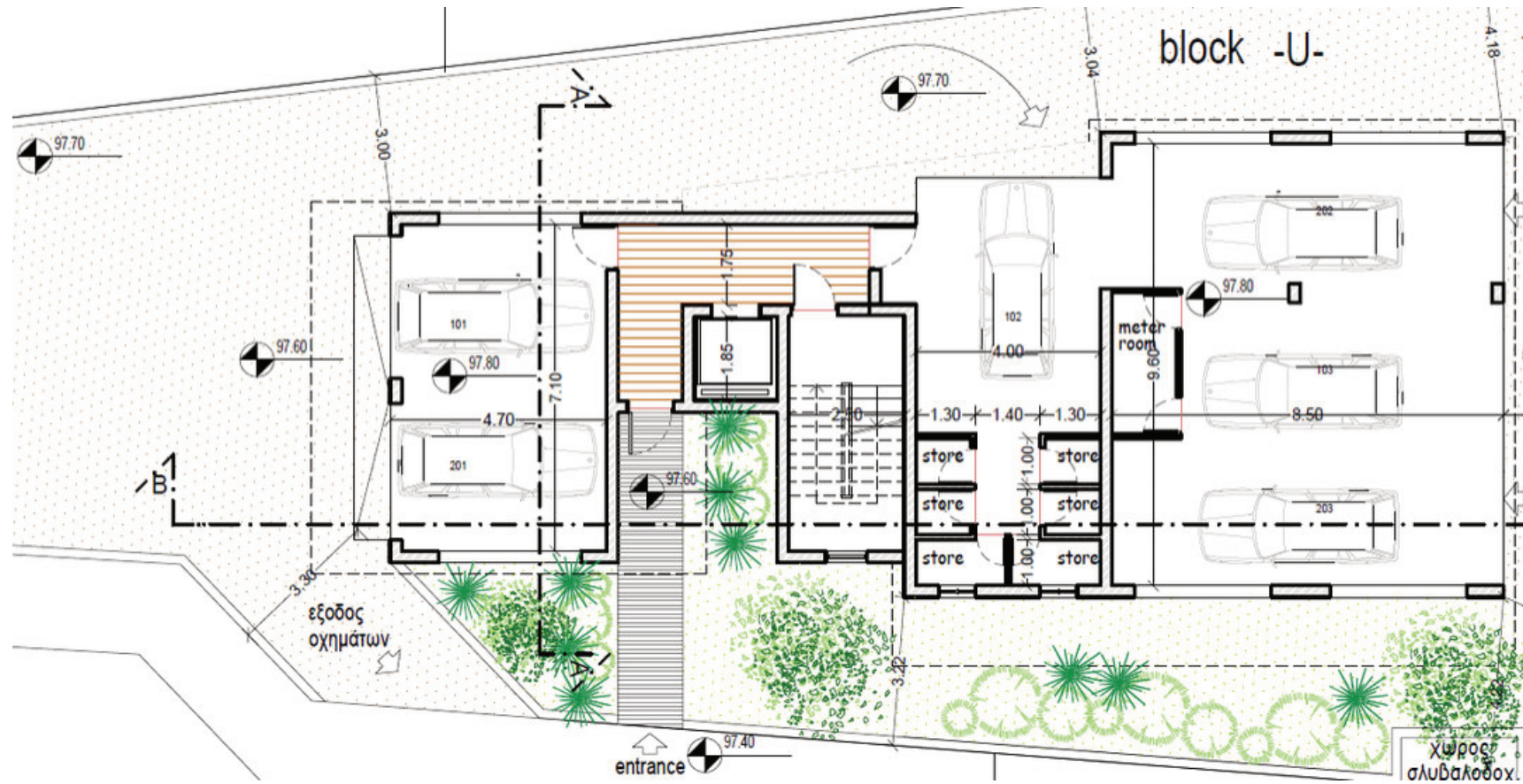
7.2 Projects Plan | BLOCK S



7.3 Projects Plan | BLOCK T



7.4 Projects Plan | BLOCK U



8. Project Technical Terms and Specifications

Foundation and skeleton

Reinforced concrete frame consisting of a raft foundation, columns, beams, and slabs according to the seismic code of Cyprus and EU. The concrete used is a ready mixture from the supplier's factory according to the construction drawings.

External and internal walls

All the external walls are 250 mm thickness bricks covered with a thermal facade system with 8cm polystyrene including the frame of the house.

The internal walls are 100mm thickness bricks or gypsum board with all services placed inside.

Wall finishes

Internal: 3 coats of plaster plus 2 coats of spatula and 3 coats of emulsion white color.

External: 8 cm polystyrene, net, glue, Grafiato for finishing.

Kitchen

The kitchen units are made of veneer wood or mdf painted gloss or mad produced locally at a Carpentry Factory in Cyprus, Purchase Price **€ 350/ r.m + VAT.**

The worktop is made of artificial granite, 6 colors available purchase price **€ 230/m + VAT.** Sink: Double stainless steel purchase price **€ 200 + VAT.**

Mixer stainless steel Purchase price **€ 200 + VAT.**

Floors

- All the internal floors purchase price **€28/m² + VAT.**
- The bedrooms are Parke Laminate price **€25/m² + VAT.**
- the veranda floors are anti slip ceramic tiles purchase price **€ 28 / m² + VAT.**

External floors

Parking Space: Brushed concrete

Corridor entrance ceramic tiles of customer's choice, purchase price **€ 28 / m² + VAT.**

8.1 Project Technical Terms and Specifications

Wardrobes

Built-in wardrobes with sliding doors 2.20 m - minimum height Finish in lacquered mat or gloss ,color customer's choice.
The remaining height up to the roof is covered with plasterboard.
All wardrobes are made by a local carpentry company.
purchase price € 300/ m² + VAT.

Doors

- Entrance Door : Iroko wood with security lock. €1500 each+ VAT
 - Internal doors swing opening with concealed hinges and magnetic finishing in lacquered Mat or Gloss standard Height H: 2200 MM
- All doors are made by a local Carpentry company . €510 each+ VAT

Thermal insulation and waterproofing:

- ¹ Thermal insulation: Thermal system with 8cm polystyrene according to EU regulation All works are according to the manufacturer's instructions.
- ² Roof waterproofing: Extruded polystyrene 8cm thickness on the slab. And insulation 2 layers and asphalt membrane
- ³ Balcony waterproofing: Waterproofing with Mapelastic insulation.

Sanitary fittings:

- **Sanitary ware:** European brands with all the necessary accessories
- **Shower-Baths:** Client can select between a ready bathtub or a built up shower. Showers are built up with ceramic tiles and shower glass screen.

Sanitary ware

- All mixers are concealed in chrome finish (toilet, wash basin, shower or bathtub) ▪ European brands with all the necessary accessories (Duravit, Logis, Grohe,)
- Vanity units finish in veneered wood or Lacquered mat or Gloss , made of the carpenter, dimensions are according to the drawings.

8.2 Project Technical Terms and Specifications

Wood and Stone

- Stone KYVIDES: According to the architectural drawings HPL:
- According to the architectural drawings

Vanity units

€280 each+ VAT finish in veneered wood or lacquered matte or lacquered gloss

Electrical provisions:

Concealed circuits and installations according to the Electricity Authority of Cyprus (EAC) regulations, including circuits for lighting, power points for kitchen appliances, TV aerial sockets, telephone – internet point in bedrooms, living room and kitchen area and waterproof socket at veranda.

Plumbing:

Plastic piping (pipe to pipe) for hot and cold water. Central water system with pressure.

Cold water: Continuous flow of water from the local water supply to an individual one-tone storage tank.

Hot water supply: Dual system of electric water heater/solar panel heater (installed on the roof). Storage cylinder for 1 tones. Hot water return circulator included.

Heating

All houses are designed with underfloor heating system that supported from VRF system LG type.

Air conditioning - Suspended ceilings

Concealed Split Units for cooling. The Concealed units have high aesthetic impact on each room and the grilles diffuse the cool air throughout the space. High efficiency Air Conditions LG type or equivalence, with inverter compressors, Energy Class A, that operate with VRF system.

8.3 Project Technical Terms and Specifications

Aluminium

Sliding aluminium doors and windows in Rabel Slim 50 series and opening aluminium frames in Rabel Thermal 720 series with double glazing.fbdb

Swimming Pool

Swimming pool of the property, as specified on the architectural plans

Catalogue of Purchase Price of Materials

FLOORS AND WALLS

- Internal areas floors Tiles **€28/m² + VAT**
- Bedroom laminate-parguet **€25/m² + VAT**
- Internal staircase Marble **€38/ + VAT**
- Floor & walls of bathrooms Ceramic Tiles **€28/m² + VAT**
- Terrace floor Ceramic Tiles **€20/m² + VAT**
- Kitchen worktop Granite **€230/m + VAT**
- Ceramic Pool Cladding **€25/m² + VAT**
- External areas floors Ceramic Tiles **€20/m² + VAT**

SANITARY WARES

WC Hung with soft-closed seat cover flashing cistern with concealed mixer

€250+ VAT

Shower/Bathtub with concealed mixer **€150+ VAT (for each)**

Wash basin **€100+ VAT**

Accessories including : Roll holder, towel ring or Hook, tower rail, caste bin,Mirror(80x60) **€150 + VAT**

Shower screen **€200+ VAT (for each)**

bath cube **€200+ VAT (for each)**

KITCHEN

SINK ST/STEEL SINGLE OR DOUBLE UNDER-COUNTER FRANKE **€200 + VAT**

3-WAY KITCHEN MIXER CHROHE **€200 + VAT**

9.Payment Plan

Deposit/Reservation Fee	€10,000	Upon signing the reservation agreement
Down Payment/Contract Signing	30% or €300,000 (PR)	Upon signing the contract of sale (30 days)
Foundation + Skeleton Completion 1st Instalment	30%	6 months
Brick + Plastering Completion 2nd Instalment	20%	6 months
Tiling Completion 3rd Instalment	10%	2 months
Aluminum Installation Completion 4th Instalment	5%	2 months
Property Delivery Last Instalment	5%	2 months