

LATSIA RESIDENCES - LOCATION

DESCRIPTION

This exclusive development is a modern three-storied building located in the exceptional area of **Latsia** at the outskirts of **Nicosia**.

The project is located in an expansive L-shaped plot in a quiet area easily accessible through the motorway, offering easy access to Nicosia town, hospital, and all other major cities on the Island. With all local amenities nearby this project is an ideal and prime location for residential use.

This development comprises of 12 luxury apartments of one (1), two (2) and three (3) bedrooms. Roof gardens with large open verandas offer a wonderful blend of comfort.

Characterized by a modern architectural design and elegant finishing touches the development is part of a high energy efficient building design.

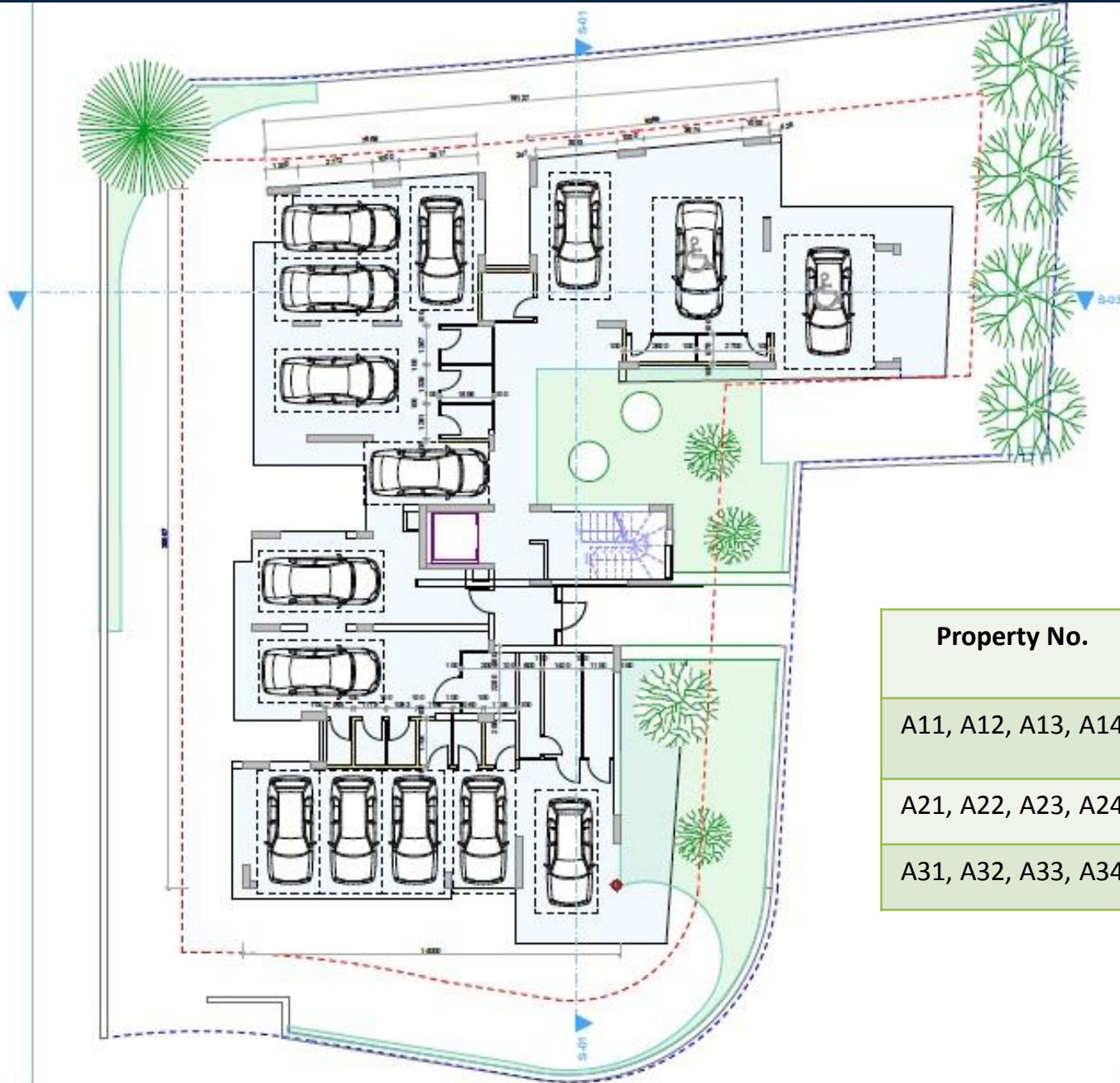
The development is gifted with generous and practical living spaces and complemented by spacious verandas that offer a magnificent blend of luxury and comfort.

Ground floor covered parking spaces and storage rooms are allocated for all apartments.



LATSIA RESIDENCES - SOUTH/EAST SIDE

GROUND FLOOR LAYOUT



Property No.	Parking space	Storage room
A11, A12, A13, A14	1	1
A21, A22, A23, A24	1	1
A31, A32, A33, A34	1	1



LATSIA RESIDENCES - SOUTH SIDE

1st FLOOR PLAN LAYOUT



Property No.	Internal Covered Area m2	Covered Verandas Area m2	Uncovered Area m2	Bedrooms	Bathrooms
A11	92	25	-	2	2
A12	83	21	-	2	2
A13	54	10	-	1	1
A14	91	37	-	2	2



LATSIA RESIDENCES - NORTH/WEST SIDE

2nd FLOOR PLAN LAYOUT



Property No.	Internal Covered Area m2	Covered Verandas Area m2	Uncovered Area m2	Bedrooms	Bathrooms
A21	92	25	-	2	2
A22	83	21	-	2	2
A23	54	10	-	1	1
A24	91	37	-	2	2



LATSIA RESIDENCES - 3D PANORAMIC

3rd FLOOR PLAN LAYOUT



Property No.	Internal Covered Area m2	Covered Verandas Area m2	Uncovered Area m2	Bedrooms	Bathrooms
A31	120	25	45(PERGOLA) +47	3	3
A32	110	21	47(PERGOLA) +27	3	3
A33	54	10	-	1	1
A34	110	37	33(PERGOLA) +26	2	2

TECHNICAL SPECIFICATION

1. **BUILDING STRUCTURE:** The foundation system of the structure consists of a mat foundation with encased foundation beams. Reinforced concrete grade C30/37 according to the seismic design calculations and relevant Earthquake Codes.
2. **BRICKWORK:** Thermal hollow clay bricks, 25cm externally and 10cm wide internally, according to Cyprus Standards. Plastered internally and 3 coats painting.
3. **INSULATION:**
 - a. Moisture Insulation: All concrete surfaces exposed to earth plus all balconies and roofs will be insulated against moisture.
 - b. Thermal Insulation: Thermal insulation according to the latest Cyprus Regulations.
4. **FINISHES:**
 - a. External doors and windows: Double-glazed aluminium sections.
 - b. Internal doors: Timber melamine finish (walnut or equivalent).
 - c. Entrance Doors will be timber (iroko or equivalent).
 - d. Floors and Walls: All Living and kitchen area of full body ceramic tiles **(60cm x 120cm)** of supply price €35/m². All bedrooms will be of laminated parquet flooring. Bathrooms, shower rooms and toilets will be tiled with ceramic tiles **(60cm x 120cm)** of supply price €35/m². All verandas will be of anti-slip tiles supply price **(60cm x 60cm)** €25/m². Staircase and all sills and thresholds will be of marble finish.
 - e. Wardrobes & Kitchen Units: Timber with melamine finishes to all areas shown on drawings. Kitchen worktop will be techno granite of supply cost €100/m.

TECHNICAL SPECIFICATION

5. SANITARY FITTINGS: All of 1st quality of total supply cost €950.00 per bathroom and €450.00 per kitchen (inclusive of sanitary accessories).

6. ELECTRICAL INSTALLATION: All according to E.A.C. regulations, as shown on plans.

7. WATER SUPPLY: All according to EU Standards and mechanical drawings with pipe in pipe system and solar panels with 1000 liters capacity PVC water tank.

8. AIR-CONDITIONING: Provision of split units (purchase and installation is not included).

9. COMMON AREAS: Car parking and store room is allocated for each apartment as architectural drawings. Communal mobile dustbins will be provided. Letter box for each house on perimeter wall will be provided.

NOTES

- 1. Prices quoted are the showroom retail prices available only at S.Aвраam & Sons collaborator showrooms.*
- 2. V.A.T is included in the prices.*
- 3. Clients are entitled to carrying out internal alterations with the approval of the Project Manager and subject to project progress.*

ABOUT S. AVRAAM & SONS LTD

Background Information

“Soteris Avraam & Sons Ltd” was founded in 1983 as a Construction Company in Cyprus by Soteris Avraam allowing him to mark his own leading path in the building sector with several projects in Nicosia and Larnaca.

Our company managed to play a significant role in the construction field through quality, integrity, building creativity and continues search of new materials building techniques through its 35 years presence in the construction business. The importance of reliability, innovation and attention to detail, as well as our functional architectural designs gave our company a dynamic boost in its development over the years both in Nicosia and Larnaca.

During the last 15 years our company has expanded in developing projects reflecting to modern day demands, ensuring quality for life to our clients. By employing skilled and experienced people with our own personal touch, constant involvement and control at all construction stages of our projects, we meet our clients' demanding requirements.

“Soteris Avraam & Sons Ltd”, raises the standards with its guarantee of experience offering a humane future home making. Our 35 years of experience, our direct and constant communication, as well as our irreproachable service will satisfy the demands and expectations even of the most demanding client.





OUR PROJECTS