

# PARK PLACE Residences

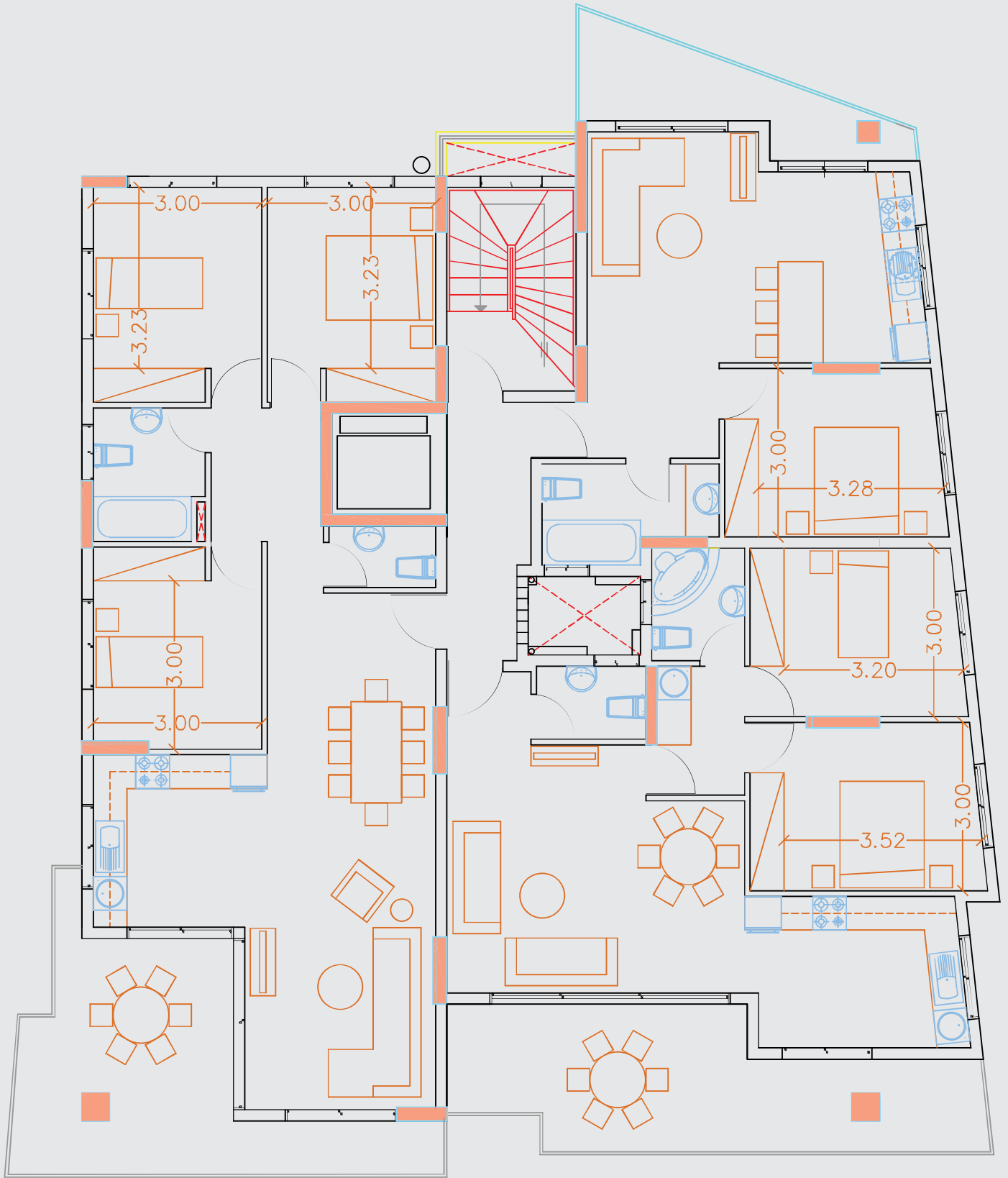




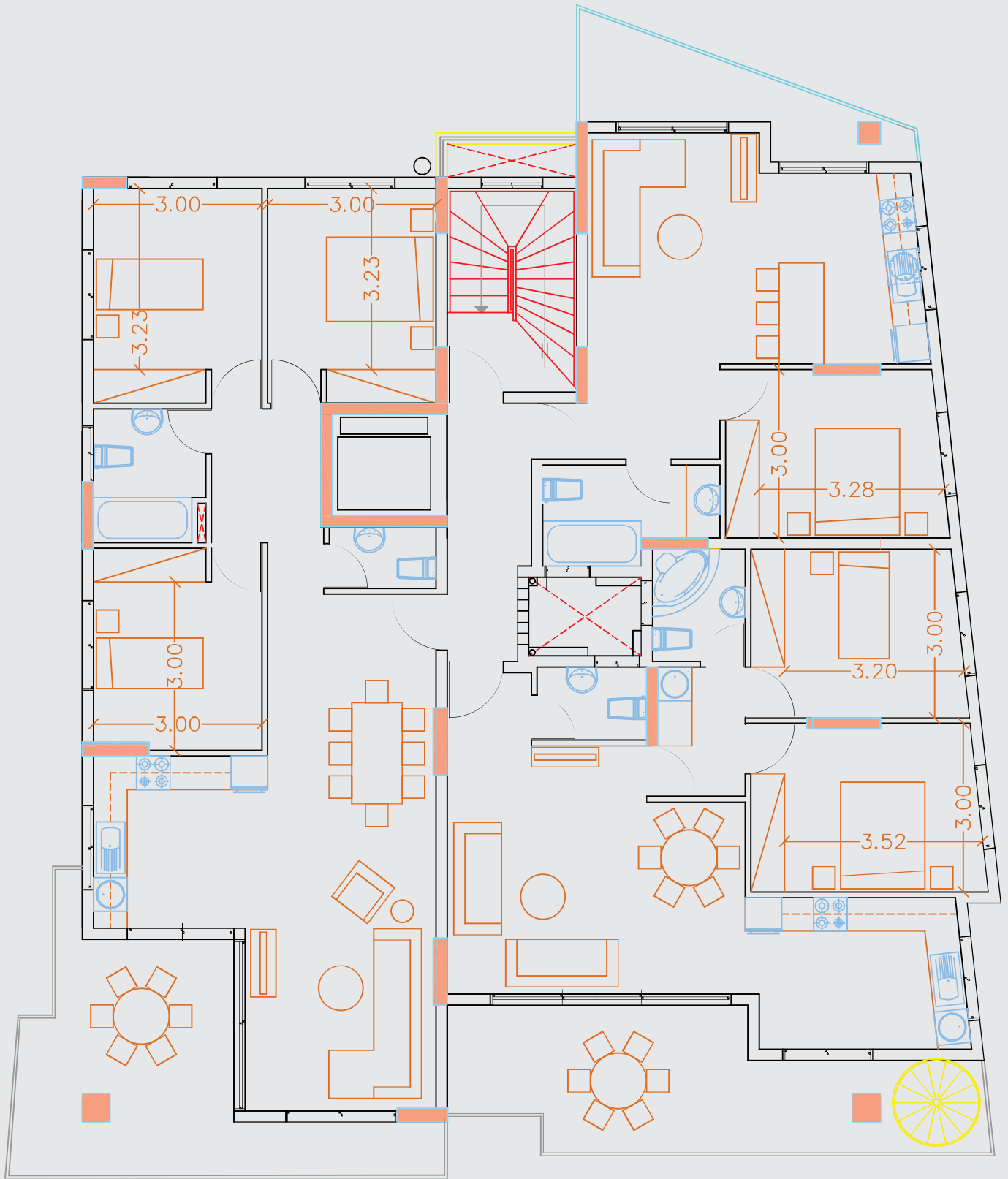
**PARK PLACE** Residences is a residential building located in the municipality of Aglantzia in a very quiet street close to many amenities, The University of Cyprus and the Nicosia City Center. It is located on a hill offering great views of Nicosia. It is an ideal location for personal use or for investment.

The building is a three story building consisting of 9 flats in total. Each floor has one 1-bed Flat, one 2-bed flat and one 3-bed flat. On the roof there is a provision for a roof garden to be used exclusively by the 3rd floor 2-bed and 3-bed apartments.

Each apartment has a storage room on the ground floor and a covered parking space.



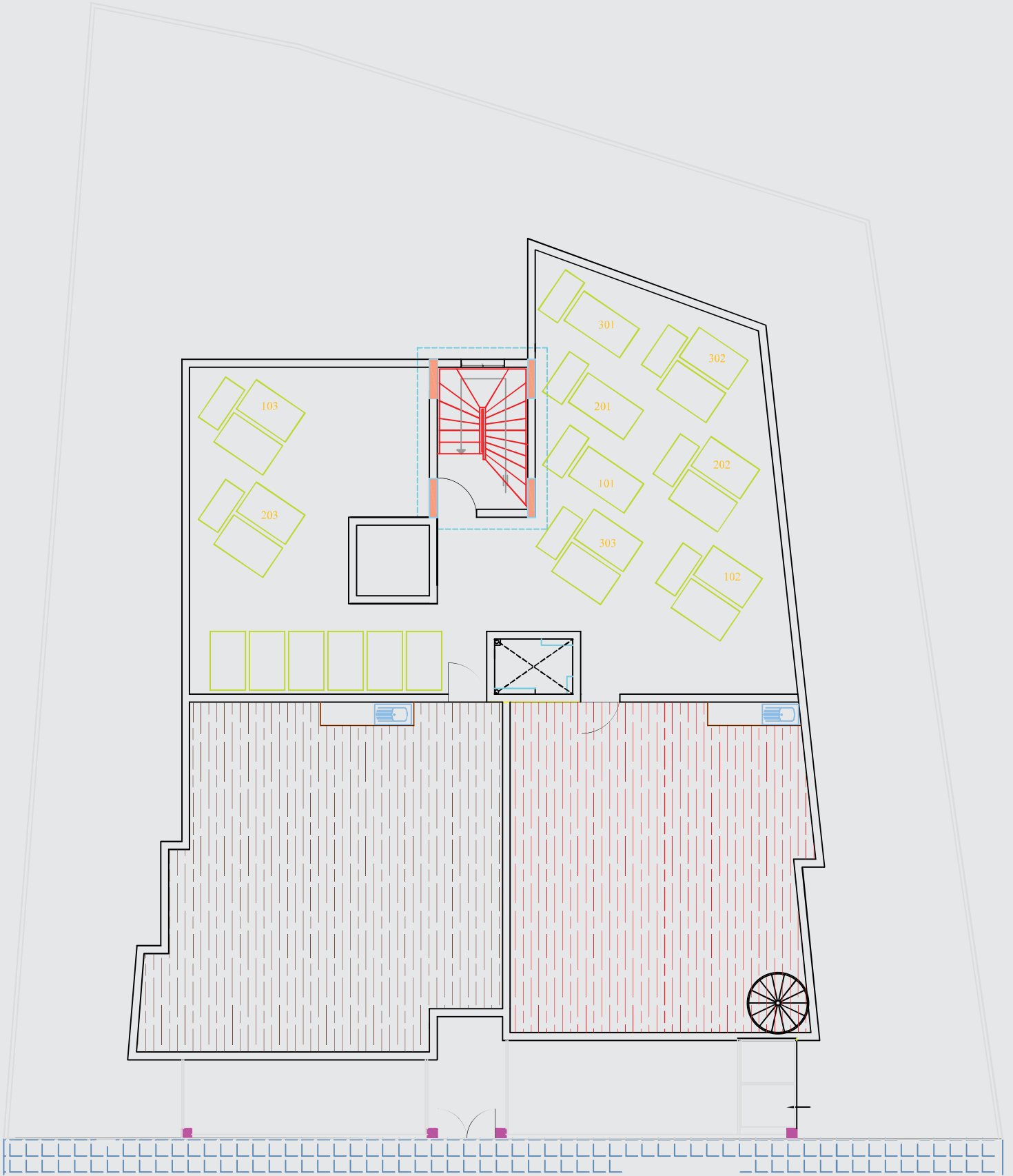
First and Second Floor



Third Floor



**Ground Floor**



Roof



No.	Floor	Bed	WC	Net Internal Area (m <sup>2</sup> )	Covered Veranda (m <sup>2</sup> )	Common Areas (m <sup>2</sup> )	Storage (m <sup>2</sup> )	Total (m <sup>2</sup> )	Price
101	1 <sup>st</sup>	1	1	50	7.8	3.9	3.0	64.7	On Request
102	1 <sup>st</sup>	2	2	76	20.4	6.8	3.0	104.2	On Request
103	1 <sup>st</sup>	3	2	96	19.6	7.3	3.0	124.9	On Request
201	2 <sup>nd</sup>	1	1	50	7.8	3.9	3.0	64.7	On Request
202	2 <sup>nd</sup>	2	2	76	20.4	6.8	3.0	104.2	On Request
203	2 <sup>nd</sup>	3	2	96	19.6	7.3	3.0	124.9	On Request
301	3 <sup>rd</sup>	1	1	50	7.8	3.9	3.0	64.7	On Request
302	3 <sup>rd</sup>	2	2	76	20.4	6.8	3.0	104.2	On Request
303	3 <sup>rd</sup>	3	2	96	19.6	7.3	3.0	124.9	On Request
Total:				660	143.4	61	27	881.4	

# Technical Specifications of the Building



## Structure and Walls

Reinforced Concrete structure according to the design of the Civil Engineer and the recent anti-seismic regulations.

External walls with high quality bricks covered by 8cm thick polystyrene thermal insulation which will cover the entire outer surface of the building including the areas of the beams and columns.

Internal Walls with 10cm thick bricks, three coats of plaster and three coats of emulsion paint.

## Ceiling

Fare faced concrete with spatula finish and gypsum board where needed. Three coats of emulsion paint.



## Hydraulic Installations

Pipe in Pipe hydraulic installation throughout. Each flat will have an independent water heater with solar panels and pressurized water system.



## Aluminium Window and Door Openings

Aluminums Windows and door openings with double-glazing for better heat and sound insulation.

## Air conditioning

Provision for the installation of A/C units in the Living/Dinning/Kitchen and all bedrooms.

## Heating

Provision for the installation of Electric Heaters in the Living/Dinning/Kitchen and all bedroom and bathrooms.

## Kitchen

Quality Kitchens imported from Italy to be placed in all flats. Italian countertops with Fenix placed on all kitchens.



## Wardrobes

Quality wardrobes imported from Italy to be placed in all flats with melamine finish.

## Doors

Entrance Doors with fire rating in a variety of finishes. Inside Doors in Laminate in a variety of finishes

## Electrical and Telephone Installation

Complete electrical installation according to the latest regulations of the Electricity Authority of Cyprus. Installation of Central terrestrial antenna in the living room and all bedrooms. Adequate number of light points and power points in every room. Telephone installation with structured cabling in Living room and bedrooms.



## Floor and Wall Material

- Living room, Dining room, Kitchen, Corridor - Ceramic tiles of a market value of €25 (*Net Price €17.50/m<sup>2</sup>*)
- Bedrooms - Laminate Wood floor of a value of supply and installation of €22/m<sup>2</sup> (*Net Price €15.40/m<sup>2</sup>*). In case the client wants to replace the hard wood floor with ceramic tiles then the extra cost to the client will be €20/m<sup>2</sup>.
- Bathroom floor and wall - Ceramic Tiles of a market value of €25 (*Net Price €17.50/m<sup>2</sup>*)
- Veranda - Ceramic Tiles of a market value of €25 (*Net Price €17.50/m<sup>2</sup>*)
- Kitchen Wall - Ceramic tiles in between the work-top and the wall cabinets €25 (*Discounted Price €17.50/m<sup>2</sup>*)

## Sanitary Fittings and Accessories

Quality Sanitary fittings and accessories per flat of the following value per flat

1 Bed Flat – Market Value of €1250 (*Net Price €875*)

2 Bed Flat – Market Value of €2000 (*Net Price €1,400*)

3 Bed Flat – Market Value of €2000 (*Net Price €1,400*)

## Elevator

Luxurious elevator with 8-person cabin.

## Parking and Storage

1 Parking space and 1 storage room for each apartment



Entrance videophone system for monitoring main entrance.

### **Note**

- All lump sums and purchase amounts of the materials mentioned above include 19% of VAT. In the event of a change of VAT the prices of the material will be adjusted accordingly.
- The above market value of the various ceramic tiles and hard wood floor includes the market value of the Skirting.



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