

# PARK VIEW

MIVAL DEVELOPERS LTD

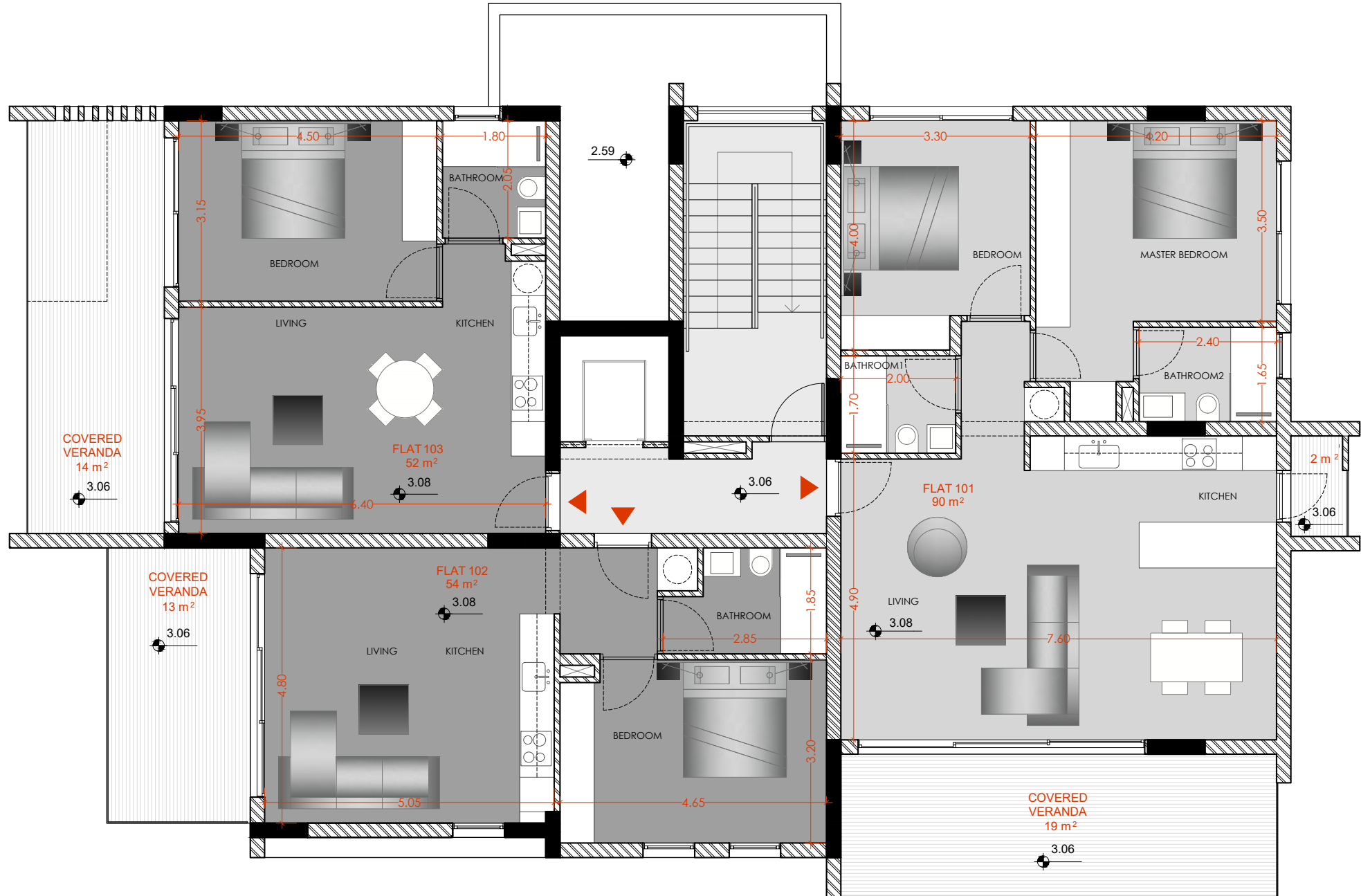
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PARK VIEW offers an exceptional collection of 1 and 2 bedroom apartments. This project was assigned to the well known, award winner architectural firm "EPI TESSERA" in order to achieve a modern ergonomic design which meets the needs of our demanding customers.

The building is spread over four floors and consists of four 2-bedroom apartments and eight 1-bedroom apartments. All our luxury homes are designed and finished to the highest standard, including Italian kitchens and wardrobes. With the use of quality material, super thermal aluminium sections and insulation on the structure of the building, all flats will achieve an Energy Certificate Class A.

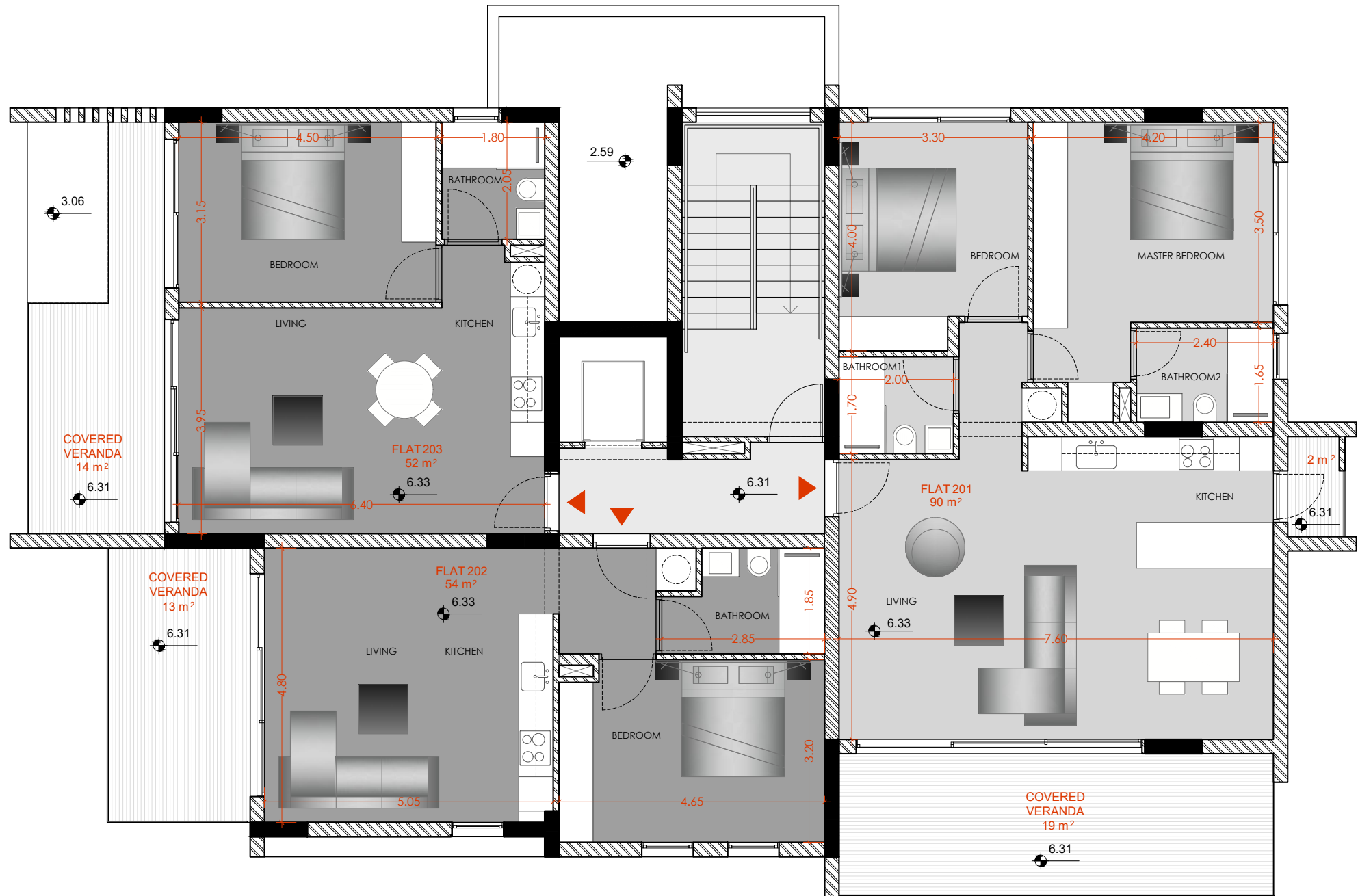
# FLOOR 1



AREA per flat (sq. m.)

APT.		INTERNAL	VERANDA
101	2-BED	90	19
102	1-BED	54	13
103	1-BED	52	19

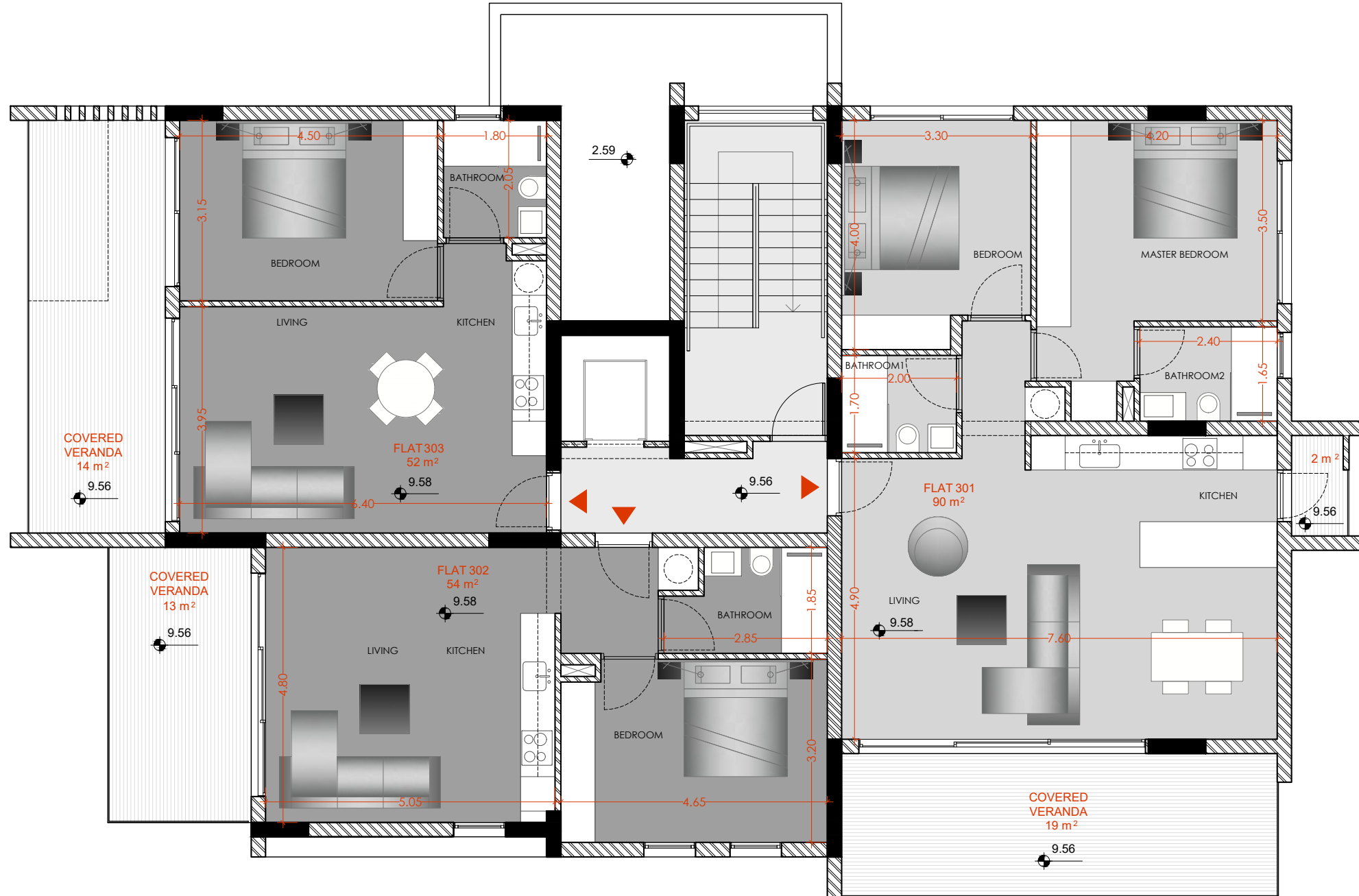
# FLOOR 2



AREA per flat (sq. m.)

APT.		INTERNAL	VERANDA
201	2-BED	90	19
202	1-BED	54	13
203	1-BED	52	14

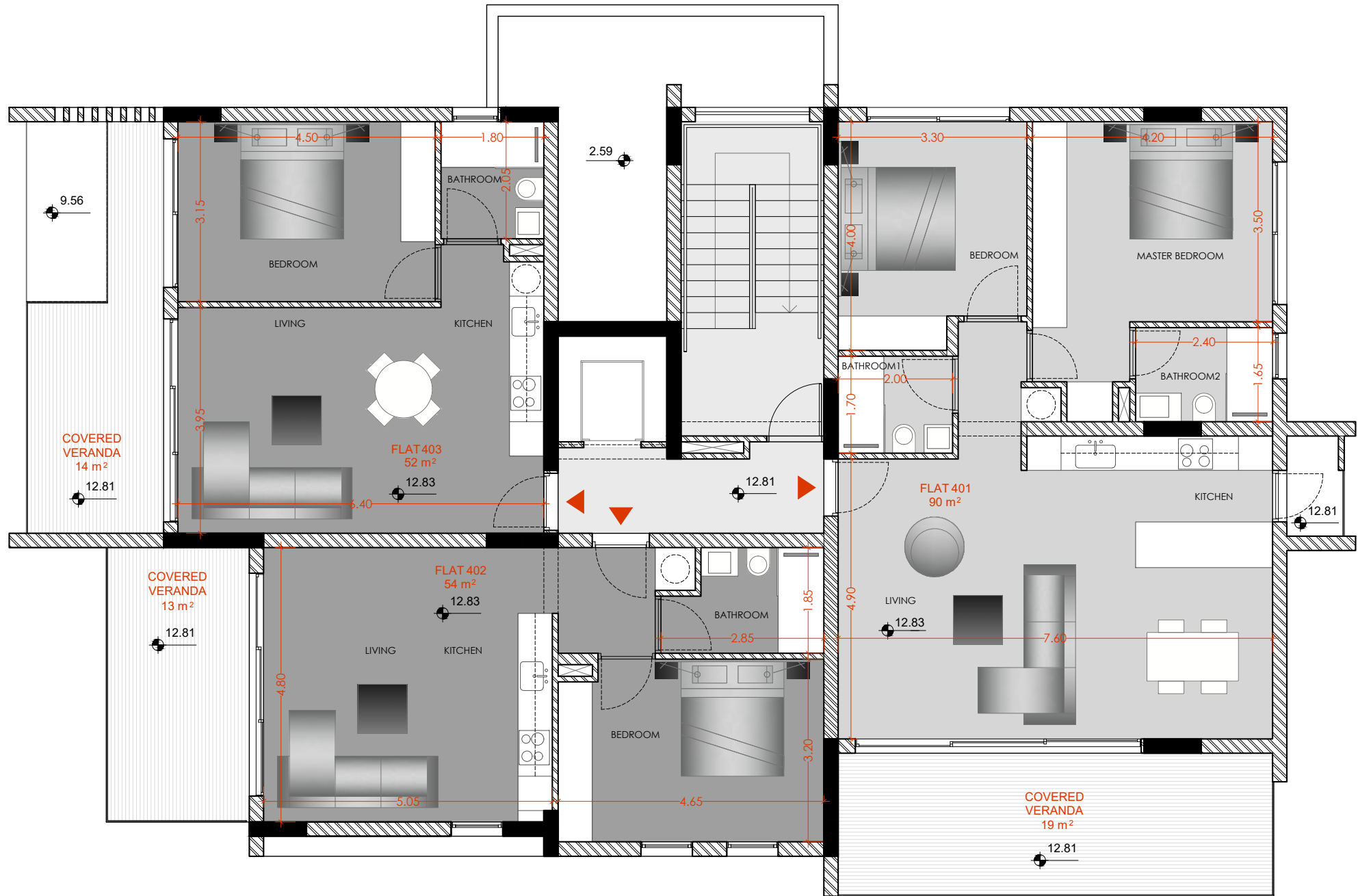
# FLOOR 3



AREA per flat (sq. m.)

APT.		INTERNAL	VERANDA
301	2-BED	90	19
302	1-BED	54	13
303	1-BED	52	19

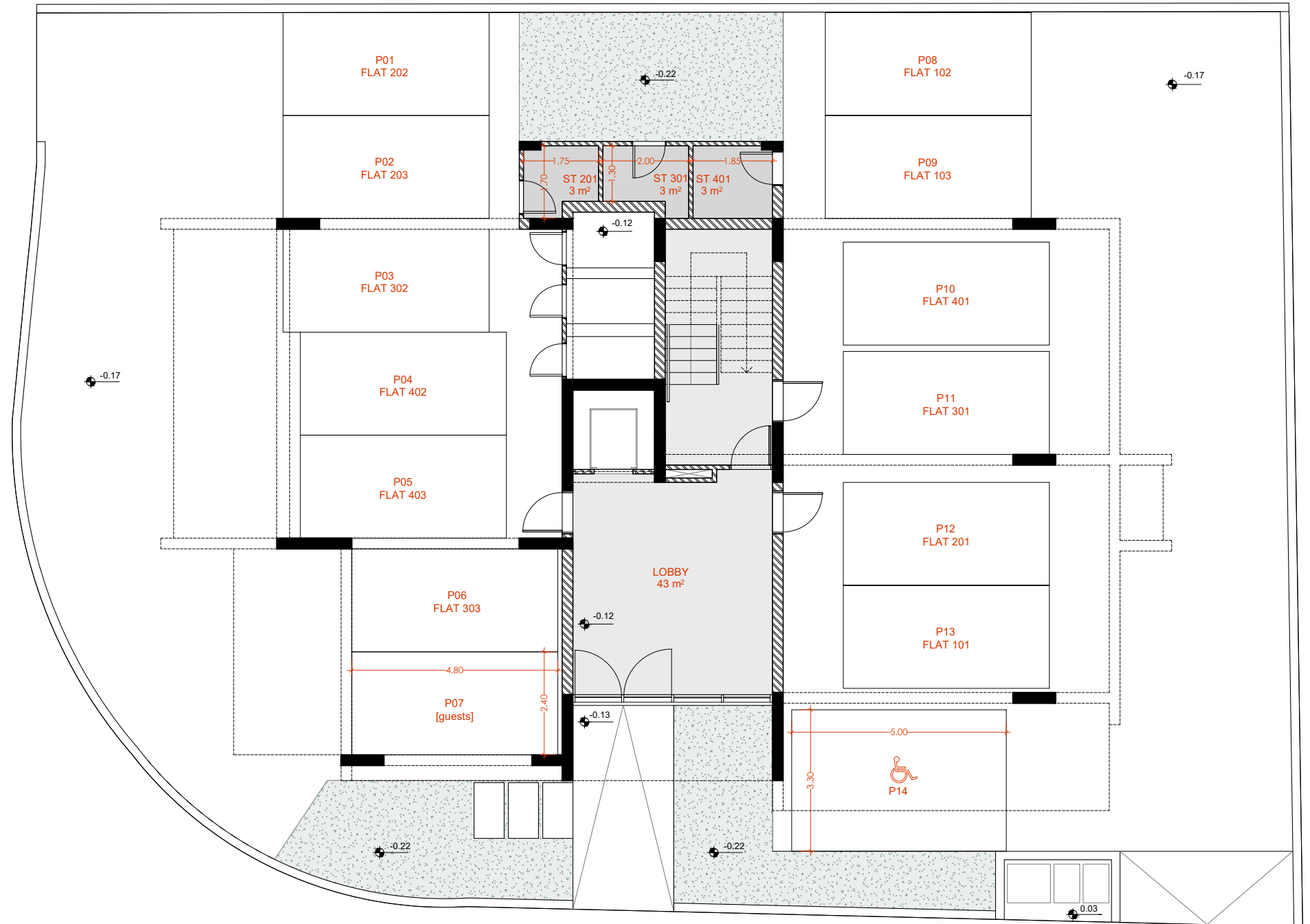
# FLOOR 4



AREA per flat (sq. m.)

APT.	INTERNAL	VERANDA
401 2-BED	90	19
402 1-BED	54	13
403 1-BED	52	14

# GROUND FLOOR



















### 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

Thermal aluminium sections on Doors and windows 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 30 minute fire rating in a variety of finishes

Internal 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

- High Quality Ceramic tiles of European origin placed throughout the apartments in the living rooms, kitchen, bathrooms, and external areas
- Laminate Wood floor of European origin placed in the Bedrooms

### Sanitary Fittings and Accessories

Quality Sanitary fittings and accessories

### Photovoltaic System

Solar Panels will be placed on the roof of the building providing Net Metering Electricity to all 2 Bedroom flats of the project. Provisional Solar Panels with Net metering to be offered to all 1 Bedroom Flats

### Elevator

Luxurious High-Speed Elevator with 8-person cabin.

Entrance videophone system for monitoring main entrance.

### Parking and Storage

1 Parking space for each apartment. Storage Rooms for 3 of the two bedroom flats located on the ground floor

# Technical Specifications

Floor	Flat Number	Bedrooms	Internal Area per Flat (Sq. M.)	Covered Veranda (Sq. M.)	Uncovered Veranda (Sq. M.)	Common Areas (Sq. M.)	Storage (Sq. M.)	Total Area (Sq. M.)	Price and Availability
1	101	2	90.0	19.0	0.0	10.5	0.0	119.5	Please contact us
1	102	1	54.0	13.0	0.0	6.5	0.0	73.5	Please contact us
1	103	1	52.0	14.0	5.0	6.0	0.0	77.0	Please contact us
2	201	2	90.0	19.0	0.0	10.5	3.0	122.5	Please contact us
2	202	1	54.0	13.0	0.0	6.5	0.0	73.5	Please contact us
2	203	1	52.0	14.0	0.0	6.0	0.0	72.0	Please contact us
3	301	2	90.0	19.0	0.0	10.5	3.0	122.5	Please contact us
3	302	1	54.0	13.0	0.0	6.5	0.0	73.0	Please contact us
3	303	1	52.0	14.0	5.0	6.0	0.0	77.0	Please contact us
4	401	2	90.0	19.0	0.0	10.5	3.0	122.5	Please contact us
4	402	1	54.0	13.0	0.0	6.5	0.0	73.5	Please contact us
4	403	1	52.0	14.0	0.0	6.0	0.0	72.0	Please contact us





# LOCATION

PARK VIEW has the benefit of a great location in a quiet street in the municipality of Nicosia offering easy access to the city center, the major roadways and the exit from Nicosia.

The development is conveniently located close to many amenities and The University of Cyprus.

Opposite the project there is a public green park that adds to the advantages of this location of the building.

It is also very close to Akademias park and the Athallassas Park.

