

# 20 AITOLON

RESIDENCE





“ This luxurious residential project is located at Aitolon 20 street in Nicosia in the borough of Engomi, a mainly residential neighbourhood with many large villas and embassies. The greater area benefits from short distances to universities, private hospitals, the luxury Hilton Park hotel and a large selection of restaurants bars and coffee houses. ”



ITALIAN EMBASSY

RUSSIAN EMBASSY

USA EMBASSY

UNIVERSITY OF NICOSIA

PRIVATE HOSPITAL

HYPERMARKET

CHINESE EMBASSY

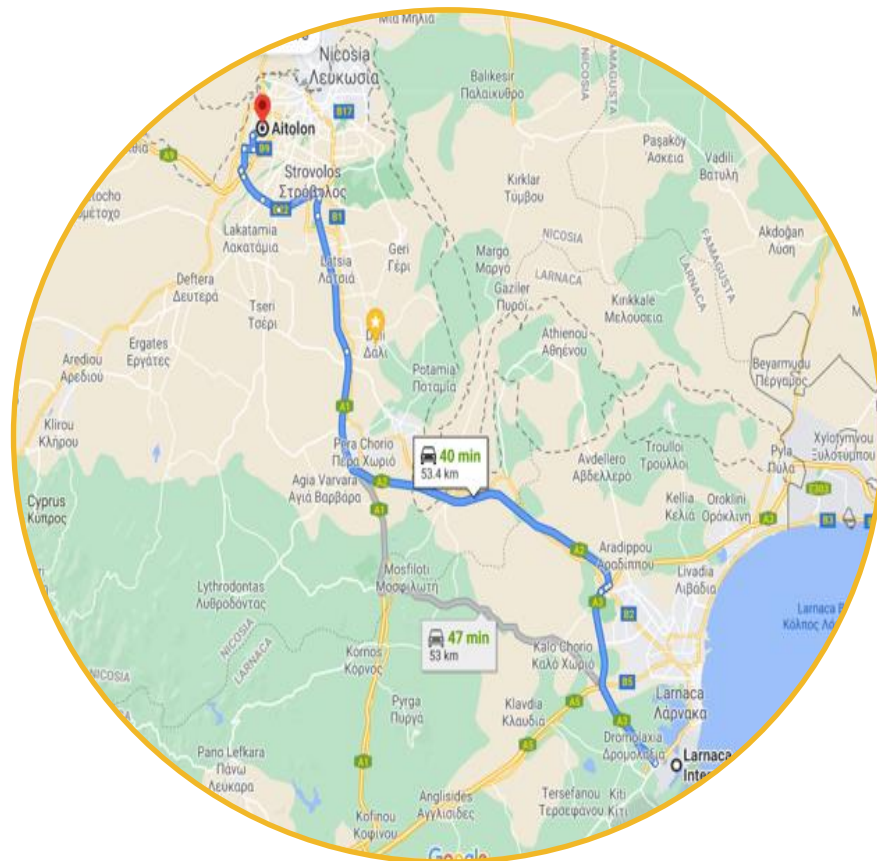
EUROPEAN UNIVERSITY

CYPRUS COLLEGE

THE RESIDENCE 20 AITOLON

GC SCHOOL OF CAREERS





“A forty minute drive to Larnaca International Airport”



# THE RESIDENCE

20 AITOLON

The residence consists of six apartments with class A' Energy efficiency certificate, complying with the existing law requirements. The main entrance and lobby are located on the Ground Level along with storage rooms and the parking spaces.

The project consists of three floors with two units on each floor, one two-bedroom and one three-bedroom apartments.

The penthouses also have use of roof gardens accessible through a metal staircase on the verandas.









# THREE BEDROOM





ROOF GARDEN

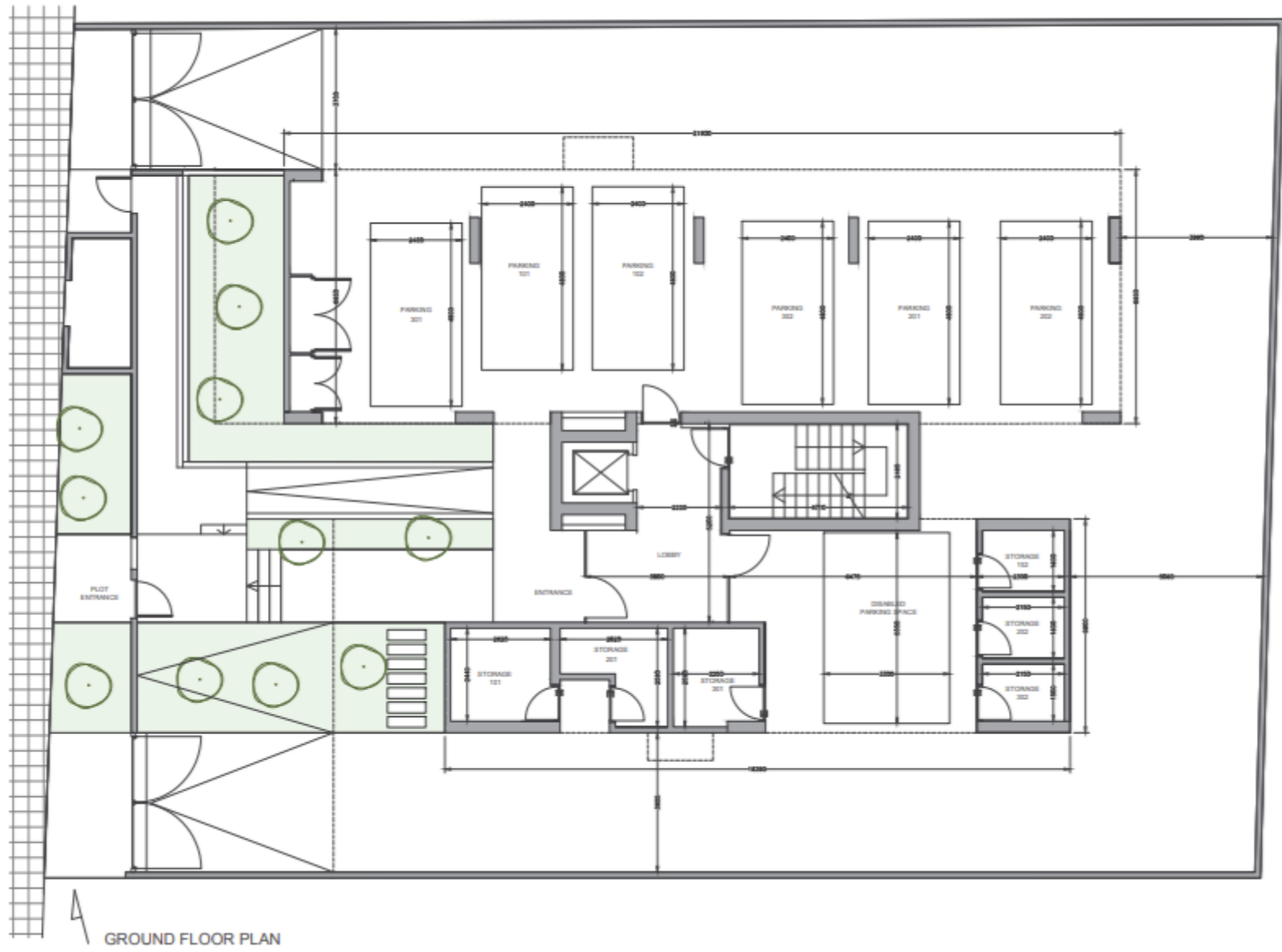
# TWO BEDROOM





ROOF GARDEN





GROUND FLOOR PLAN

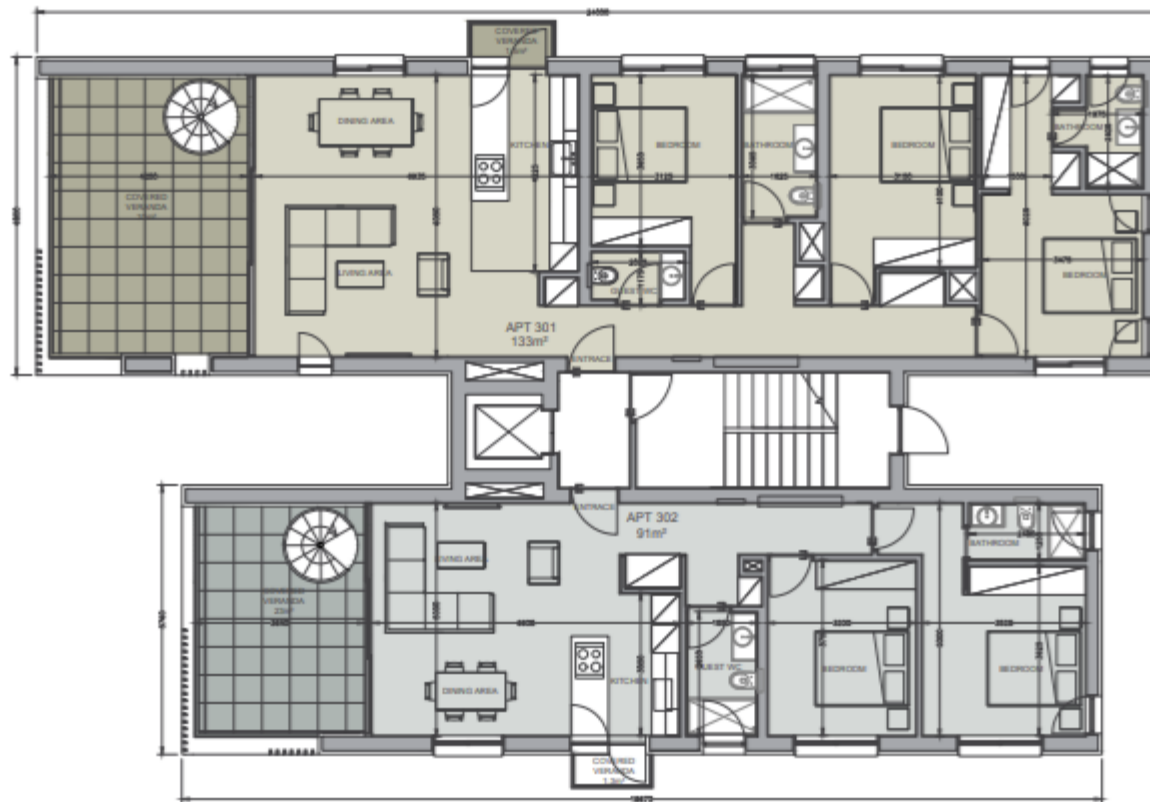
20 AITOLON RESIDENCE  
EGKOMI, NICOSIA



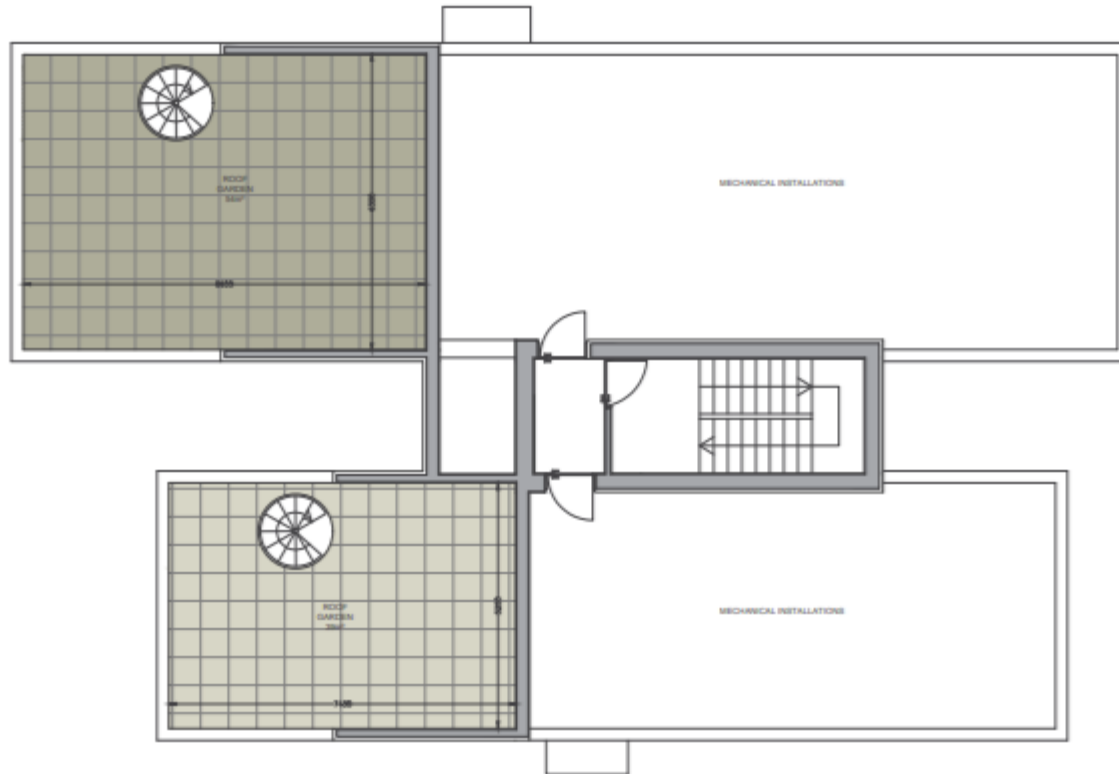


1st and 2nd FLOOR PLAN

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EGKOMI, NICOSIA



3rd FLOOR PLAN



301 & 302  
ROOF GARDEN

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EGKOMI, NICOSIA



### **Parking & Storage**

Each apartment will have one car parking spot and one storage area.

### **Structural specifications**

Frame: The structural frame of the building will be of reinforced concrete, based on latest European regulations.

### **Walls**

The external masonry infills will be constructed of 250mm clay hollow bricks and 80mm thermal insulation system on the building's structure and brick walls based on the energy efficiency certificate. The interior walls will be constructed with clay hollow bricks of various thickness.

### **Roofing - Waterproofing**

80 mm extruded polystyrene, screed, double 4mm asphalt membrane insulation reinforced with polyester and mosaic. Cement based waterproofing insulation will be applied on the verandas and to all external floors to receive ceramic tiles of big format.

### **Paint-work**

Three coats of emulsion paint on interior walls in general. Three coats of emulsion and spatula on interior ceilings.

Three coats of emulsion paint for exterior use on exterior surfaces. Oil paint or anti-stain paint on the metal surfaces of railings. Oil paints in general will be applied in three coats (primer, undercoat and finish).

### **External works**

General earthworks and concreting works for the shaping of exterior spaces. In situ concrete boundary walls on the ground floor. Construction of public pavement at the entrance of the building and landscaping.

### **Plumbing**

Water supply with a pressurized system of pipes, hot water return pump, Water tanks for the apartments and hot water supply system with the use of the solar collectors and electric element. Sewage /drainage and drainage gutters on the terrace for rainwater.

### **Mechanical works**

Installation of Water underfloor heating system with provision for electric heat pump for each apartment.

Provision of split units air-conditioning for each apartment. The provision includes the installation of all the necessary piping, drainage, power supply and

external units. All apartments have provisions and wall-type units A/C. Mechanical ventilation for interior lavatories/bathroom

### **Wood works**

Internal doors, wardrobes and bathroom benches with laminated boards HPL type. Kitchen benches and wall units with melamine finish. Entrance door of the apartment to be 1/2 hour fire - resistant with security locks. All the wood work will be provided by Housetec furnishings ltd.

### **Sanitary - ware and Ceramic Tiles**

High quality sanitary ware by world class manufacturers Hansgrohe-Duravit- Geberit and high quality ceramic tiles in big format by Imola Group made in Italy will be provided by FWB Ltd.

### **General**

Letter boxes will be installed at the entrance hall of the building for each unit. A central television system (aerial), provision for cable television connection and provision for satellite television system will be installed at the roof.

### **Elevator**

Installation of one 6-person elevator (KONE) with no engine room, with an alarm system in case of emergency

### **Glazing works**

Slim Aluminium frame windows and external sliding doors with double-glazing (Rabel 50) External shading system made of aluminium at the verandas.

### Electrical works

The Two Bedroom Apartments with the Roof Garden have additional weather proof single outlet in the roof garden area (3No.), 1 No. Double Rj45/Cat6 outlets

for internet networking / telephone, 1 No. single RJ45/cat6 outlet for wi-fi provision and 1 No. TV outlet.

The Three Bedroom apartments are equipped with adequate Number of Double socket outlets (22 No.), weather proof single outlet in the veranda area (2No.),

4 No. Double Rj45/Cat6 outlets for internet networking / telephone, 1 No. single RJ45/cat6 outlet for wi-fi provision and 4 No. TV outlets.

The Three Bedroom apartments with the Roof Garden have additional weather proof single outlet in the roof garden area (3No.),

1 No. Double Rj45/Cat6 outlets for internet networking / telephone, 1 No. single RJ45/cat6 outlet for wi-fi provision and 1 No. TV outlet.

The building will be equipped with State of the Art, IP technology Video Phone system with Integrated Access Control for the building main Entrance Doors.

Electric immersion heater and two-way light switches in the bedrooms. In the kitchen all fitted appliances will be wired inside the walls by a Double pole switches and will include points for oven, microwave, kitchen hob, washing machine, dishwasher, refrigerator, extractor fan and Electrical operated External Blind electric immersion heater and two-way light switches in the bedrooms. In the kitchen all fitted appliances will be wired inside the walls by a spur fused unit and will include points for oven, microwave, kitchen hob, washing machine, dishwasher, refrigerator and extractor fan.

Photovoltaic System Installation for each Flat (1.5 KW Inverters with 5 Panels of 300 KW peak system Monocrystalline).

The electrical Installation shall be carried out in accordance to the current Regulations 17th Edition of the IET wiring regulations BS 7671 and there amendments, The Electricity Rules of Cyprus Government, Chapter 170 and its Rules 1941-2007 and the Electricity Authority of Cyprus General Rules of Power Supply and distribution. All wiring accessories will be according to the British Standard and European Origin Manufacturer.

The Two Bedroom apartments are equipped with adequate Number of Double socket outlets (18 No.), weather proof single outlet in the veranda area (2No.), 3 No. Double Rj45/Cat6 outlets for internet networking / telephone, 1 No. single RJ45/cat6 outlet for wi-fi provision and 3 No. TV outlets.



## CONTACT DETAILS

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