

THE MAYFAIR RESIDENCE  
BY BESPOKE INC.

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## ABOUT US – BESPOKE INC.

We are a collective group of professionals; architects, civil / structural engineers, interior designers and real estate experts, who have joined forces to bring to the cypriot real estate market our visions of quality, branded environmentally friendly and sustainable properties, that are in "A class of their own." Our motive to create our company arose from what we have felt to be lacking in the development industry so far and our desire to offer a better alternative and lifestyle.

Our team is an exquisite combination of experts in the building industry with decades of experience coupled with fresh new designers with an aim to create a lifestyle brand and way of living through contemporary, timeless, architectural state of the art, that are of low maintenance and eco-friendly. Our signature buildings are designed to visually appeal to the consumer for their minimalistic clean designs, quality of construction and materials but most importantly the adaptation to a more sensible interaction with the environment via bioclimatic architecture. These are passive methods which enable the building itself to naturally regulate its acclimatization thus minimizing the use of heating, cooling and ventilation systems resulting in drastically minimal running expenditures along with healthier and more comfortable living spaces.

An added bonus to our team is our specialized interior designer/ psychologist that contributes to offering the opportunity to create meaningful spaces thus experiencing emancipatory design - a design of depth and connection between the self and space. Her services to our clients will be free of charge and she will be assisting them to synthesize and complete the interiors as far as choosing the appropriate floor, wall finishes, furniture, fittings and personalized interior design suggestions.

# MAYFAIR APARTMENTS

The mayfair is an artistically designed boutique residence, minimalistic and elegant with clean stylistic lines and a timeless form. Supreme architecture and design have merged in this unique property to offer a connoisseur lifestyle at reasonable prices.

Its features are compatible with the surroundings and the environmental demands. The spaces and their details as well as the outside aspect reflects modernism; perceiving its good taste and granting coherence to the whole architectonic work. The volumes rise united, solid clean and elegant in their representational layout and interaction with their context and scope of usage. The apartments are finished and equipped with the highest standards featuring high ceilings and openings that make the best use of the natural mediterranean light. The cutting-edge design is present throughout the entire building and the latest technology has been applied to create eco-friendly, low maintenance and sustainable spaces that appeal to all tastes.

The building comprises of a ground floor entrance, parking areas and storage rooms, three levels of just five apartments, one of 1-bedroom, two of 2-bedroom, one of 3-bedroom and a two bedroom penthouse with its own roof garden. There is a private social area on the second floor for the exclusive use of the buildings' tenants which includes a gym, kid's play area and lounge area.

Each apartment comprises of an entrance area, open plan kitchen and spacious dining/living areas that lead to an ample balcony. The bedrooms are larger than average size to accommodate one king size bed or two single beds with left and right wardrobes, large built-in wardrobes and dressing table. Adjoined to the master bedrooms there is an en-suit bathroom with dual access that can also be used from the other rooms.

The two-bedroom penthouse has two large terraces and has access to a rooftop area that can accommodate a shower room with toilet, kitchen/ barbeque facilities, a jacuzzi and an outdoor entertaining area with views to the city and the sea. Each apartment has an allocated covered parking and storage spaces on the ground level along with visitor and disabled parking spots, there is also a landscaped garden area at the front entrance.

## LOCATION

Mayfair is primly located in a quiet upcoming residential area of agios athanasios being on the eastern side of limassol comprising mostly of low rise buildings with easy access & short distance to the highway leading to limassol, nicosia, paphos and larnaka. A great plus is that all major amenities are within walking distance and a short drive to the town centre and seafront area. The plot is located on a T-junction where the west facing living-dining areas and balconies enjoy unobstructed views; from the first floor one can see the town and the sea.









## SPECIAL DESIGN FEATURES OF THE BUILDING

- Adaptation to the natural environment of the building via bioclimatic passive architectural methods.
- MVHR Systems (variable speed velocity, low noise, climate control concealed systems for heating, cooling and ventilation, of very low energy usage).
- Optimized orientation and protection of the external openings and their shading surfaces.
- Vertical Teflon fabric roller shading blinds on the west facing balcony's openings, remotely controlled for opening and closing.
- Natural ventilation of interior spaces at favorable climatic periods.
- Elimination of thermal bridges.
- Thermal and sound insulation between each floor and at the roof.
- Optimization of solar and indoor heat return.
- Kitchens' drinkable water filter that reduces water impurities, salts and chlorine contents.
- Fixed light fittings of low energy usage, strategically placed to produce ambient, mood and task lighting.
- Suspended ceilings with recessed mood lighting, dimmable led strip lights and spotlights at apartment's entrance area and periphery of seating / dining area ceilings.
- Low energy usage and low maintenance designs.
- Eco-friendly and energy sustainable building.
- High performance insulation to the external walls, high performance glazing to external windows and doors, minimizing energy usage, heat losses and gains.



## STANDARD AMENITIES AND SPECIAL EQUIPMENT

- Complimentary interior design services.
- Smart Home automation system.
- Covered car parking.
- Storage rooms with provisions for the installation of washing machine and drier.
- Combination locks with video entry systems on the main entrance.
- Motion sensor lights on the ground floor entry areas, parking spaces, main staircase, hallways and building's drive ways.
- Decorative and accent lighting at the building's front landscaped area & facade.
- Elevator's cabin decorated with mood lighting.
- Private gym /exercise space with a kids play area and lounge room with greenery and vegetation.
- Remotely controlled gated parking.
- Communal BBQ Area.
- Comprehensive after care, services and maintenance manual.

## OTHER SPECIFICATIONS

### STRUCTURAL FRAME

All of the building's load bearing members will be of reinforced concrete, complying and exceeding the building regulations requirements in stability and earthquake design.

### CARPENTRY JOINERY EXTERIOR OPENINGS

The apartments' entrance doors are of 1 hour fire rating, high security, with wood veneer finish or 3D laminate with deadlocks, interior doors of 4.4 cm sound insulating covered with wood veneer or 3D laminate.

Bedroom wardrobes are of Italian or German origin with melamine interior partitions and doors with wood veneers or 3D laminate, soft closing doors and drawers complete with shelves, clothes and shoe hangers.

All kitchen cupboards are of Italian or German origin with melamine interior partitions, wood veneer finish or 3D laminate doors, synthetic marble counter tops and with easy soft closing doors and drawers. They are designed to conceal all the built-in kitchen appliances.

Most of the external doors and windows are fabricated from extruded anodized power coated aluminum with double glazed infill panes of antiglare glass, their insulating values far exceeding the building regulation's requirements.

### INFILL WALLS

Most walls are of aerated heat and noise insulating earth bricks, exterior walls shall be of 25 cm brick covered externally with minimum 8.0 cm heat insulating polystyrene epoxy coated and paint finished. Interior walls, most partitions are of 10 cm brick plastered and painted or tiled in wet areas.

### EXTERIOR AND INTERIOR FINISHES

Most of the exterior surface will be covered with moisture resisting antistatic crack bridging easy to clean VOC-free paint, some areas will be enclosed with laser cut perforated or pre pressed decorative metal. The balustrades of the west facing balconies are made of laminated colored semitransparent glass, all exposed concrete surface shall be finished of the same exterior paint as described above.

Interior wall finishes will be covered with antistatic water resistant easy to clean paint finish and the wet areas with ceramic tiles of minimum purchase value in the range of €20.00 per square meter.

Interior and exterior floor finishes will be mostly of ceramic or terracotta tiles or wood veneered laminate same price range as mentioned above. Parking areas and drive ways shall be of matt finished reinforce concrete floors, landscaping at the front with planters paved walk ways with mood giving illumination.



## ELECTRICAL

The building shall be equipped with the following electrical systems & equipment :

- Ground floor main entrance door with combination lock, video camera connected to the apartments.
- Sensor lighting to all common passages, stairs, parking area and ground floor buildings perimeter.
- Emergency exit lights in common passages and stairs.
- Decorative lighting to front garden and accent lighting to the front elevation.
- Sufficient power points, provisions for TV and telephone points in all internal spaces, balconies and verandas.
- Shaver power points in bathrooms and shower rooms.
- Recessed task and mood giving led lighting in suspended ceilings above kitchen space and in the living seating area.
- Strip led lighting at base, worktop and above kitchen counters, same strip lighting at the periphery of the wall to ceiling junction in the living seating area, the purpose of the strip lights, besides giving mood and ambient illumination, is to give the impression of floating kitchen counters and ceilings.
- Light fittings will also be provided in bathrooms and shower rooms, in interior passages, balcony soffits and at ceilings above the bedroom cupboards to illuminate their contents.

## MECHANICAL

- Heating cooling and ventilation equipment systems are of energy efficient low noise & of minimum maintenance requirement. Heating and cooling is provided with low velocity and noise variable air velocity systems with air inlet and outlets concealed in specially designed suspended ceilings and decorative air supply outlets. Ventilation in bathroom and toilets is performed with air ducts and roof extractors. All systems can be individually controlled from each space.
- Hot water supply is provided with high efficiency low profile roof solar heaters backed up with electric heaters when required. The hot water supply and return circulation system is activated only when the water outlets are in operation thus avoiding the high energy consumption and water heat losses of the common constant water circulation systems.
- Water pressure from outlets is achieved by a water balance distribution system operated by gravity, again achieving low energy usage and maintenance costs. Potable water in the kitchens is provided by concealed filters that will reduce water impurities, salts and chlorine content. The ground floor storage areas will also have provisions for water supply and outlets for washing machines and cloth driers.



# FIRST FLOOR



# SECOND FLOOR



# THIRD FLOOR

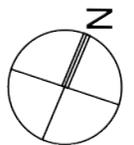
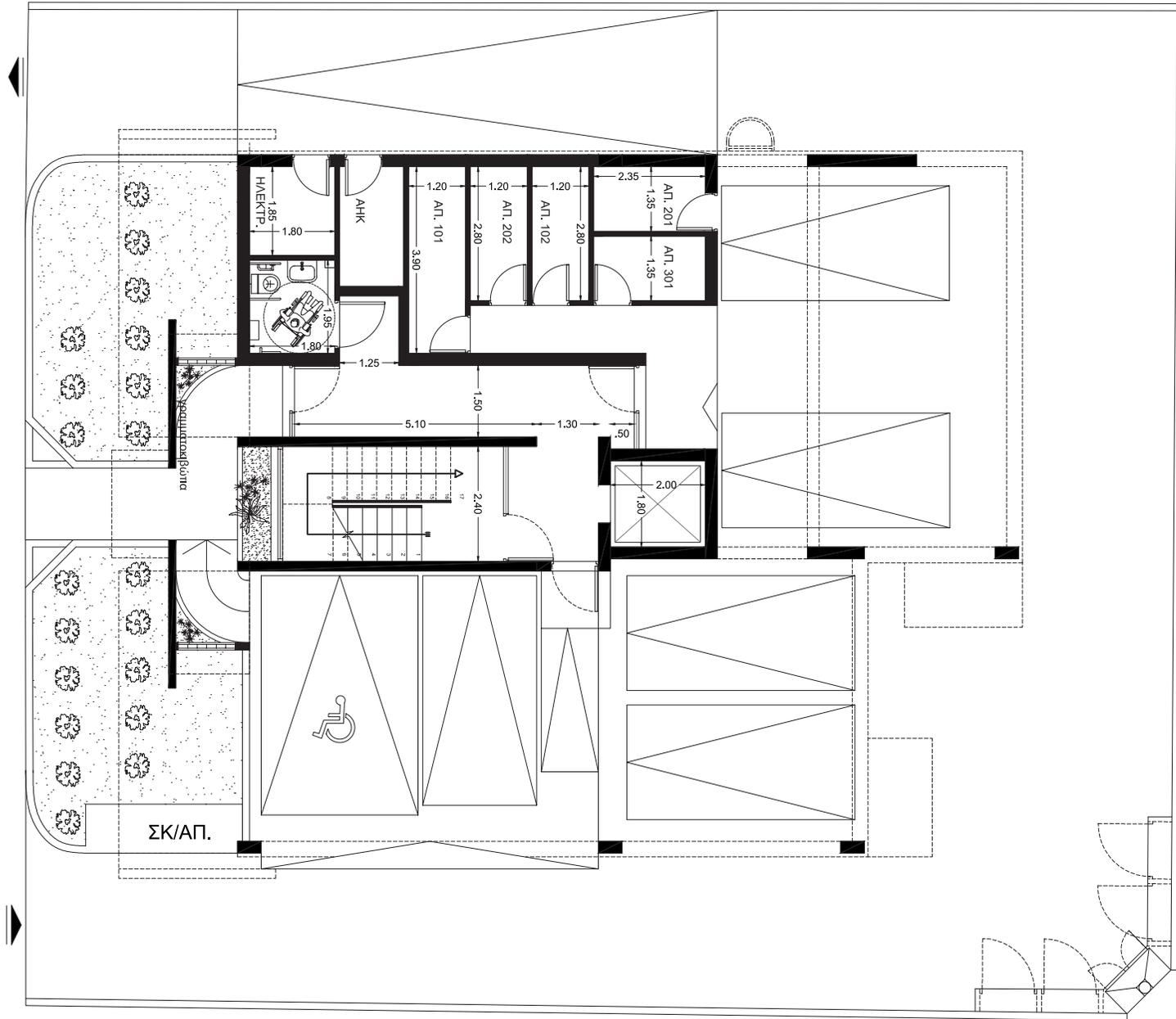


# ROOF GARDEN



# DETAILED PLANS OF EACH FLOOR

Ground Floor Plan  
- Parking Area



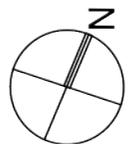
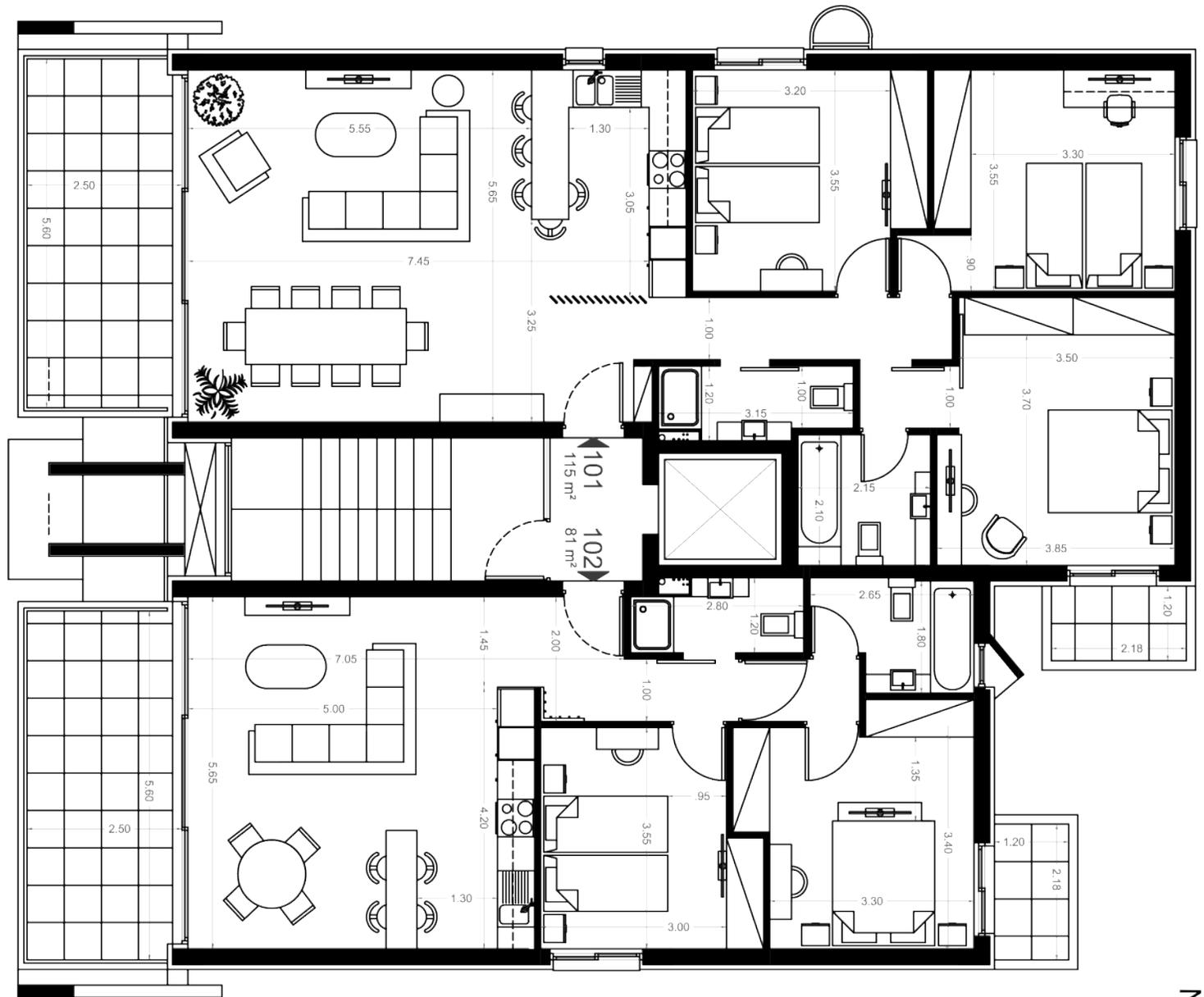
1st Floor Plan 214. 40 m<sup>2</sup>

1 / 101: Three bedroom apartment,  
Two regular bedrooms with the choice of two single beds or a double bed.  
A master bedroom with an on-suit bathroom that can also be shared with the single bedrooms. An open plan kitchen with a spacious dining area, living room & large a balcony.

Internal area: 115 m<sup>2</sup>  
covered balcony: 13 m<sup>2</sup> + 2.5 m<sup>2</sup> un-  
covered balcony

1 / 102: Two bedroom apartment.  
One bedroom with the choice of two single beds or a double bed. A master bedroom with an on-suit bathroom that can also be shared with the other bedroom. An open plan kitchen with a spacious dining area, living room and a large balcony.

Internal area: 81 m<sup>2</sup>  
covered balcony: 13 m<sup>2</sup> + 2.5 m<sup>2</sup>



2nd Floor Plan 162.70 m<sup>2</sup>

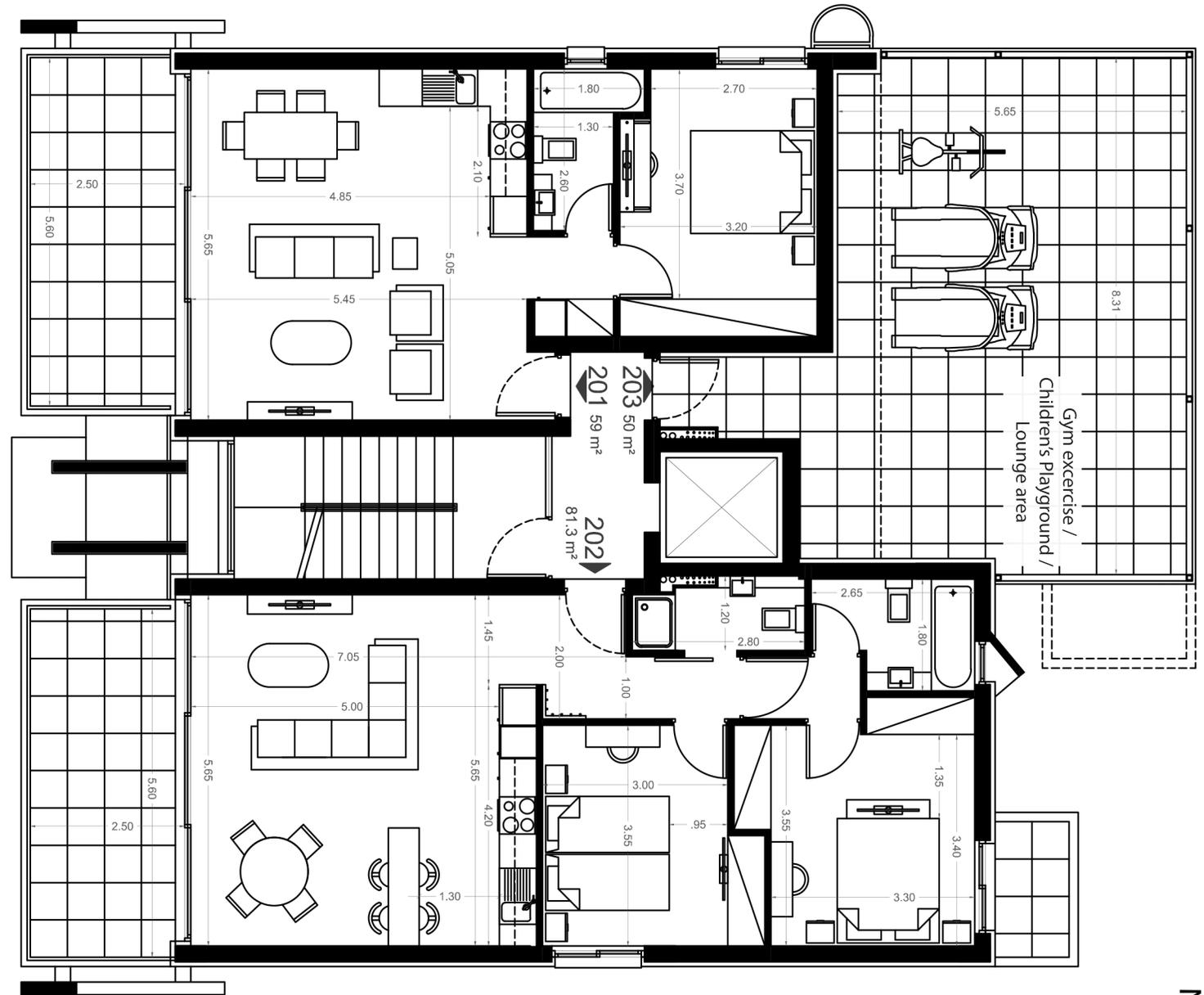
201: One bedroom apartment with a double bed. An open plan kitchen with a spacious dining area, living room and a large balcony.

Internal area: 59 m<sup>2</sup>  
covered balcony: 13m<sup>2</sup>

202: Two bedroom apartment.  
One bedroom with the choice of two single beds or a double bed. A master bedroom with an on-suit bathroom that can also be shared with the other bedroom. An open plan kitchen with a spacious dining area, living room and a large balcony.

Internal area: 81.3 m<sup>2</sup>  
covered balcony: 13 m<sup>2</sup> + 2.5 m<sup>2</sup> un-  
covered balcony.

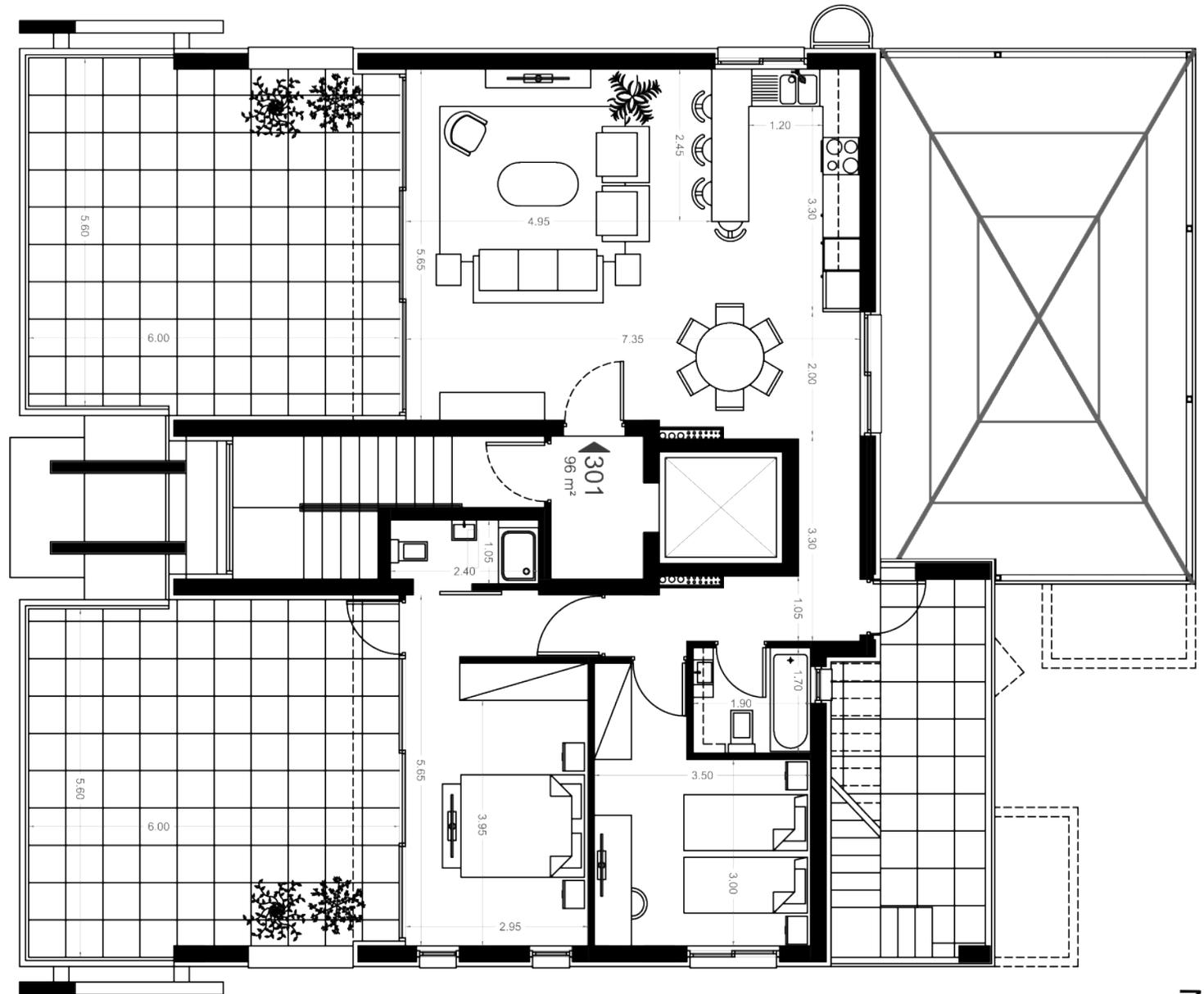
203: Semi-open space, common to all apartments to be used as children's playroom, gym & lounge area of 50 m<sup>2</sup>.



3rd Floor Plan 111.40 m<sup>2</sup>

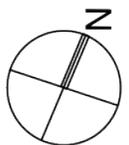
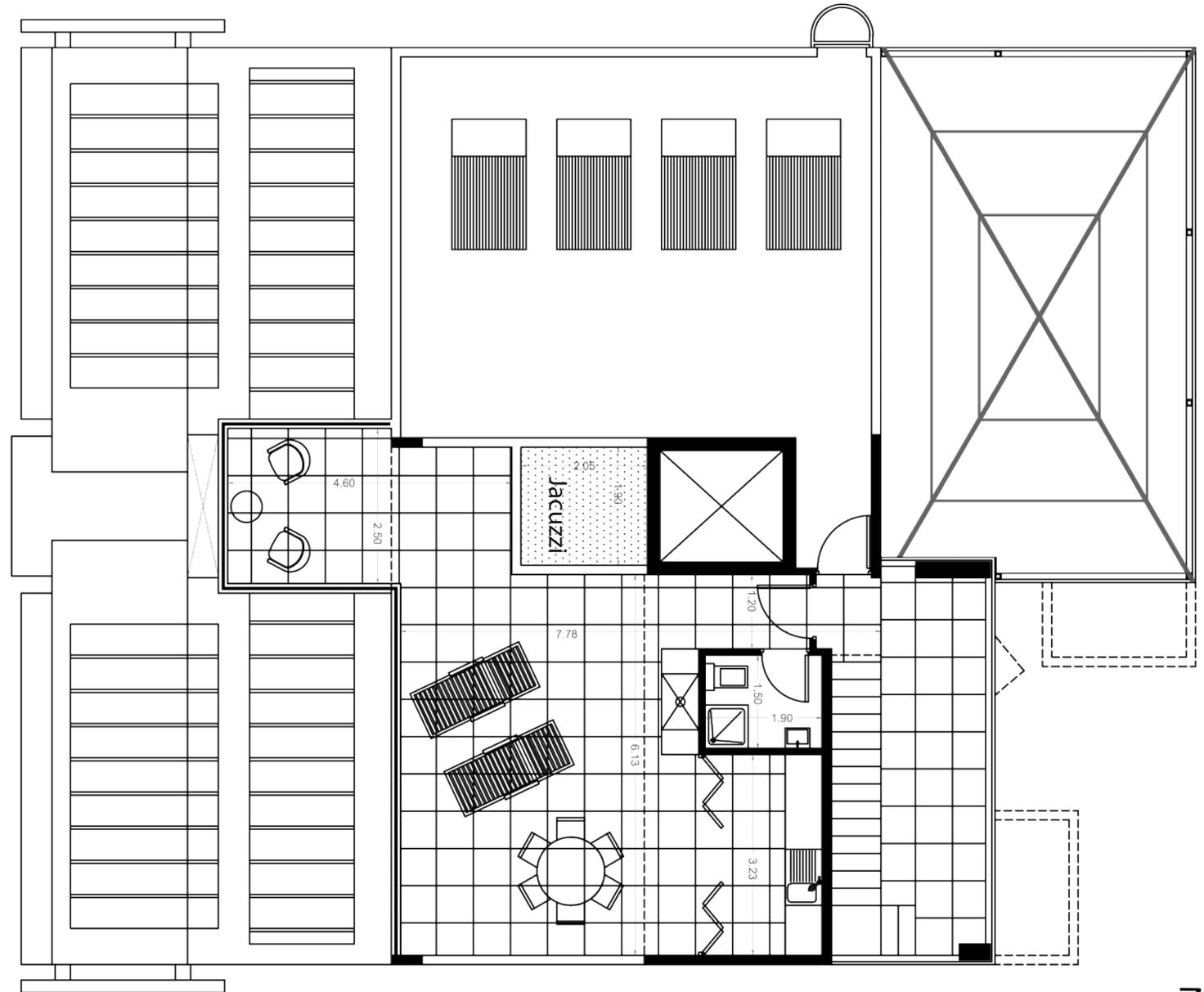
301: The Penthouse is comprised of a two bedroom apartment. A master bedroom with an on-suit shower and w.c. and a second bedroom that can fit two single beds. An open plan kitchen with a spacious dining area, living room and a large veranda. The roof garden is included in the price of the penthouse but if the client wishes to fit it out and finish the building works shown on the drawings, this would be at a pre-agreed additional cost.

Internal area: 96 m<sup>2</sup>  
 veranda: 66m<sup>2</sup> + 10m<sup>2</sup> rear balcony



Roof Garden Plan 68 m<sup>2</sup>

The roof garden is included in the price of the penthouse but if the client wishes to fit it out and finish the building works as described on the drawings, this would be at a pre agreed additional cost that would cover the clients' requirements.





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