







































# ΤΕΧΝΙΚΟΙ ΚΑΙ ΚΑΤΑΣΚΕΥΑΣΤΙΚΟΙ ΟΡΟΙ

## LA VUE RESIDENCE

ΘΕΜΕΛΙΑ ΚΑΙ ΣΚΕΛΕΤΟΣ: Στατική και αντισεισμική μελέτη σύμφωνα με τις προδιαγραφές του Κυπριακού κώδικα. Κατασκευή από οπλισμένο σκυρόδεμα.

ΤΟΙΧΟΠΟΙΙΑ ΚΑΙ ΤΕΛΕΙΩΜΑΤΑ: Θα χρησιμοποιηθούν τούβλα τρυπητά πρώτης ποιότητας πάχους 10 εκ. εσωτερικά και 25 εκ. εξωτερικά με σύστημα θερμοπρόσοψης.

Εσωτερικά όλες οι επιφάνειες θα σοβατιστούν και θα μπογιατιστούν τρία χέρια υψηλής ποιότητας μπογιά.

ΟΡΟΦΗ: Θα τοποθετηθεί πολυστερίνη, σκριτ και ασφαλόπανο 4χιλ.

ΚΕΡΑΜΙΚΑ: Οι τοίχοι σε μπάνιο, ντουζ, αποχωρητήριο θα επενδυθούν από κεραμικά αξίας €40/τμ μέχρι το μέγιστο ύψος 2,40μ. Στην κουζίνα ο τοίχος μεταξύ πάγκου και ερμαριών θα επενδυθεί από κεραμικά €40/τμ.

Καπάκι πάγκο κουζίνας θα είναι Γρανίτης αξίας μέχρι €120/μ.

ΠΑΤΩΜΑΤΑ: Το καθιστικό, η κουζίνα, οι διαδρόμοι, τα μπάνια, τα αποχωρητήρια θα επενδυθούν από κεραμικά απο Ισπανία η Ιταλία αξίας €50/τμ.

Οι βεράντες θα επενδυθούν από κεραμικά αξίας €15/τμ.

Στα υπνοδωμάτια Θα τοποθετηθεί water proof laminated parquet αξίας αγοράς και τοποθέτησης €30/μ.

ΠΕΛΕΚΑΝΙΚΑ: Η κουζίνα, ερμάρια δωματίων μεσόπορτες και ερμάρια νιπτήρων θα είναι κατασκευής Laminate from Italy αξίας €100/μ.

ΑΛΟΥΜΙΝΙΑ: Συρόμενα με μονόχρωμο αλουμίνιο βελτιωμένης θερμικής απόδοσης και τα ανοιγμένα με διπλά ενεργειακά γυαλιά.

ΕΙΔΗ ΥΓΙΕΙΝΗΣ: Τα είδη υγιεινής θα είναι αξίας €2500 και τα εξαρτήματα θα είναι άριστης ποιότητας.



ΗΛΙΑΚΟΙ: Ηλιακός θερμοσίφωνας με 2 πλαίσια, μπόιλερ πίεσεως, ντεπόζιτο νερού 1000 λίτρων και σύστημα πίεσεως σε κάθε οικία.

ΦΙΛΤΡΟ ΝΕΡΟΥ: Θα τοποθετηθή φίλτρο νερού στο κεντρικό παρωχέα νερού.

ΦΩΤΟΒΟΛΤΑΙΚΟ ΣΥΣΤΗΜΑ: Θα τοποθετηθή φωτοβολταϊκό σύστημα σε όλα τα σπίτια με ενεργιακή απόδοση Α.

ΗΛΕΚΤΡΙΚΗ ΕΓΚΑΤΑΣΤΑΣΗ: Η ηλεκτρική εγκατάσταση θα είναι σύμφωνα με τους κανονισμούς της ΑΗΚ.

ΠΡΟΝΟΙΕΣ: Θα γίνουν πρόνοιες για σύστημα κλιματισμού και ηλεκτρικής θέρμανσης. Επίσης θα τοποθετηθούν πρόνοιες για σύστημα συναγερμού και καμερών ασφαλείας.

ΚΙΓΚΛΙΔΩΜΑΤΑ: Τα μπαλκόνια θα είναι από γυαλί και όλες οι περιφράξεις θα είναι από αλουμίνιο.

ΔΙΕΥΚΡΙΝΗΣΕΙΣ: Σε περίπτωση που οι αγοραστές ξεπεράσουν το ποσό το οποίο προδιαγράφεται στους όρους κατασκευής, είναι υπόχρεοι να καλύψουν το ποσό της διαφοράς στον πωλητή. Επιπλέον εάν οι αγοραστές επιθυμούν να εφαρμόσουν για οποιοδήποτε λόγο διαφορετικό υλικό από αυτό που αναφέρεται, θα ενημερώσουν τον κατασκευαστή εάν είναι εφικτή η αλλαγή, και αυτός με την σειρά του θα υπολογίσει τη διαφορά κόστους την οποία και θα αναφέρει στους πελάτες.

# Technical specifications

## for LA VUE RESIDENCE

FOUNDATION AND FRAME: Static and anti-seismic study according to the specifications of the Cyprus code, with Reinforced concrete structure.

MASONRY AND FINISHES: High quality perforated bricks of 10 cm thickness will be used for inner walls and 25 cm for the outer walls. Facade system of thermal insulation will be used.

Internally, all surfaces will be plastered and painted with three coats of high quality paint.

ROOF: Polystyrene of 5cm, screed and 4mm bituminous waterproofing membrane will be installed.

TILES: The bathroom walls, shower, and toilet will be covered with ceramic tile of value €40/sqm up to a maximum height of 2.40m. In the kitchen, the wall between the counter and the cabinets will be covered with ceramic tile of €40/sqm.

Kitchen counter top will be Granite worth up to €120/m.

FLOORS: The living room, kitchen, corridors, bathrooms, and toilets will be covered with ceramic tile from Spain or Italy of €50/sqm.

The terraces will be covered with ceramic tile of €30/sq.m.

In the bedrooms, water proof laminated parquet will be installed at a purchase and installation cost of €30/sqm.

The stairs, lift corridor, and lobby will be covered with marble or ceramic tile worth of €30/m.

CARPENTRY: The kitchen, room cabinets, interior doors and sink cabinets will be made of Laminate from Italy worth €100/m.



FACADE: Windows and sliding doors with monochromatic aluminium of improved thermal efficiency with double glazed windows. At balconies safety glass will be installed. All the fences will be made of aluminium.

SANITARY WARE: The sanitary ware will be worth €2500 and the accessories will be of high quality.

PLUMBING: Solar water heater with 2 frames, pressure boiler, 1000L water tank and pressure system in each house.

WATER FILTER DISPENSER: Water filter dispenser will be installed at the central water pipe.

PHOTOVOLTAIC SYSTEM: Photovoltaic system will be installed with energy efficiency A.

ELECTRICAL INSTALLATION: The electrical installation will be in accordance with EAC regulations, with high quality materials.

PROVISIONS: Provisions will be made for split unit's A/C and electric heating system. Provisions for security system and cameras will also be installed.

CLARIFICATIONS: In case the buyer exceed the amount specified in the conditions, they are obliged to cover the amount of the difference to the manufacturer. In addition, if buyer wish to apply material other than that listed for any reason, they will inform the manufacturer if the change is possible, and he will in turn calculate the cost difference and report it to customer.

**ΤΕΜΑΧΙΟ 1371**  
 ΔΗΜΟΣ/ΚΟΙΝΟΤΗΤΑ  
 ΜΟΝΗ

ΤΜΗΜΑ/ΑΡ.ΕΓΓΡΑΦΗΣ  
 0/11090

ΦΥΛΛΟ/ΣΧΕΔΙΟ  
 54/32

ΠΟΛΕΟΔΟΜΙΚΗ ΖΩΝΗ Η4

ΔΟΜΗΣΗ 40%  
 ΚΑΛΥΨΗ 25%  
 ΟΡΟΦΟΙ 2  
 ΥΨΟΣ 8.3 Μ

ΕΜΒΑΔΟ ΤΕΜ.3227 Τ.Μ

**ΕΜΒΑΔΟΜΕΤΡΗΣΕΙΣ**

**ΠΟΛΕΟΔΟΜΙΚΑ ΔΕΔΟΜΕΝΑ**

ΕΜΒΑΔΟΝ ΤΕΜΑΧΙΟΥ: 3227m<sup>2</sup>

Ρυμοτομία: 195.8m<sup>2</sup> (κατά προσέγγιση)  
 3227 - 195.8 = 3081.2m<sup>2</sup>

Δημόσιος Χώρος Πρασίνου (10%):  
 3081.2 x 10% = 308.1m<sup>2</sup>  
 3081.2 - 308.1 = 2773.1m<sup>2</sup>

Εξαγορά χώρου πρασίνου  
 308.1m<sup>2</sup> x 240 ευρώ = 73 944 ευρώ

Δόμηση : 2773.1 X 40% = **1109.2m<sup>2</sup>**  
 Α.Π.Ε 5% : 1109.2 X 5%= **55.5m<sup>2</sup>**

**Συνολική Δόμηση** : 1109.2 + 55.5 = **1164.7m<sup>2</sup>**

**Κάλυψη** : 2773.1 X 25% = **693.3m<sup>2</sup>**

Αριθμός Ορόφων : 2  
 Ύψος : 8.3μ

Επιτρεπόμενες καλυμμένες βεράντες (20%) :  
 1164.7 x 20% = 232.9m<sup>2</sup>

**ΠΡΟΤΕΙΝΟΜΕΝΑ**

**Δόμηση** : 4 x 93.6 m<sup>2</sup> = 374.4 m<sup>2</sup>  
 5 x 110 m<sup>2</sup> = 550 m<sup>2</sup>  
 2 x 120 m<sup>2</sup> = 240 m<sup>2</sup>

**Συνολική Δόμηση: 1164,4 m<sup>2</sup>**

**Κάλυψη: 667.6 m<sup>2</sup>**



project  
**1389 LA VUE RESIDENCES**

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notes

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- ⊕ RWO - HL ROOF DRAIN

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status **CONCEPT DRAWINGS** drawn by KC checked by DK  
 scale **1:500 @ A3** date July 2023

**RIBA STAGE: 2**

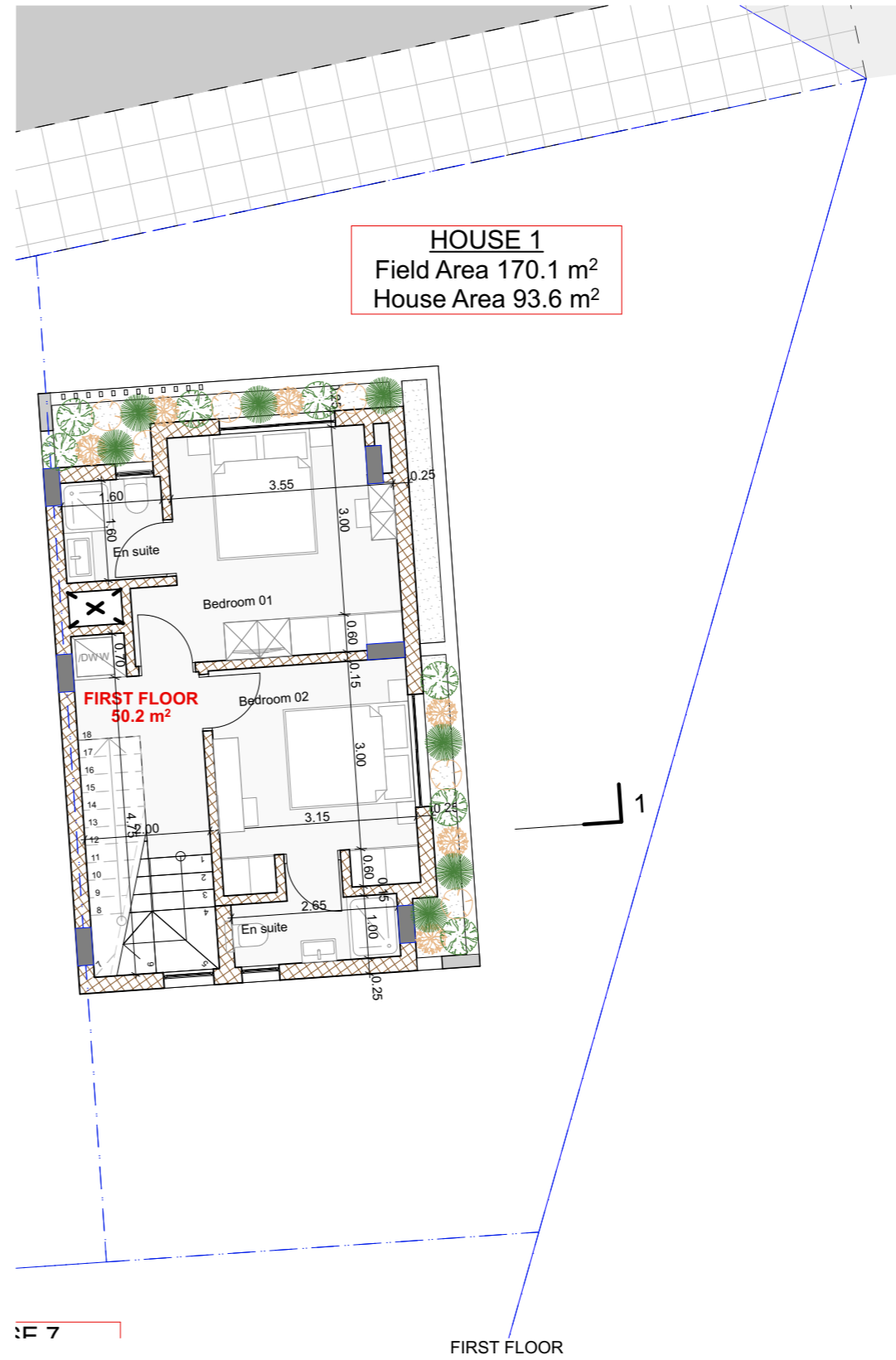
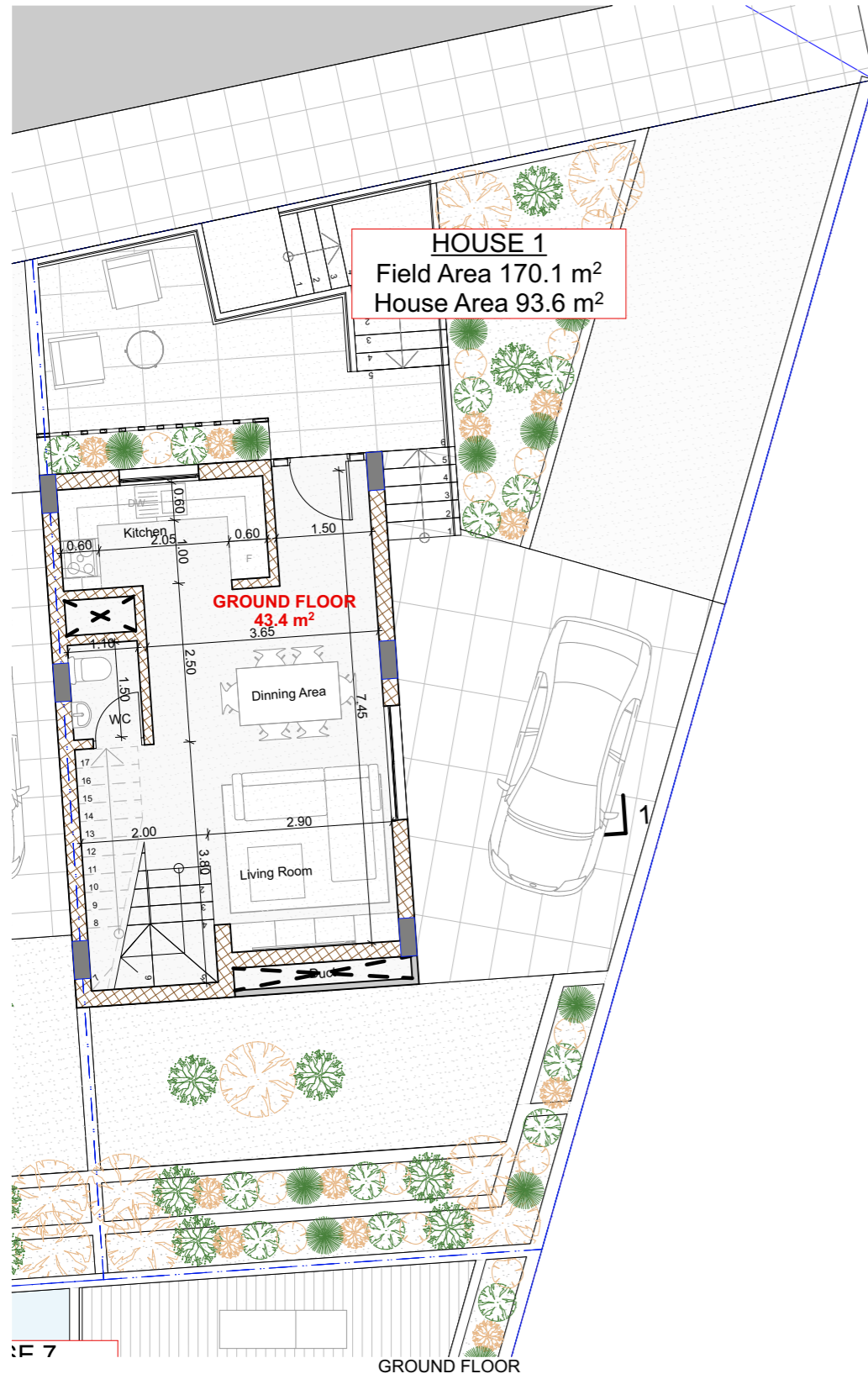
drawing title  
**SITE PLAN**

drawing no.  
**1389 AR C01** revision



# HOUSE 1

SCALE 1:100



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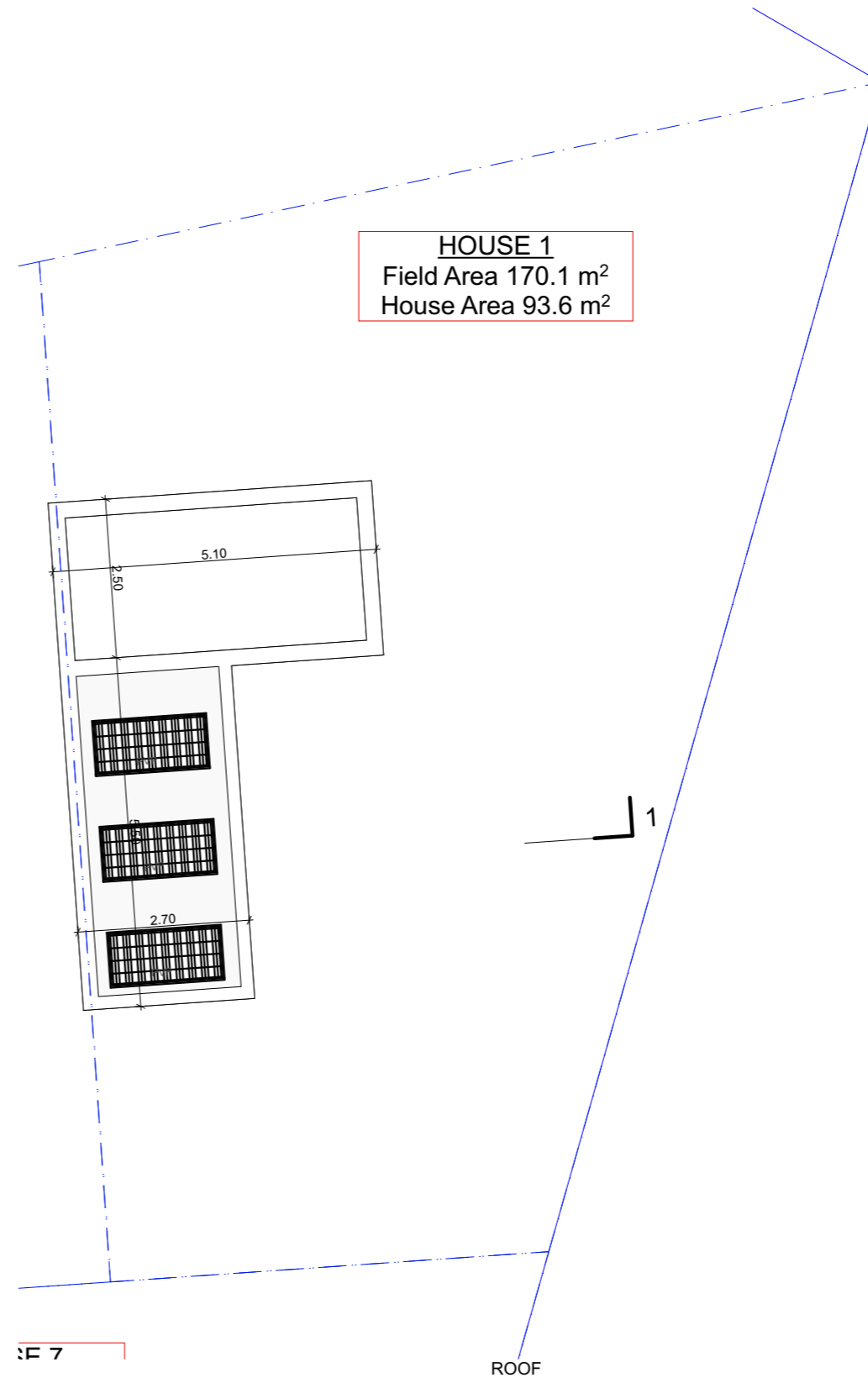
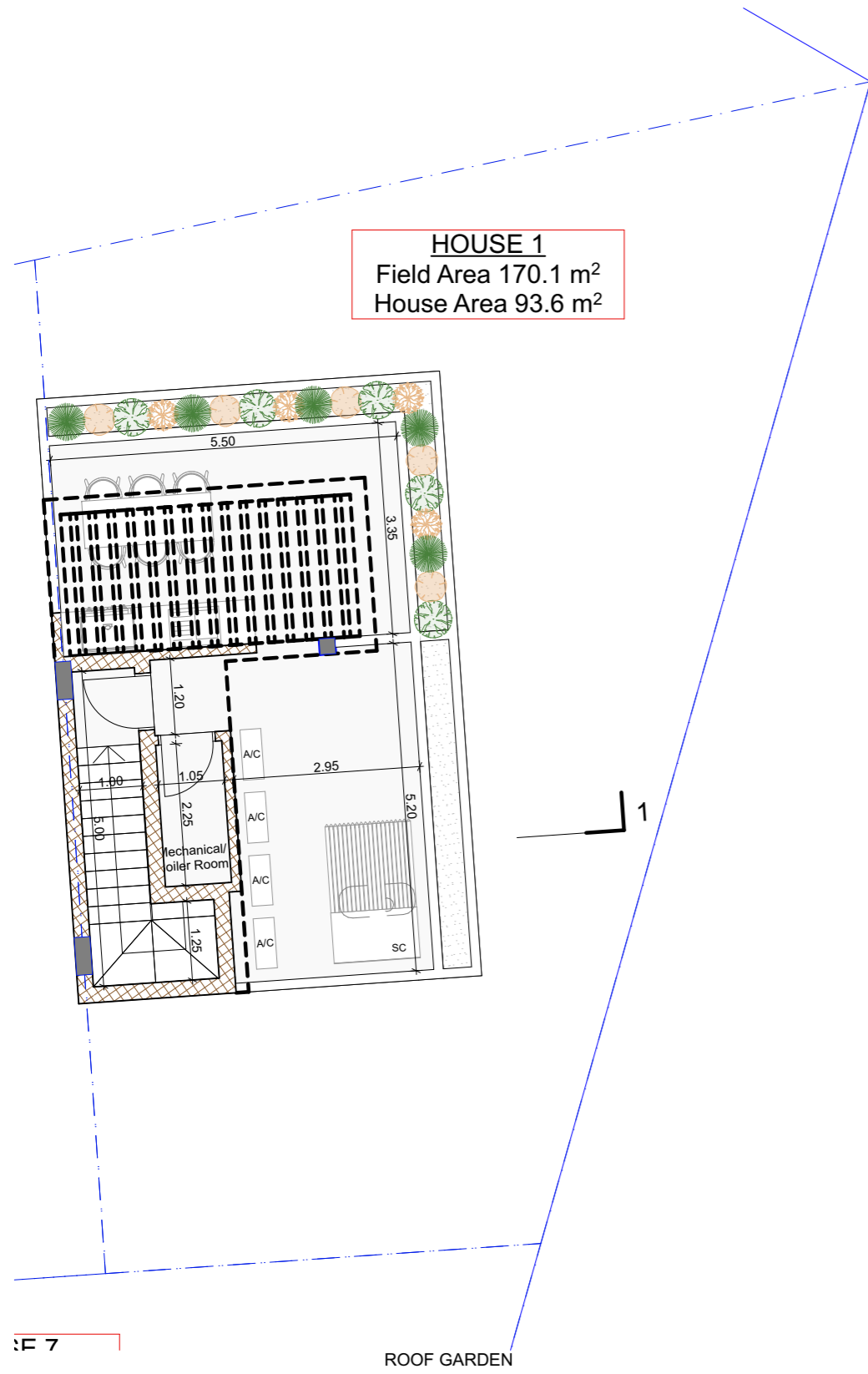
**RIBA STAGE: 2**

drawing title  
**GROUND AND FIRST FLOOR**

drawing no. **1389 AR .1** revision

# HOUSE 1

SCALE 1:100



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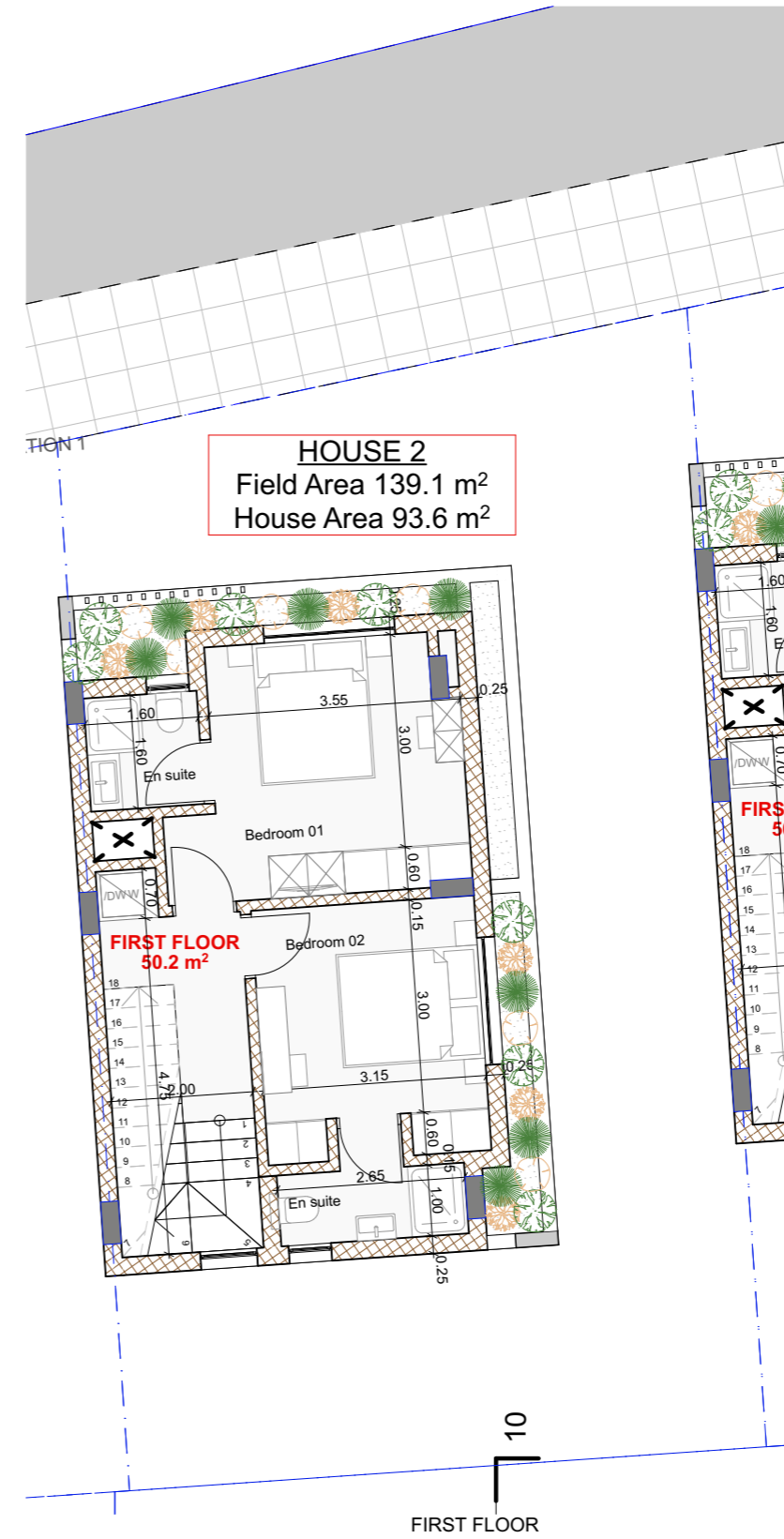
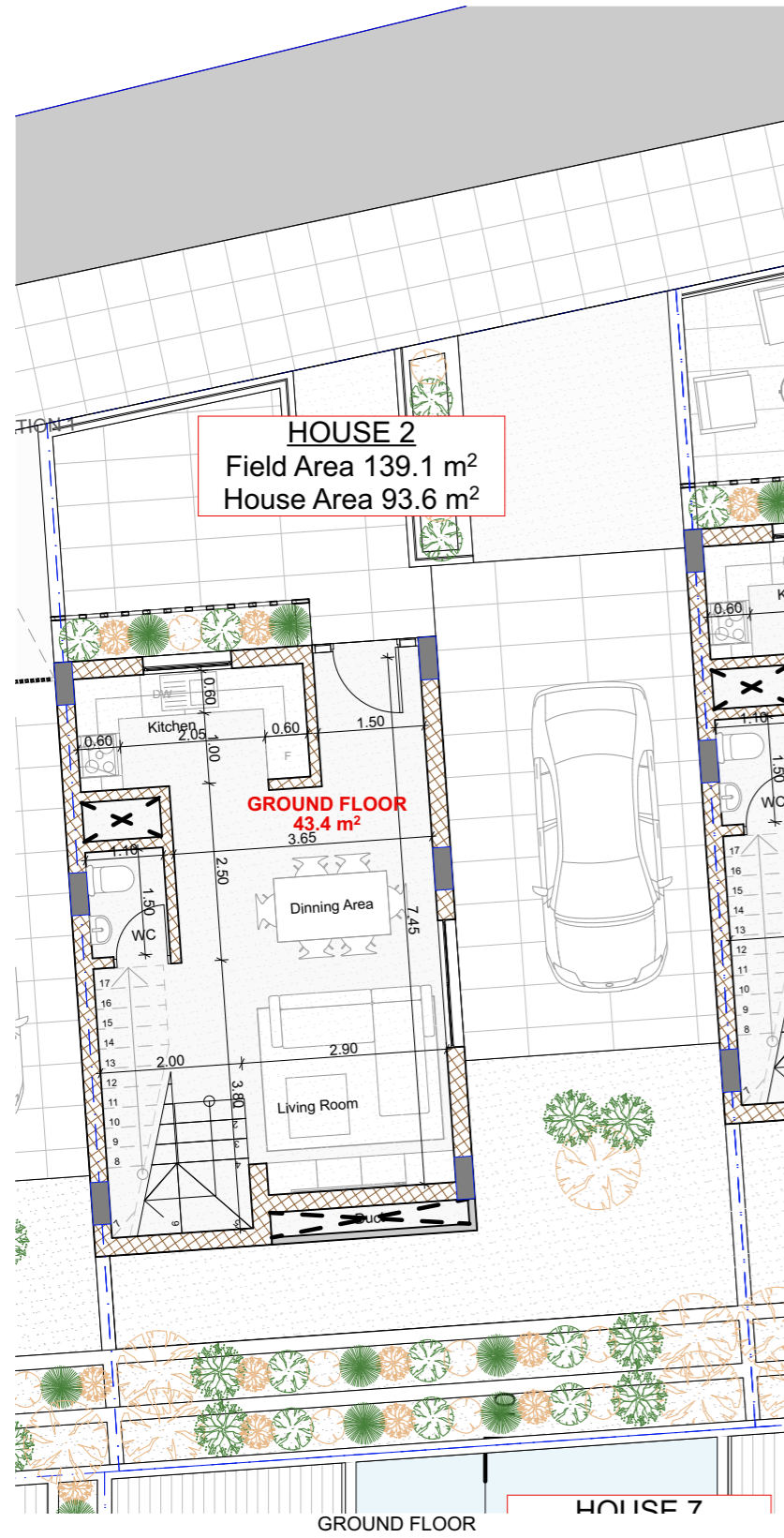
drawing title  
**ROOF GARDEN AND ROOF**

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**1389 AR .2**

revision

# HOUSE 2

SCALE 1:100



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drawing title  
**GROUND AND FIRST FLOOR**

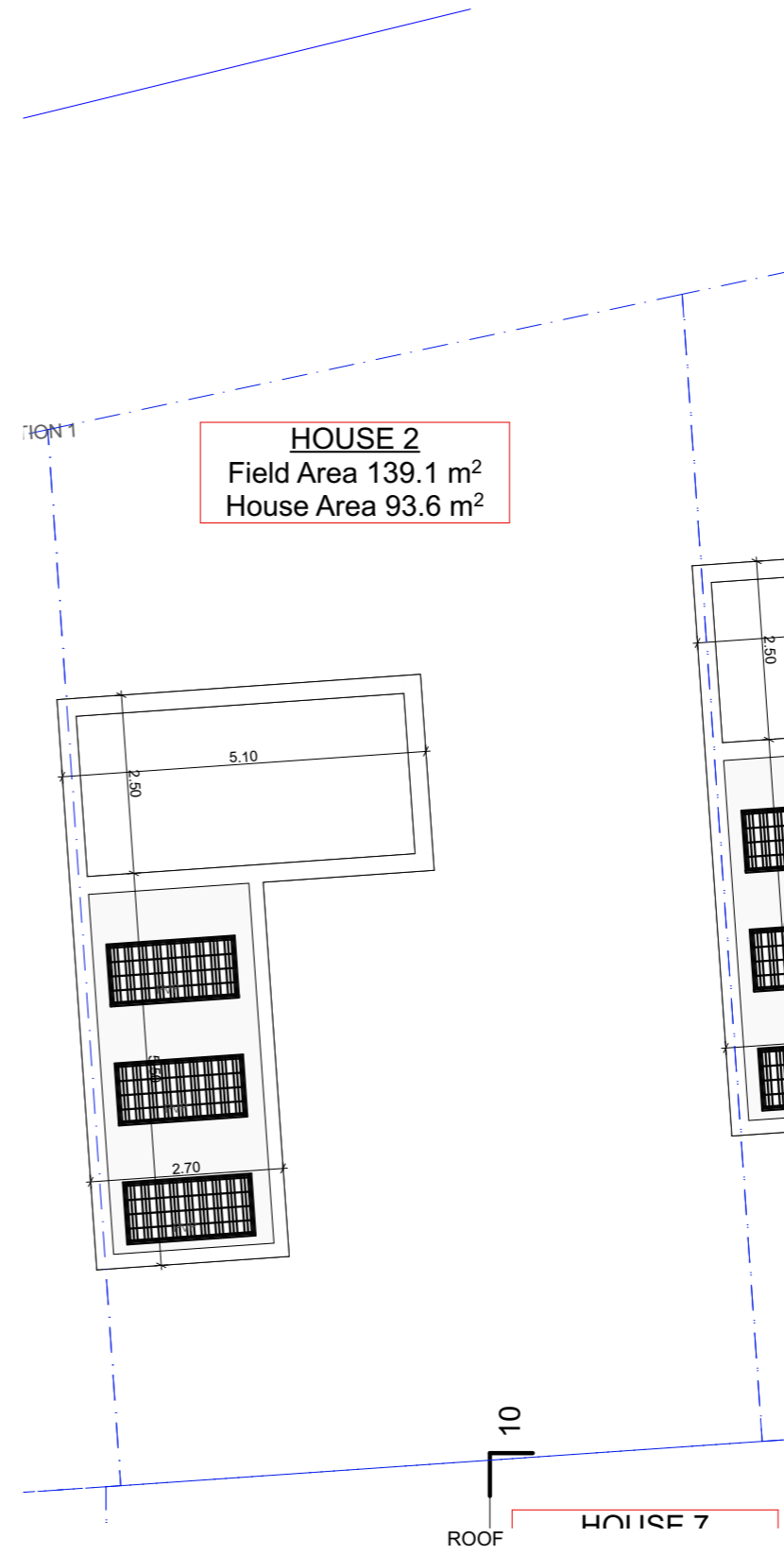
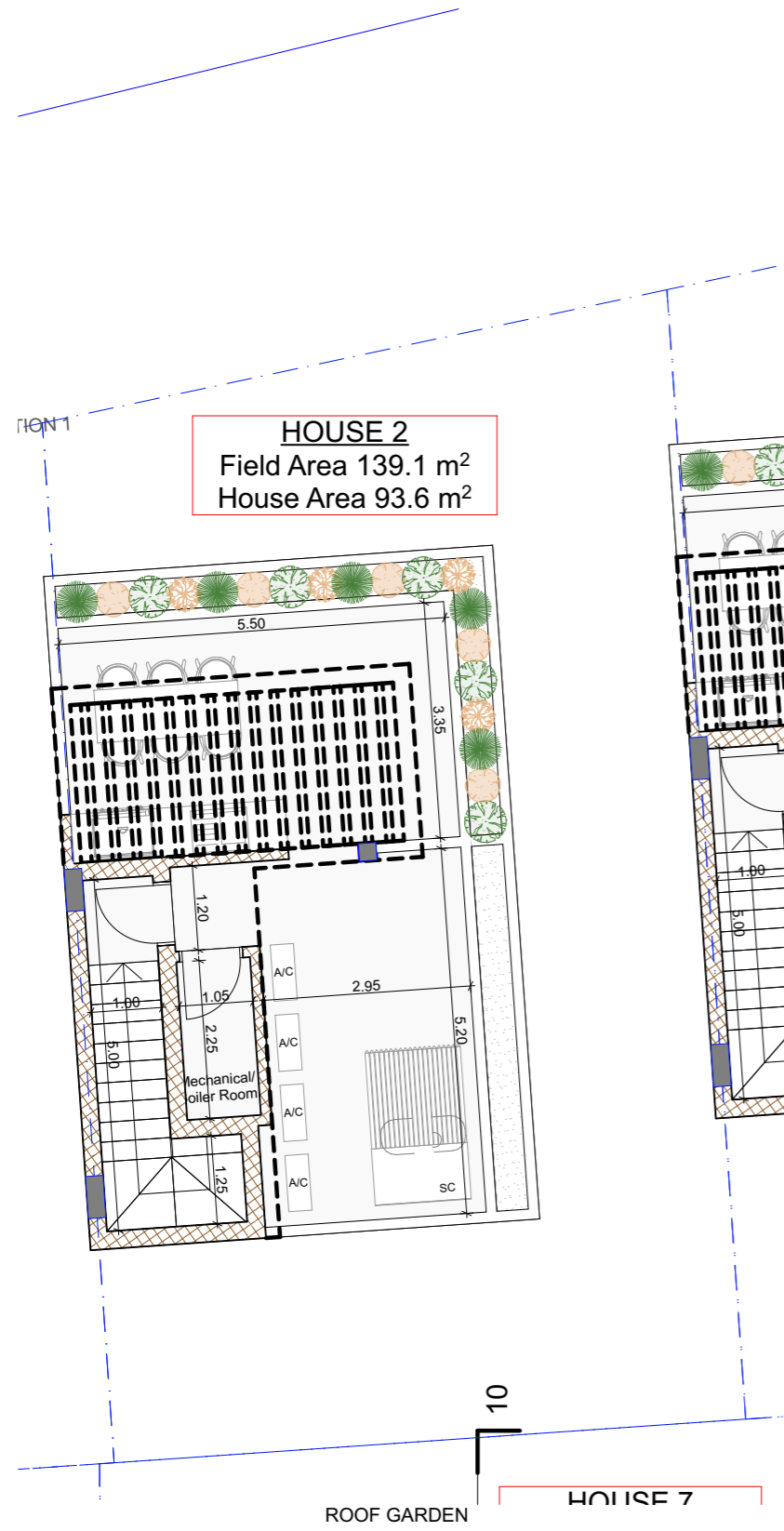
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# HOUSE 2

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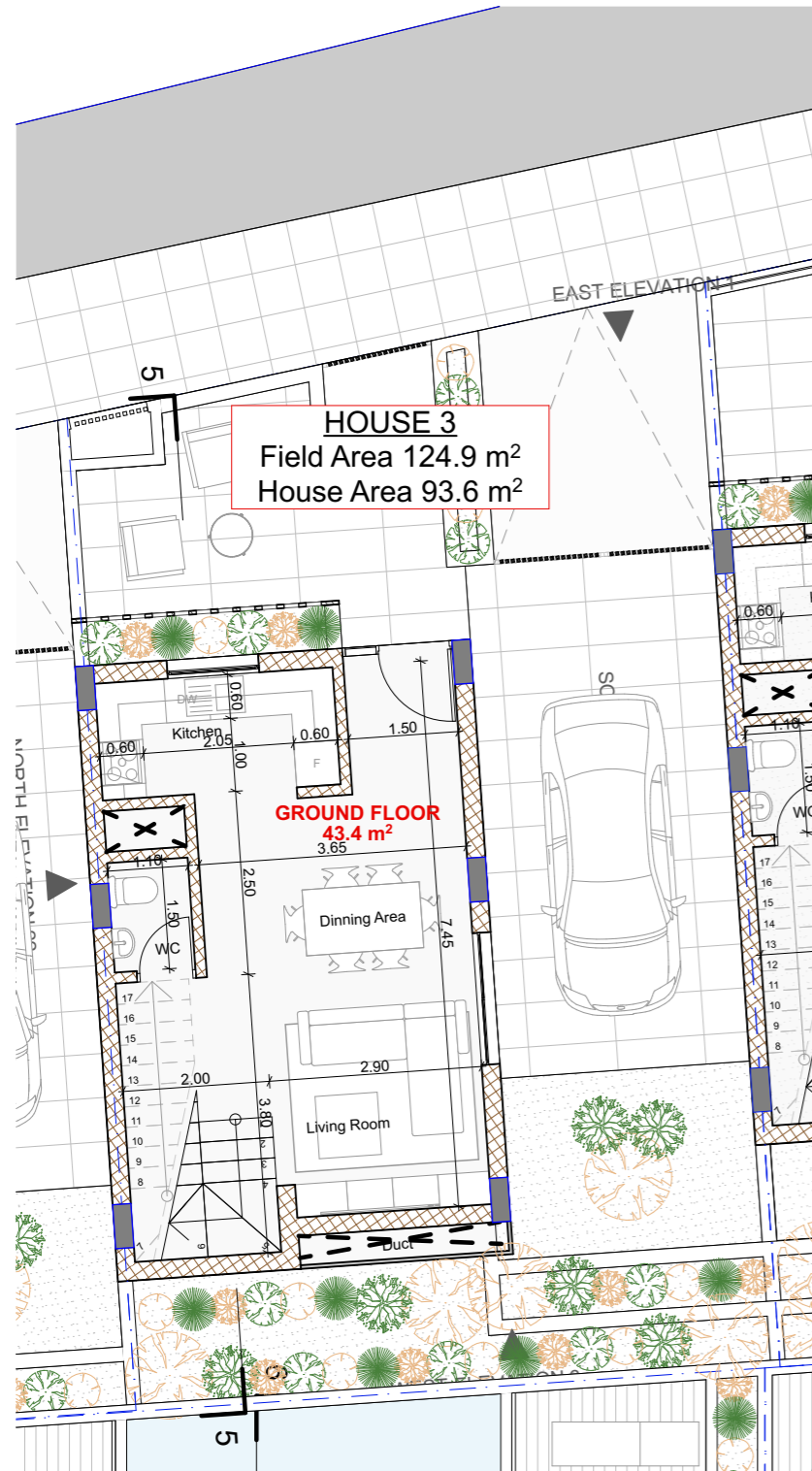
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drawing title  
**ROOF GARDEN AND ROOF**

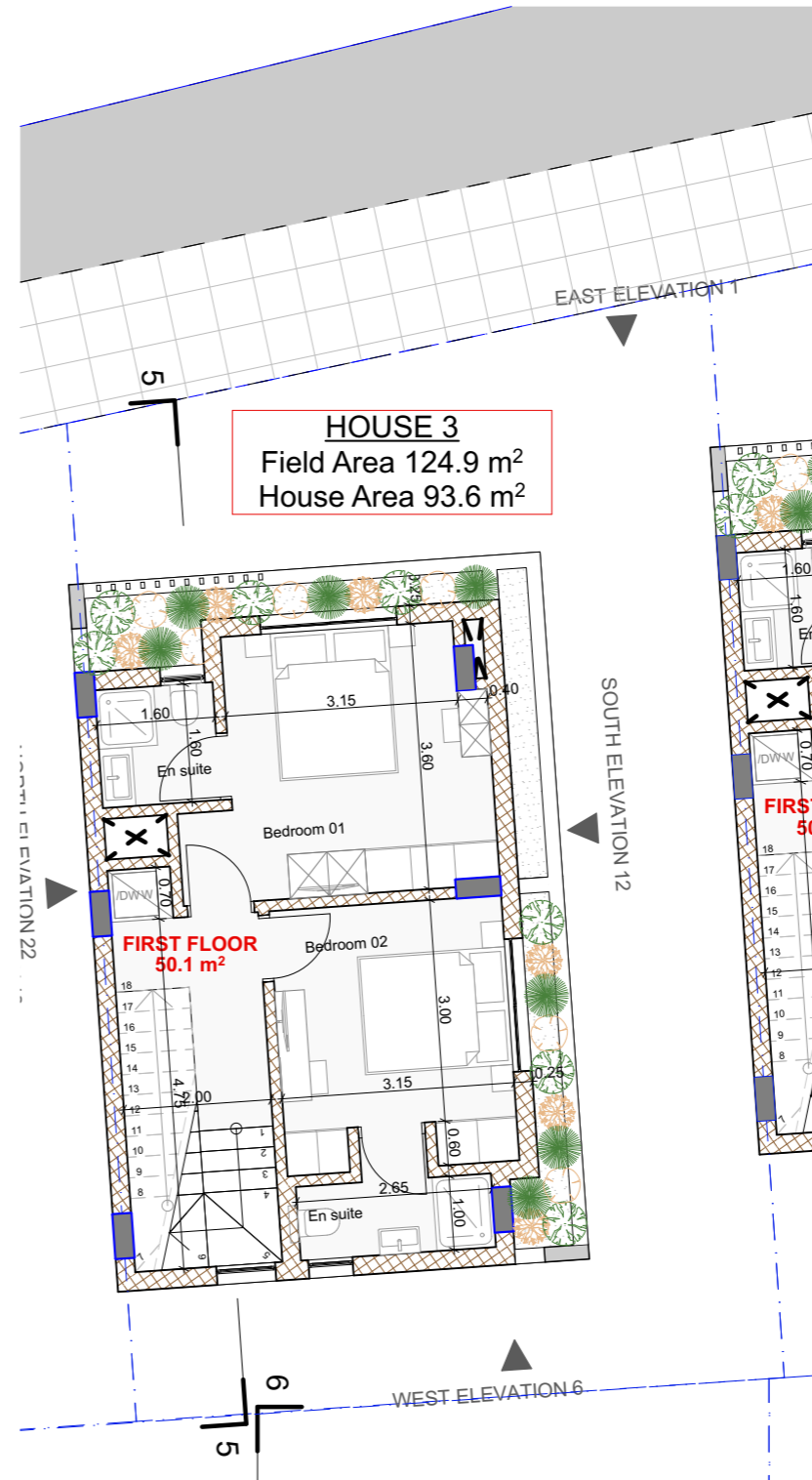
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# HOUSE 3

SCALE 1:100



GROUND FLOOR



FIRST FLOOR

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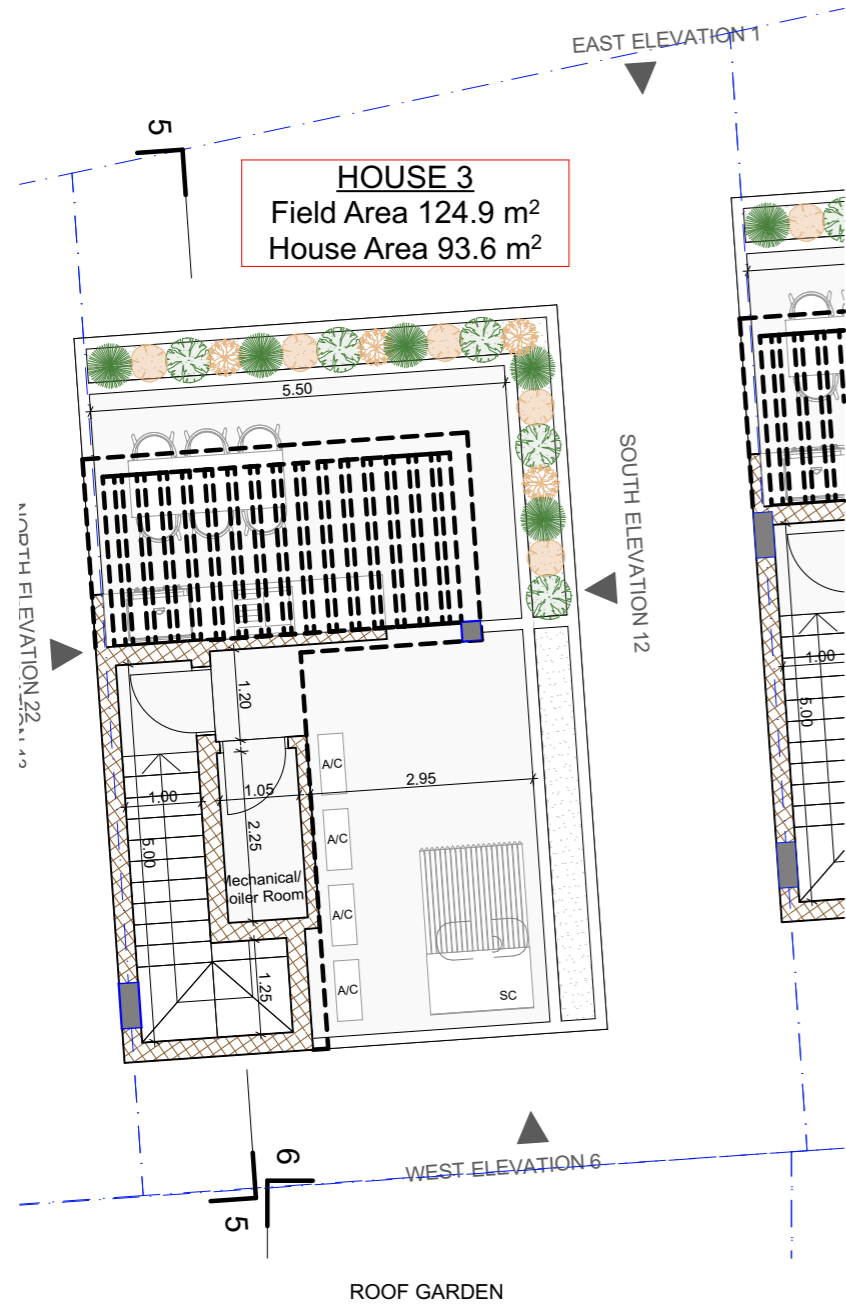
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**GROUND AND FIRST FLOOR**

drawing no.  
**1389 AR .1**

revision

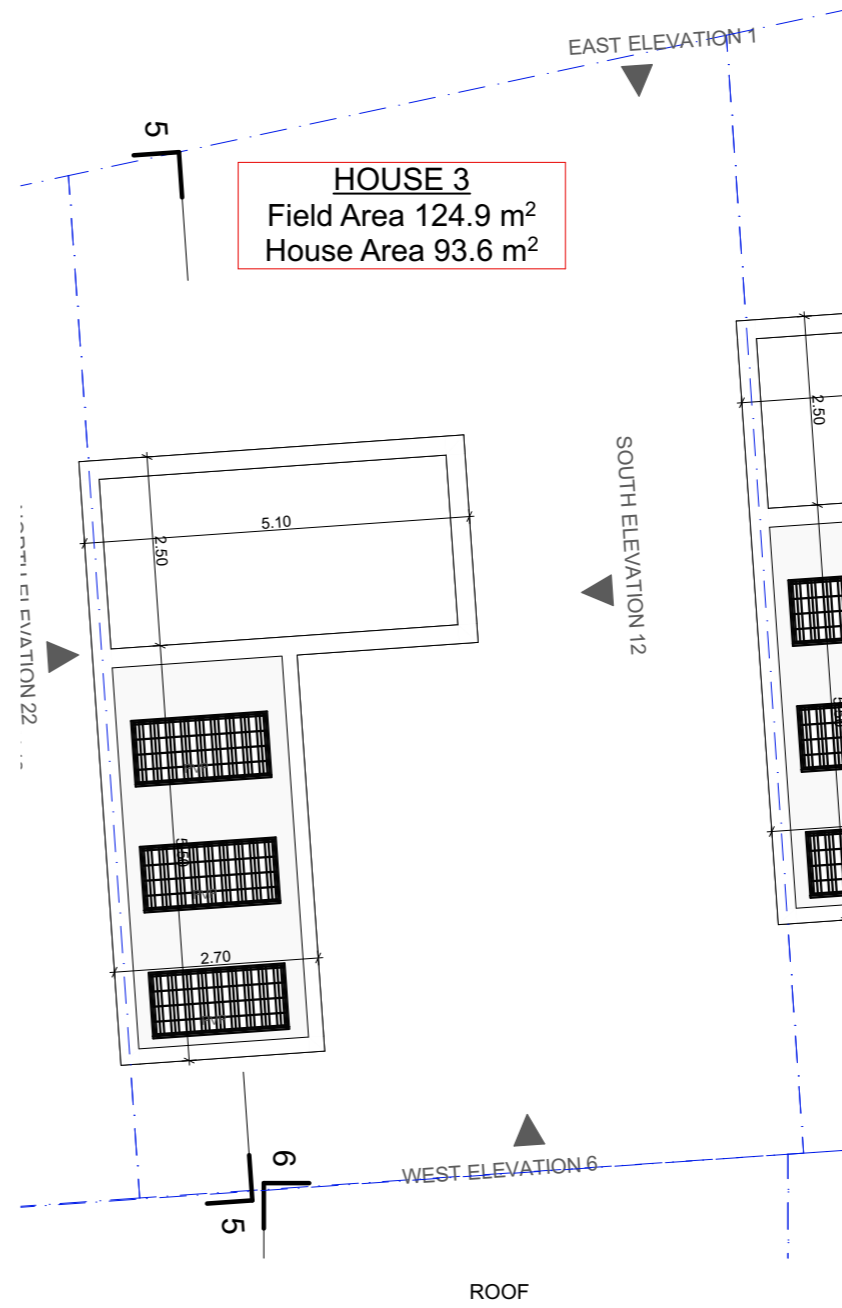
# HOUSE 3

SCALE 1:100



**HOUSE 3**  
Field Area 124.9 m<sup>2</sup>  
House Area 93.6 m<sup>2</sup>

ROOF GARDEN



**HOUSE 3**  
Field Area 124.9 m<sup>2</sup>  
House Area 93.6 m<sup>2</sup>

ROOF

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**RIBA STAGE: 2**

drawing title  
**ROOF GARDEN AND ROOF**

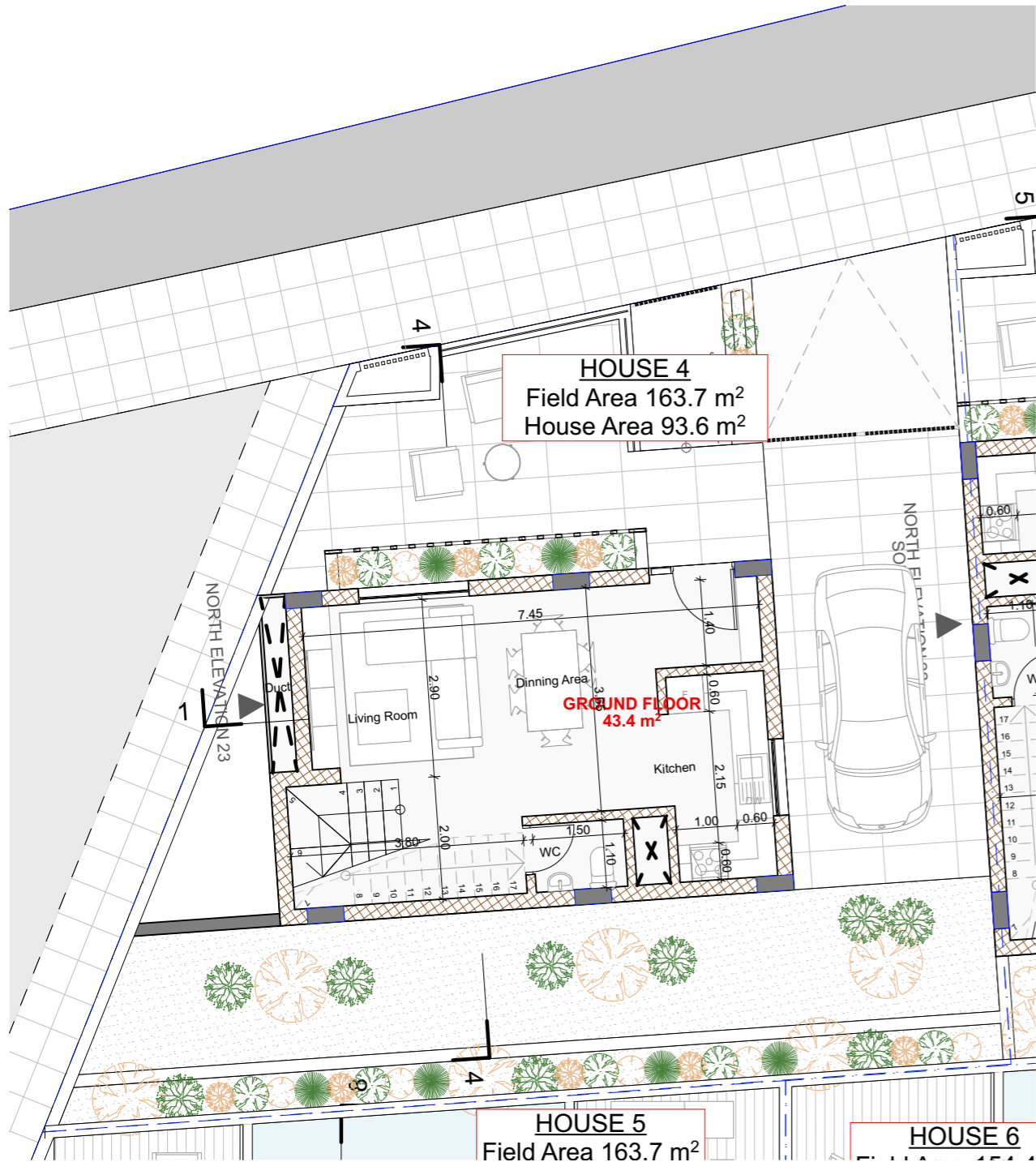
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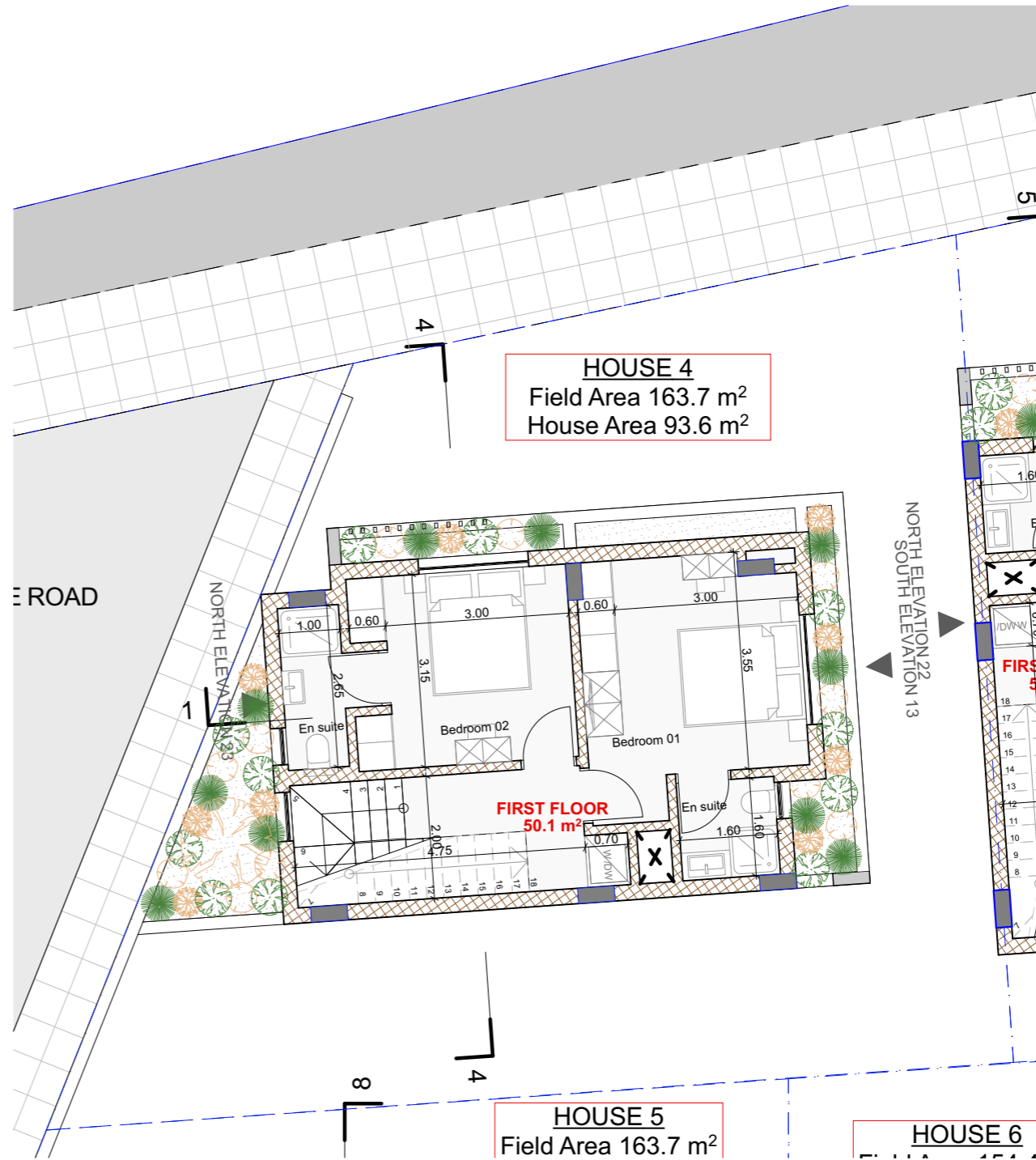


# HOUSE 4

SCALE 1:100



GROUND FLOOR



FIRST FLOOR

project  
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**RIBA STAGE: 2**

drawing title  
**GROUND AND FIRST FLOOR**

drawing no.  
**1389 AR .1**

revision

# HOUSE 4

SCALE 1:100

project  
**1389 LA VUE RESIDENCES**

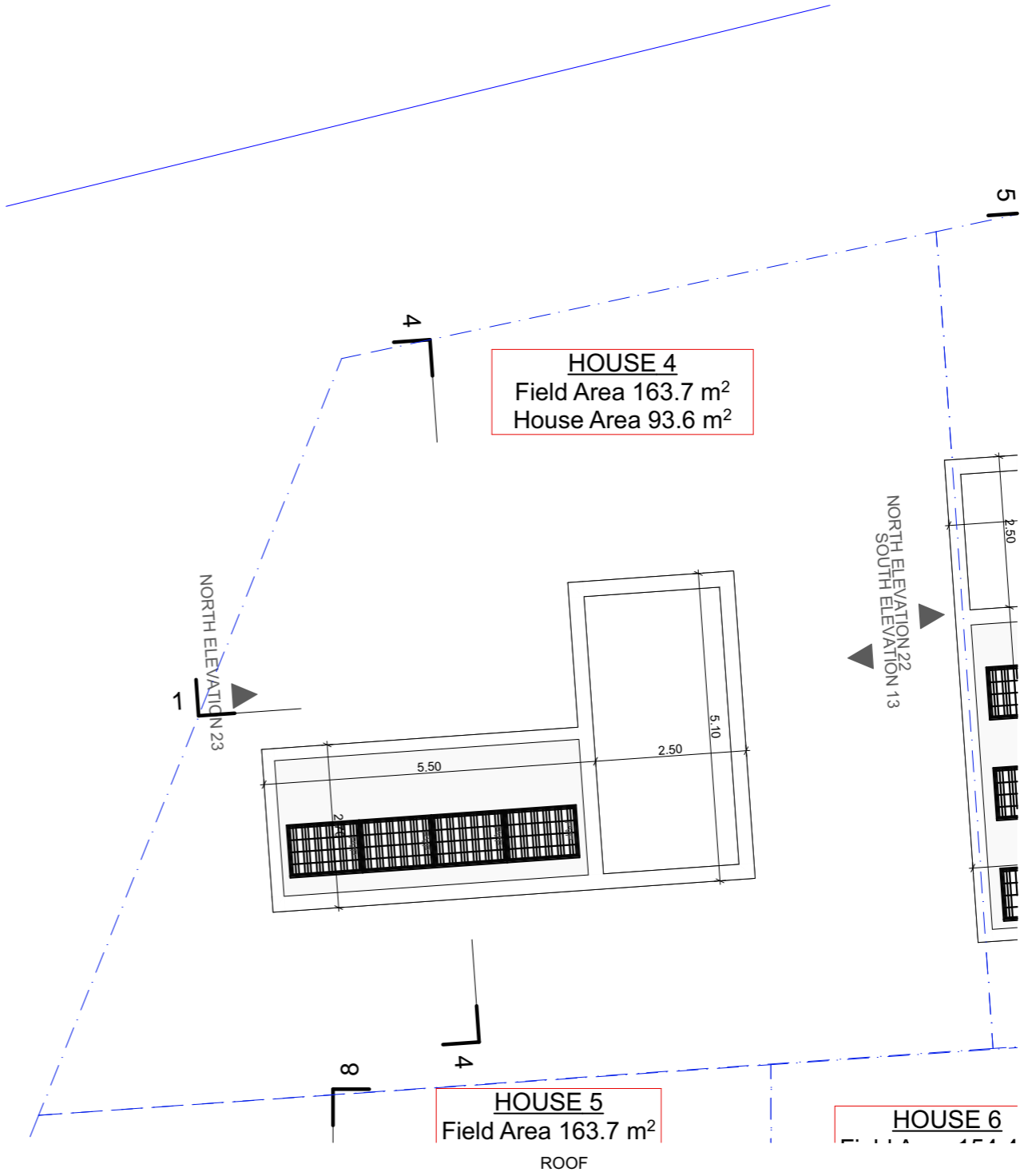
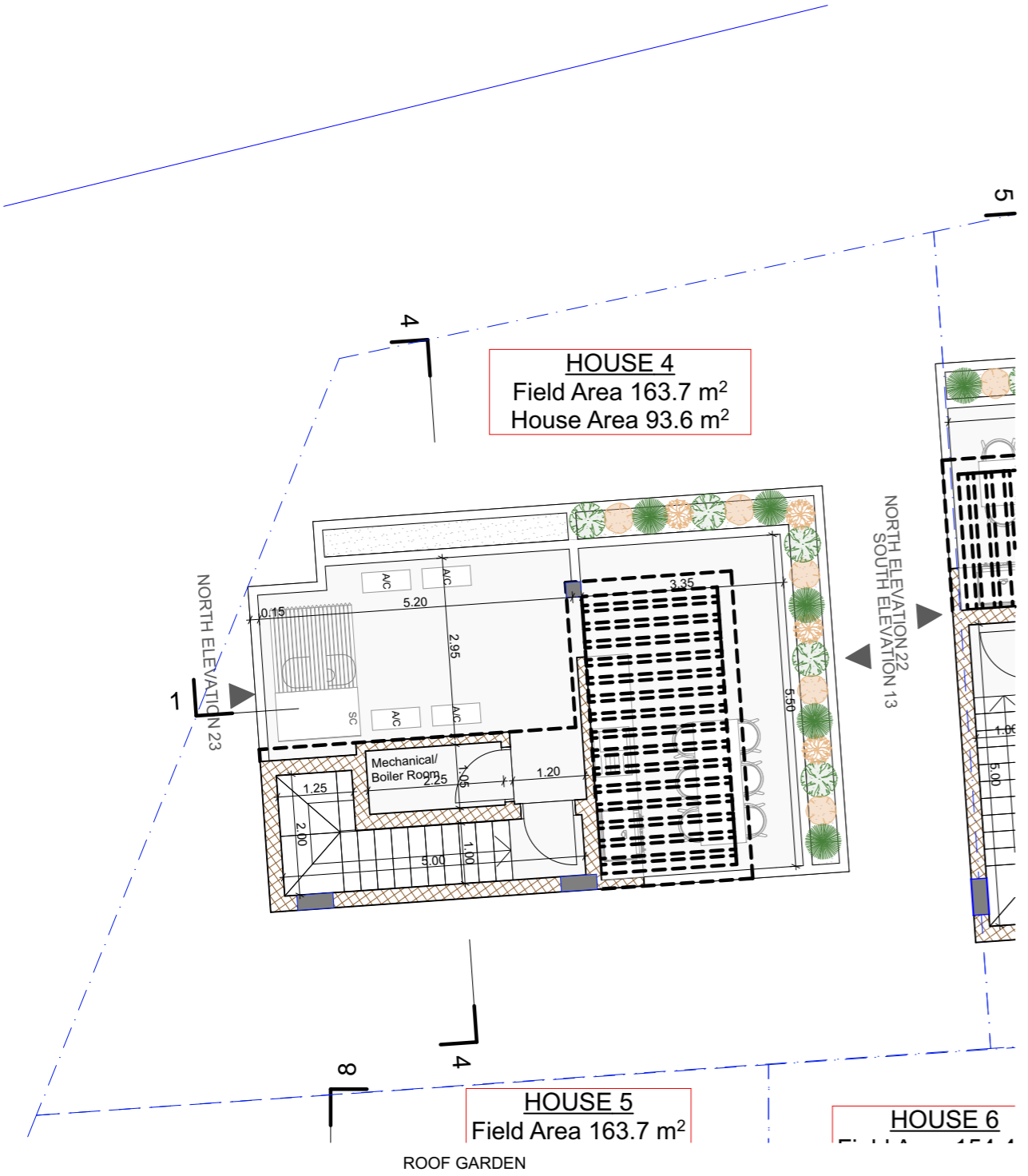
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**RIBA STAGE: 2**

drawing title  
**ROOF GARDEN AND ROOF**

drawing no.  
**1389 AR .2**

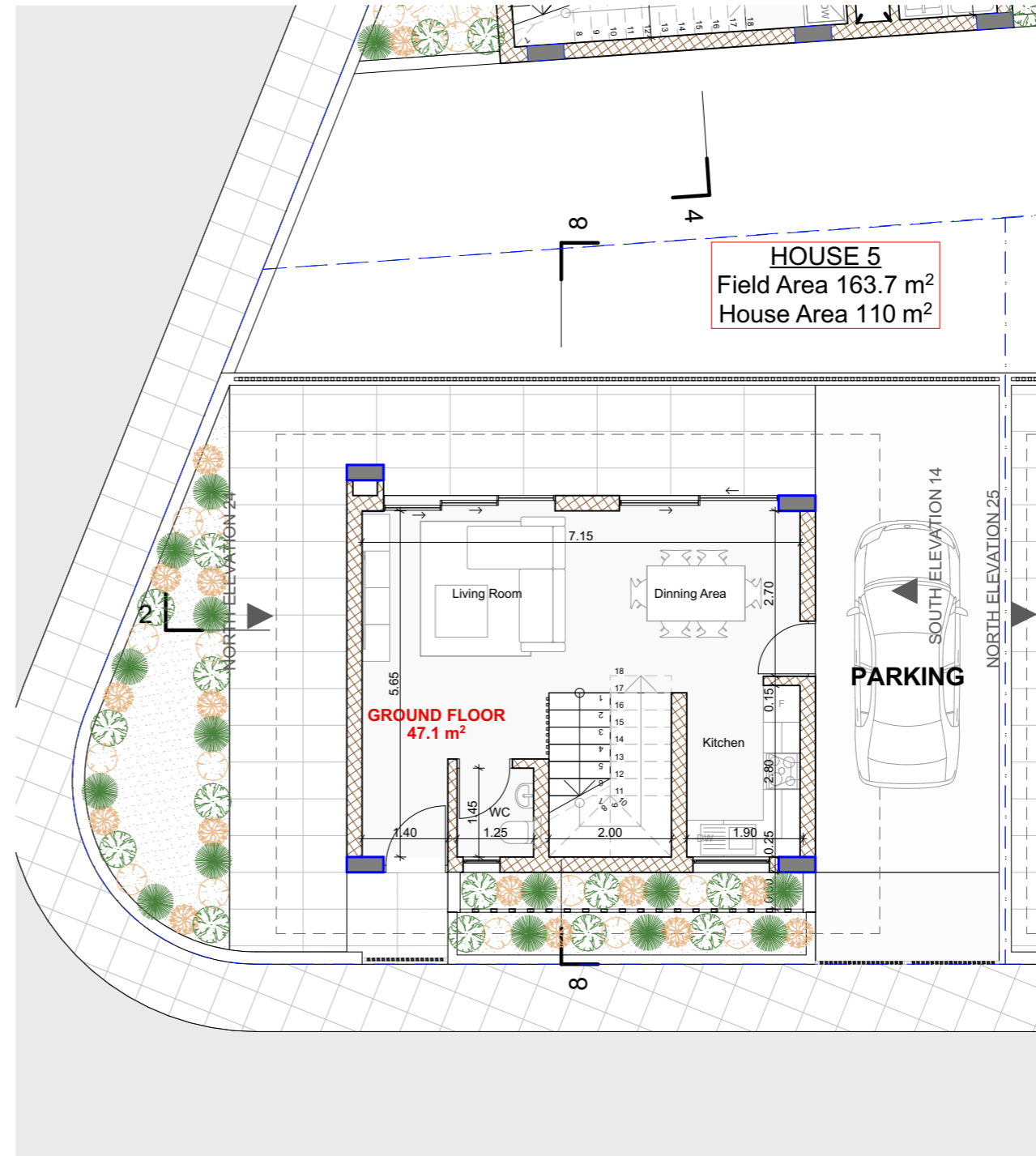
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# HOUSE 5

SCALE 1:100



BASEMENT



GROUND FLOOR

project  
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notes

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- ⊕ SSL Structural Slab Level
- ⊕ WSL Water Surface Level
- ⊗ RWO - HL ROOF DRAIN

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By	Date	Description	Rev.

status **PLANNING PERMIT** drawn by KC checked by DK  
scale **1:100 @ A3** date November 2023

**RIBA STAGE: 2**

drawing title  
**BASEMENT AND GROUND FLOOR**

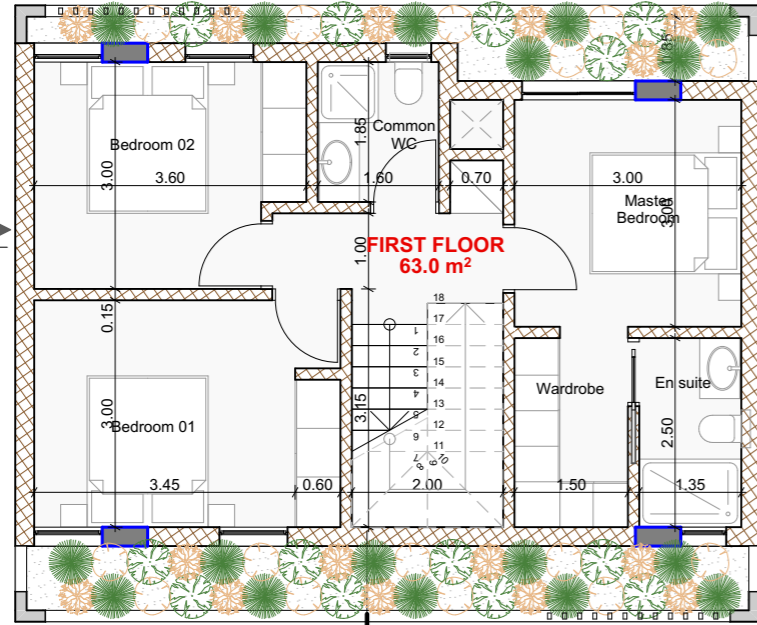
drawing no. **1389 AR .1** revision



# HOUSE 5

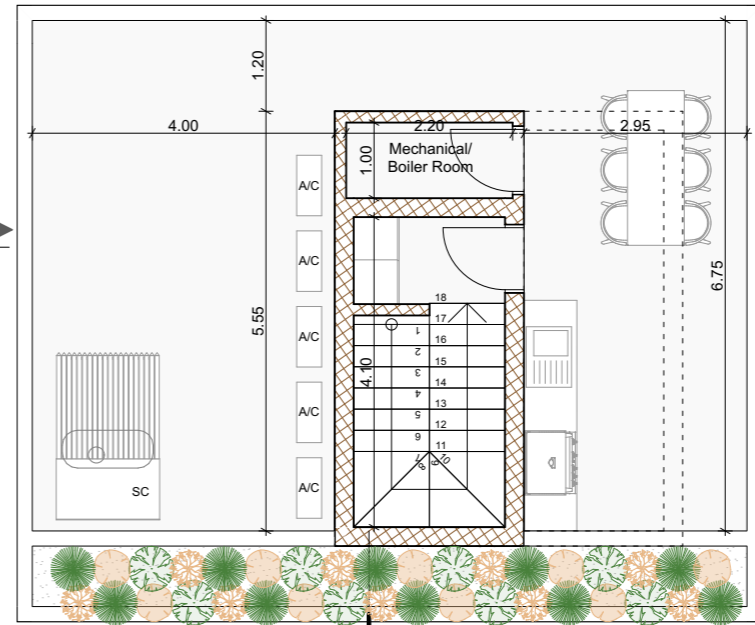
SCALE 1:100

**HOUSE 5**  
Field Area 163.7 m<sup>2</sup>  
House Area 110 m<sup>2</sup>



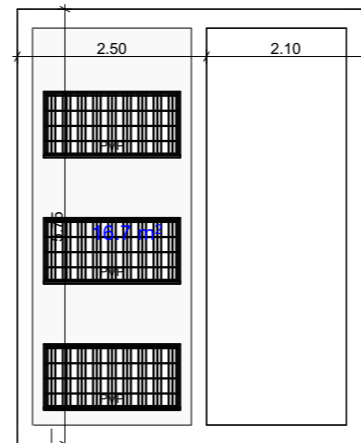
FIRST FLOOR

**HOUSE 5**  
Field Area 163.7 m<sup>2</sup>  
House Area 110 m<sup>2</sup>



ROOF GARDEN

**HOUSE 5**  
Field Area 163.7 m<sup>2</sup>  
House Area 110 m<sup>2</sup>



ROOF

project  
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**RIBA STAGE: 2**

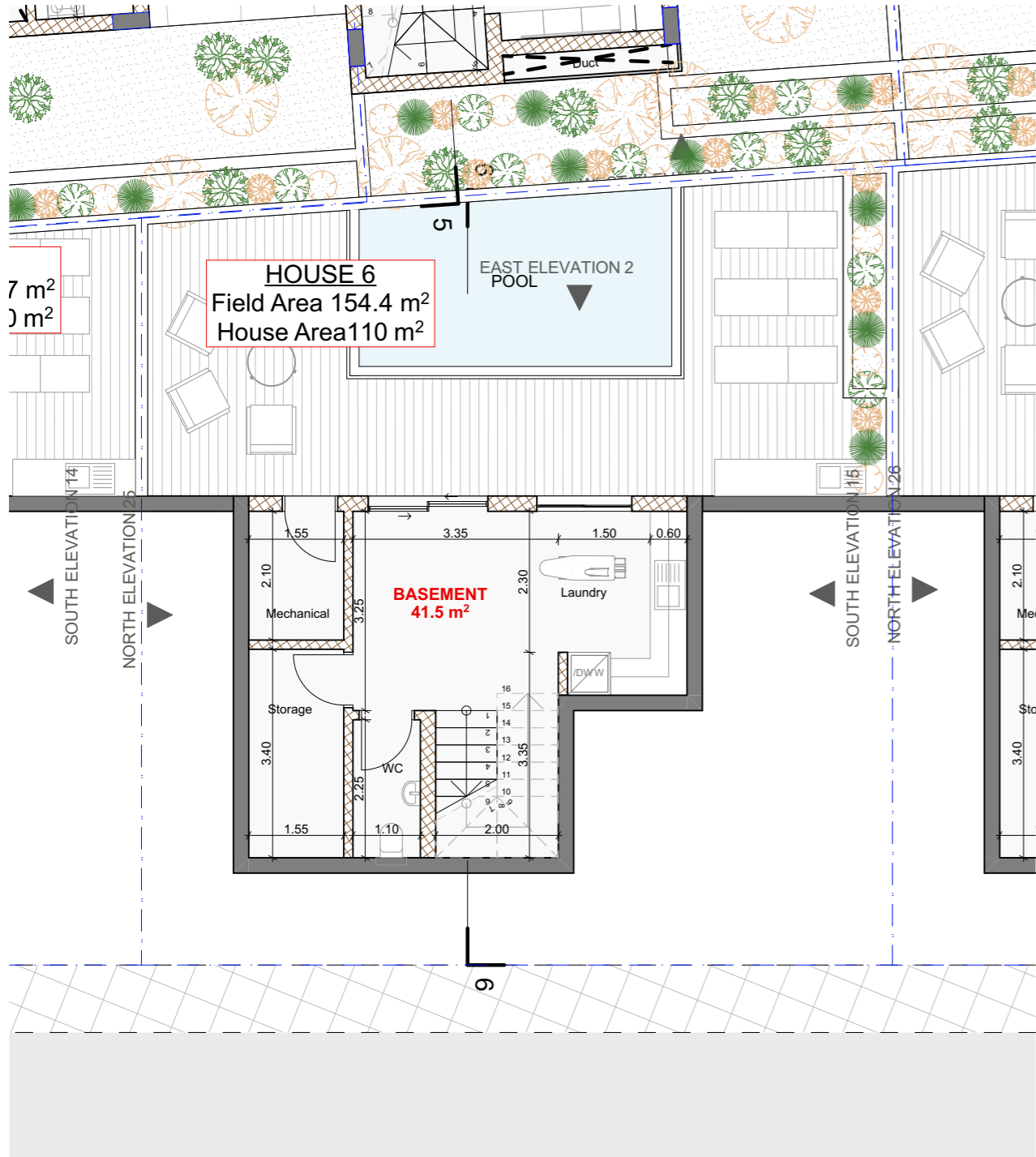
drawing title  
**FIRST FLOOR, ROOF GARDEN ROOF**

drawing no.  
**1389 AR .2**

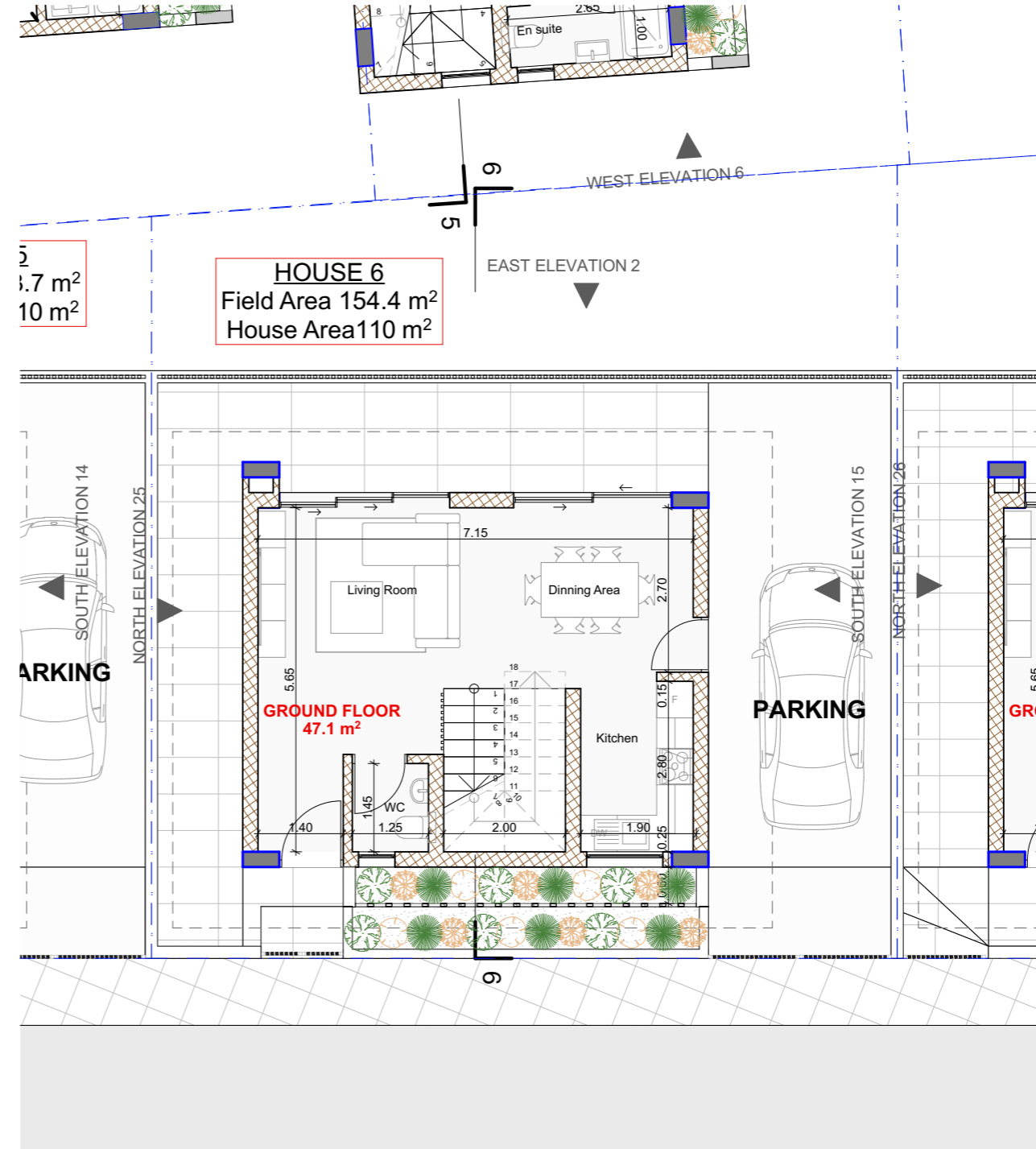
revision

# HOUSE 6

SCALE 1:100



BASEMENT



GROUND FLOOR

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**RIBA STAGE: 2**

drawing title  
**BASEMENT AND GROUND FLOOR**

drawing no.  
**1389 AR .1** revision

# HOUSE 6

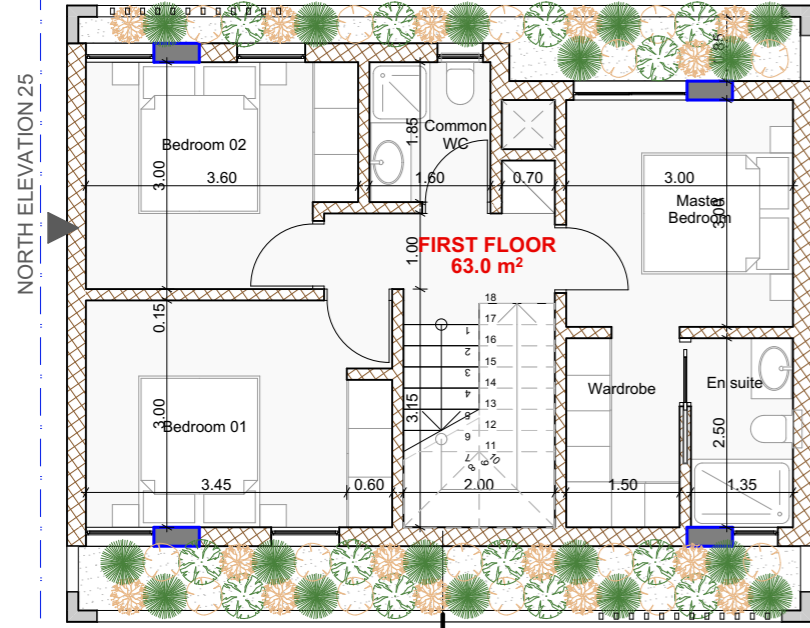
SCALE 1:100

7 m<sup>2</sup>  
0 m<sup>2</sup>

**HOUSE 6**  
Field Area 154.4 m<sup>2</sup>  
House Area 110 m<sup>2</sup>

EAST ELEVATION 2

WEST ELEVATION 6



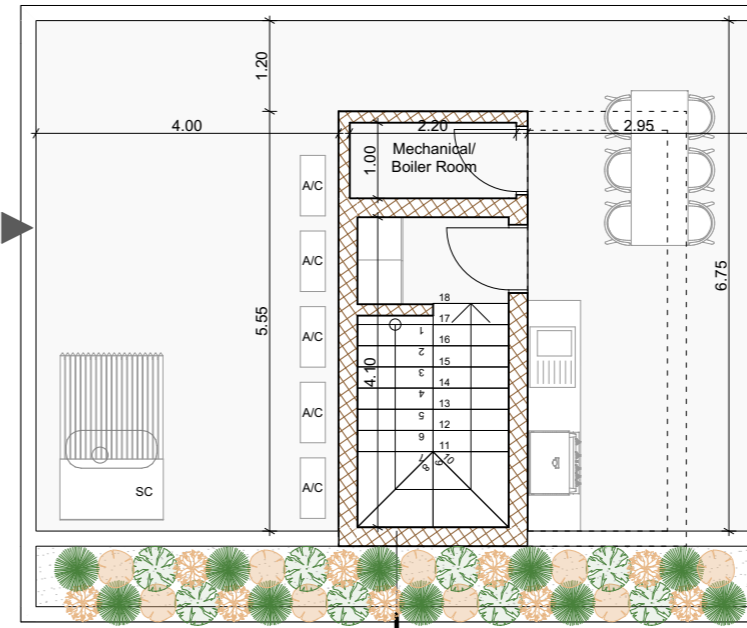
FIRST FLOOR

7 m<sup>2</sup>  
0 m<sup>2</sup>

**HOUSE 6**  
Field Area 154.4 m<sup>2</sup>  
House Area 110 m<sup>2</sup>

EAST ELEVATION 2

WEST ELEVATION 6

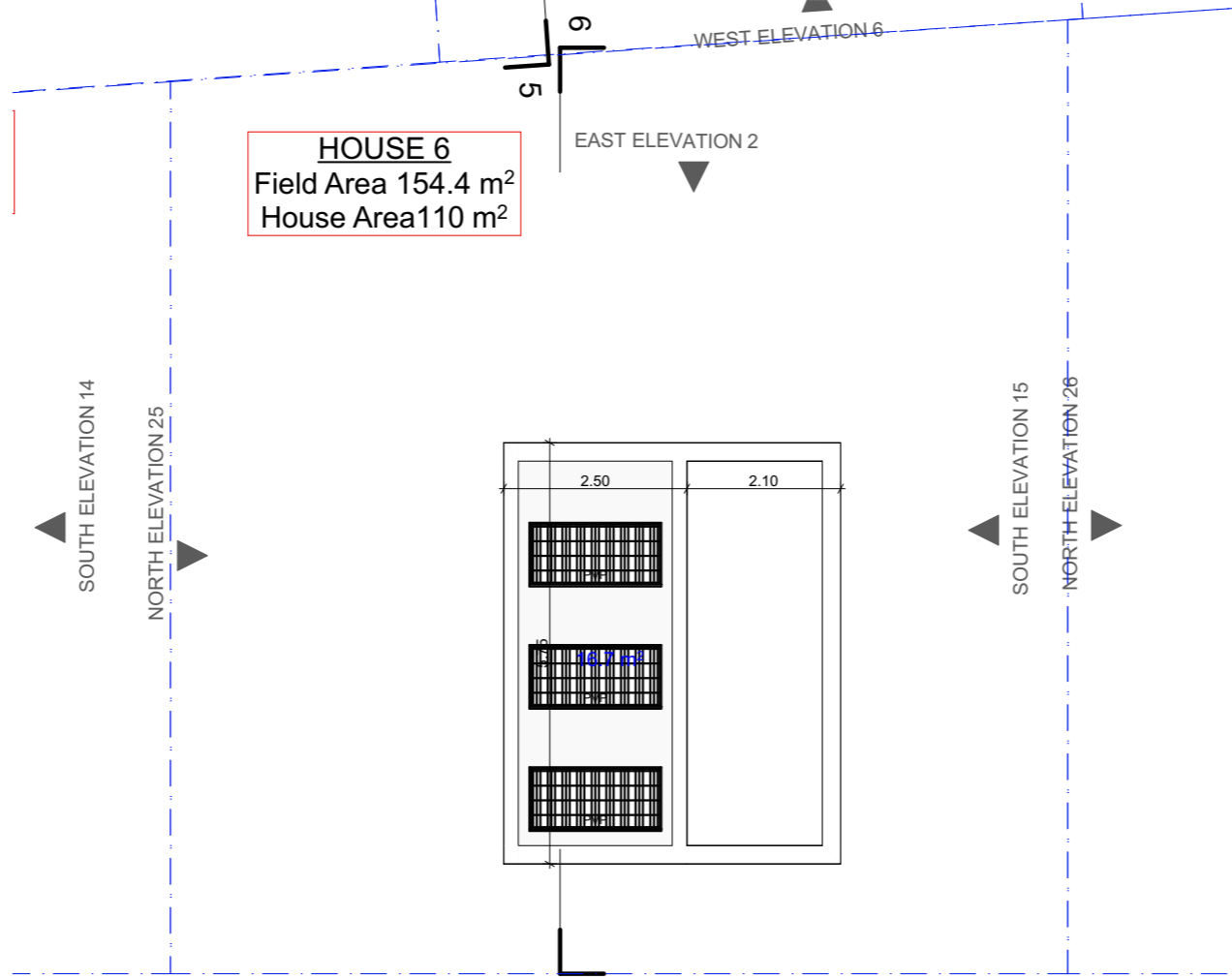


ROOF GARDEN

**HOUSE 6**  
Field Area 154.4 m<sup>2</sup>  
House Area 110 m<sup>2</sup>

EAST ELEVATION 2

WEST ELEVATION 6



ROOF

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**RIBA STAGE: 2**

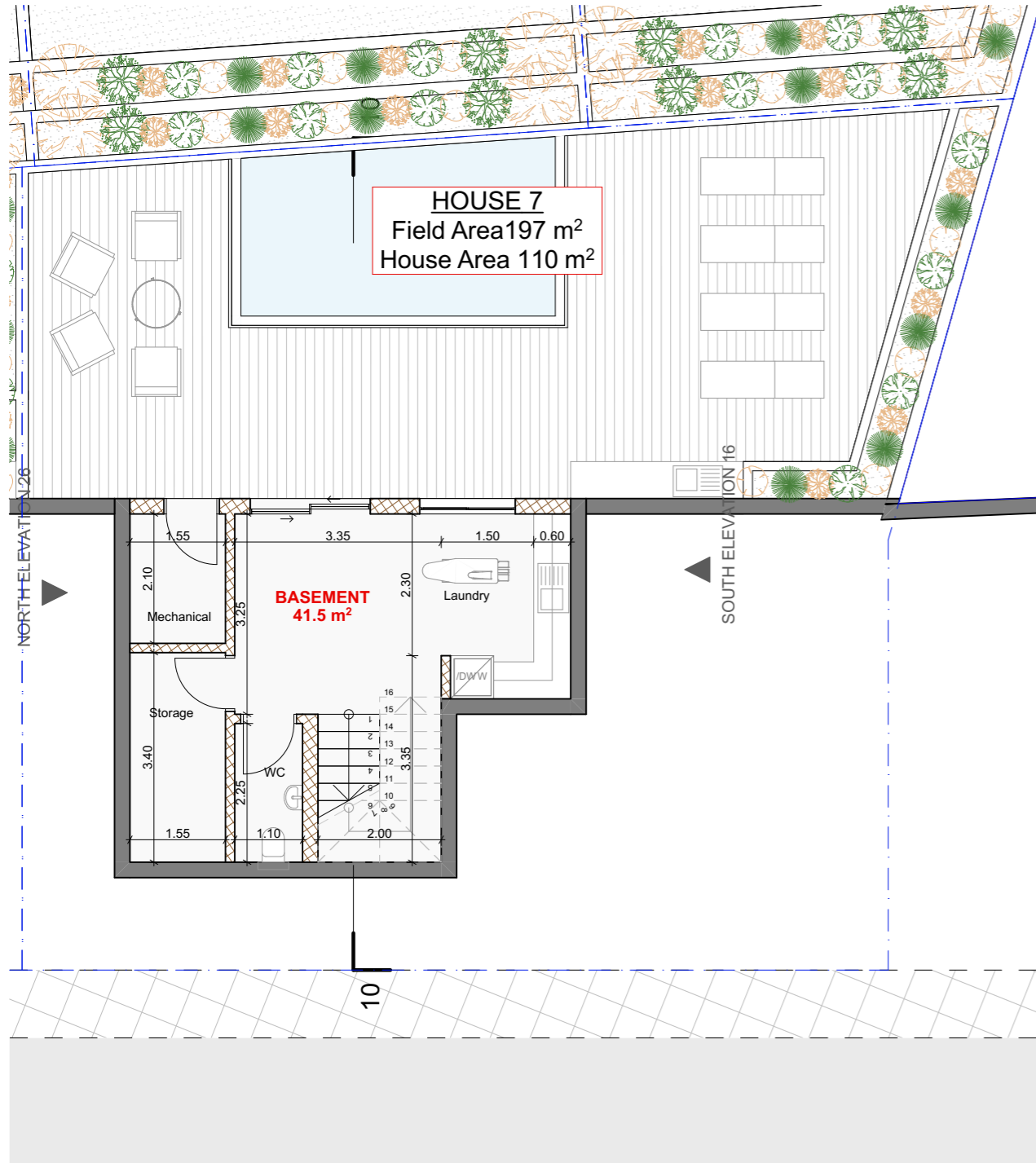
drawing title  
**FIRST FLOOR, ROOF GARDEN ROOF**

drawing no.  
**1389 AR .2**

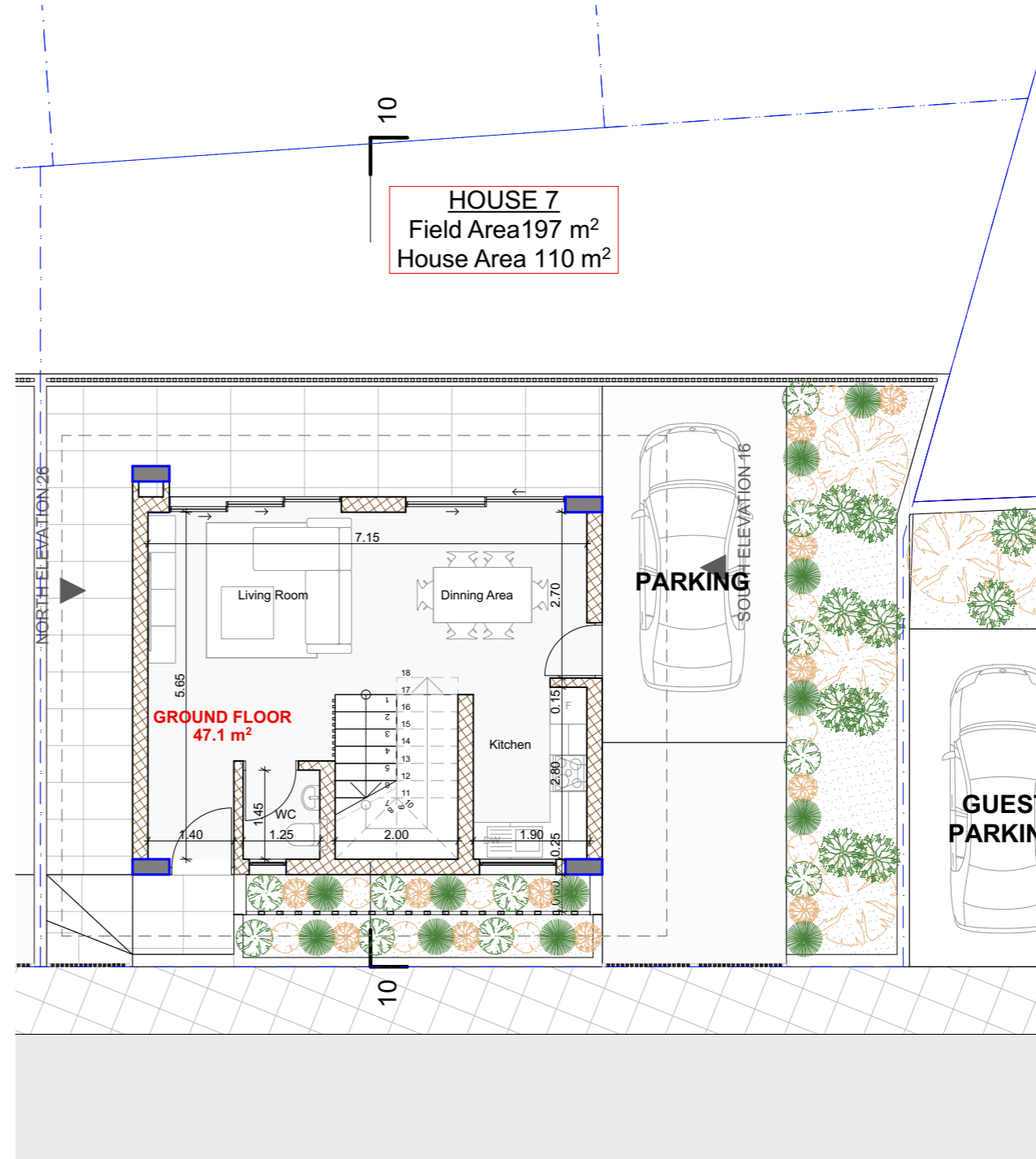


# HOUSE 7

SCALE 1:100



BASEMENT



GROUND FLOOR

project  
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- ⊗ RWO - HL ROOF DRAIN

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**RIBA STAGE: 2**

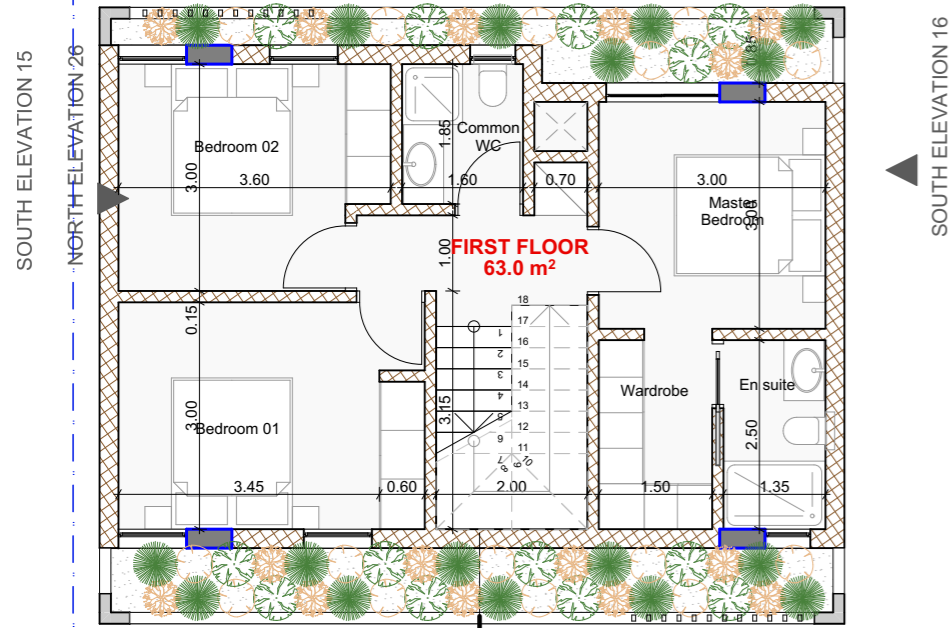
drawing title  
**BASEMENT AND GROUND FLOOR**

drawing no.  
**1389 AR .1** revision

# HOUSE 7

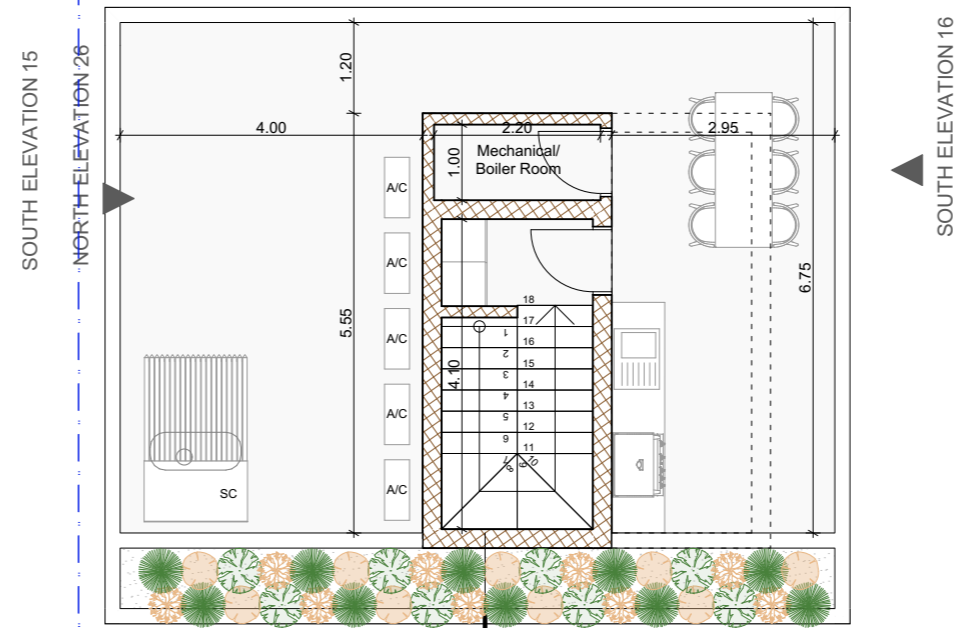
SCALE 1:100

**HOUSE 7**  
Field Area 197 m<sup>2</sup>  
House Area 110 m<sup>2</sup>



FIRST FLOOR

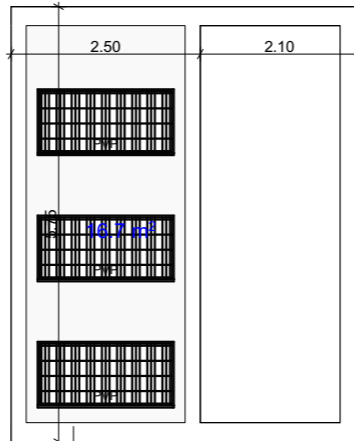
**HOUSE 7**  
Field Area 197 m<sup>2</sup>  
House Area 110 m<sup>2</sup>



ROOF GARDEN

**HOUSE 7**  
Field Area 197 m<sup>2</sup>  
House Area 110 m<sup>2</sup>

SOUTH ELEVATION 15  
NORTH ELEVATION 26



ROOF

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**RIBA STAGE: 2**

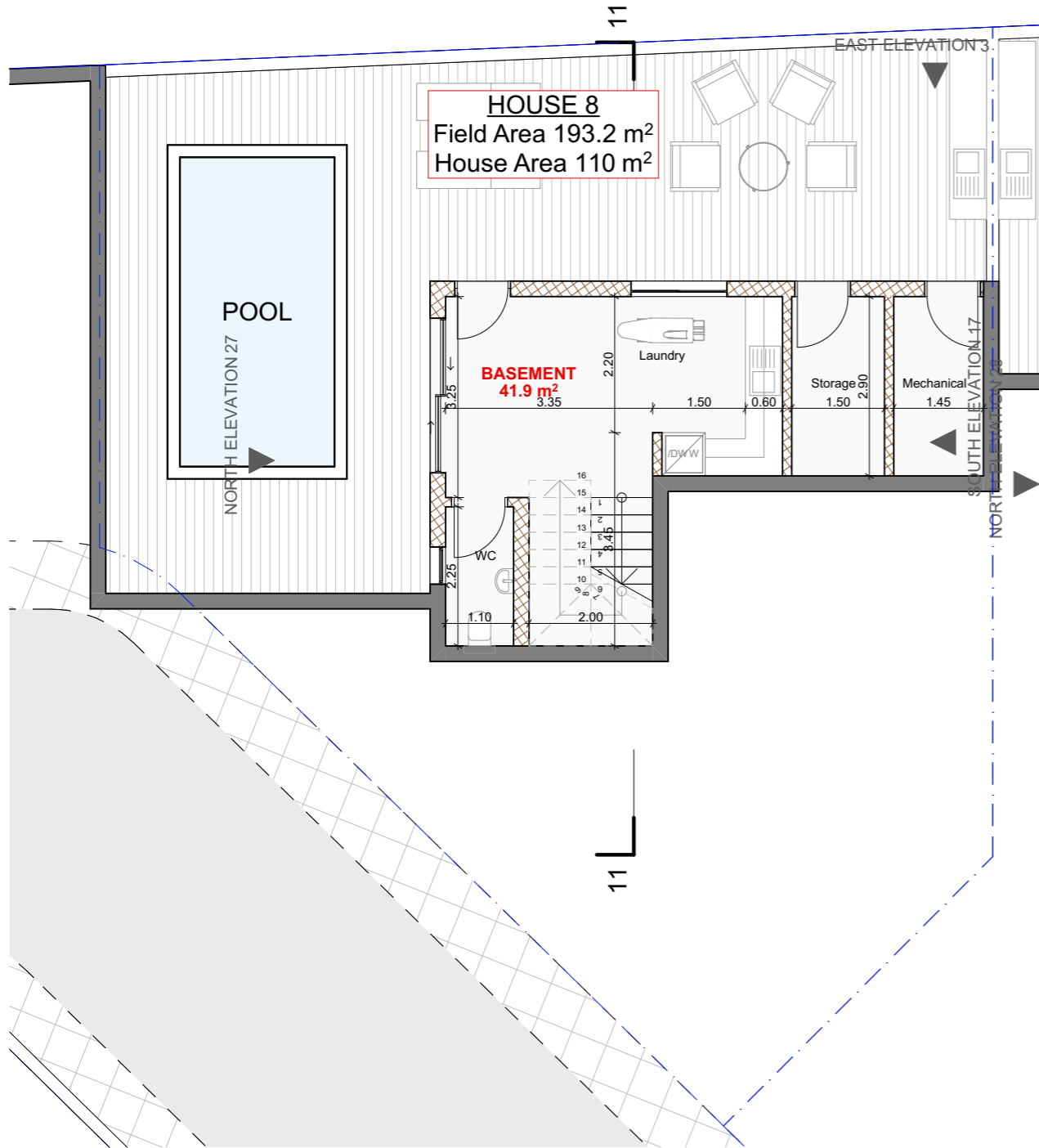
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**FIRST FLOOR, ROOF GARDEN  
ROOF**

drawing no.  
**1389 AR .2**

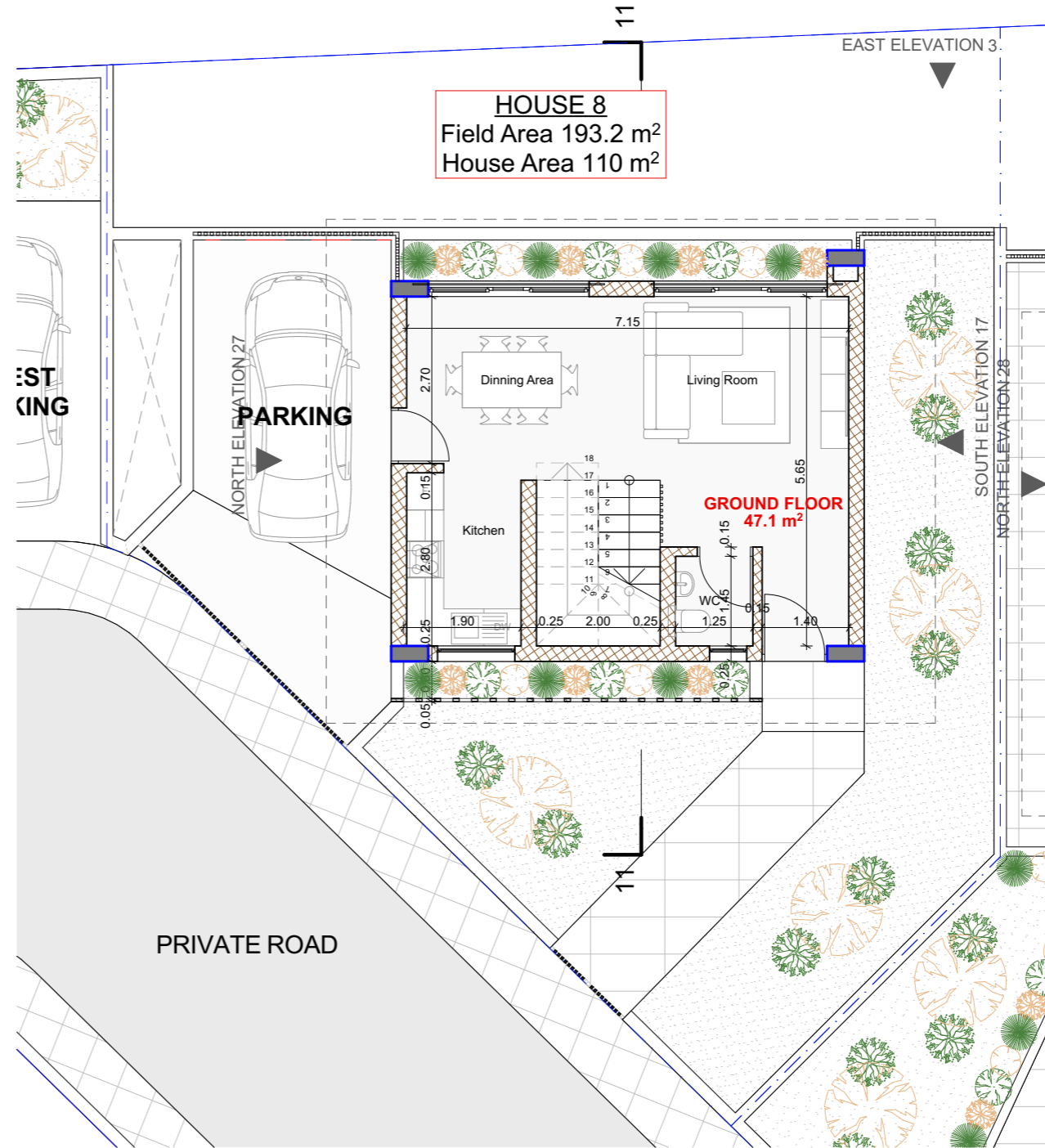
revision

# HOUSE 8

SCALE 1:100



BASEMENT



GROUND FLOOR

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**RIBA STAGE: 2**

drawing title  
**BASEMENT AND GROUND FLOOR**

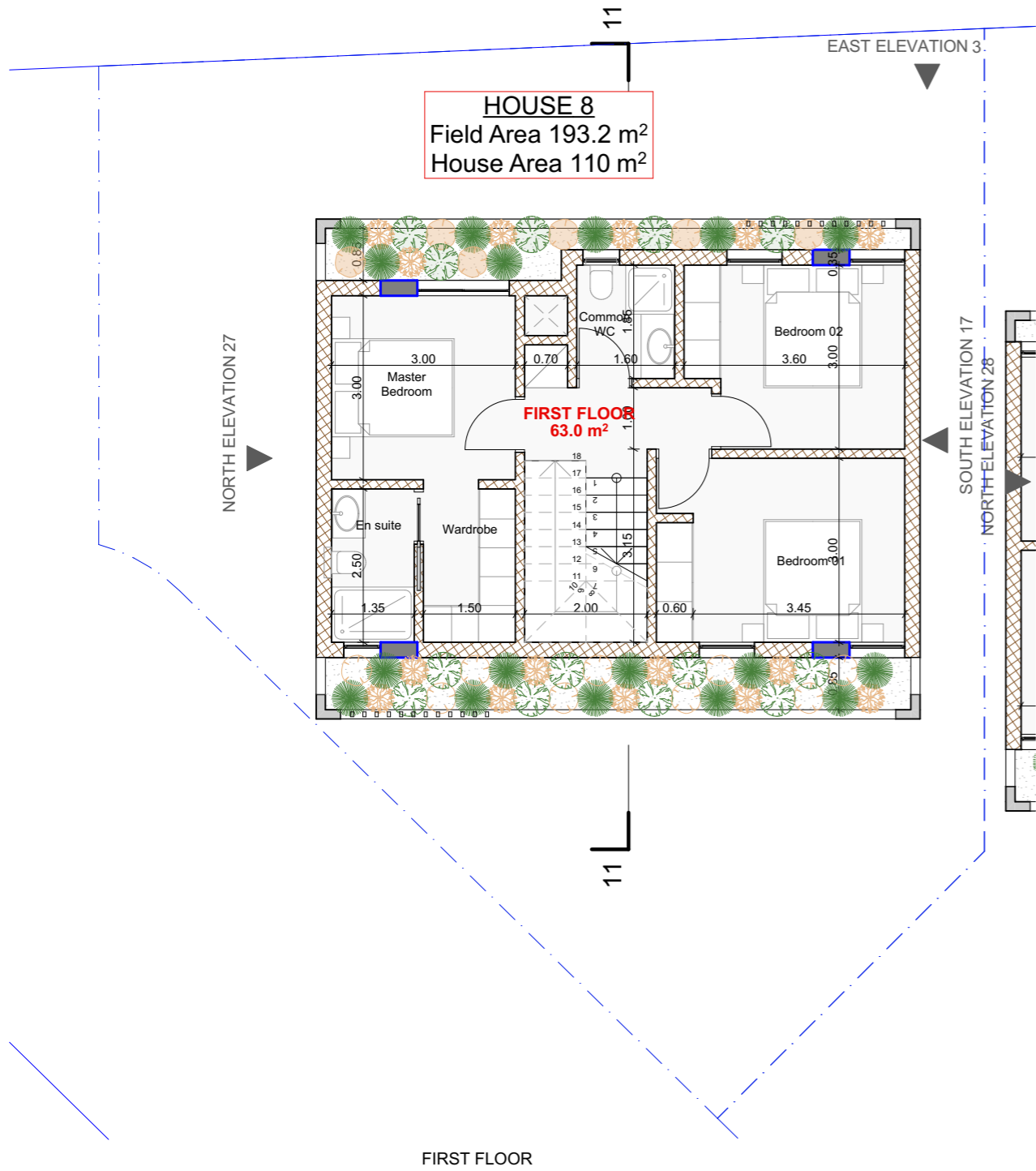
drawing no.  
**1389 AR .1**

revision

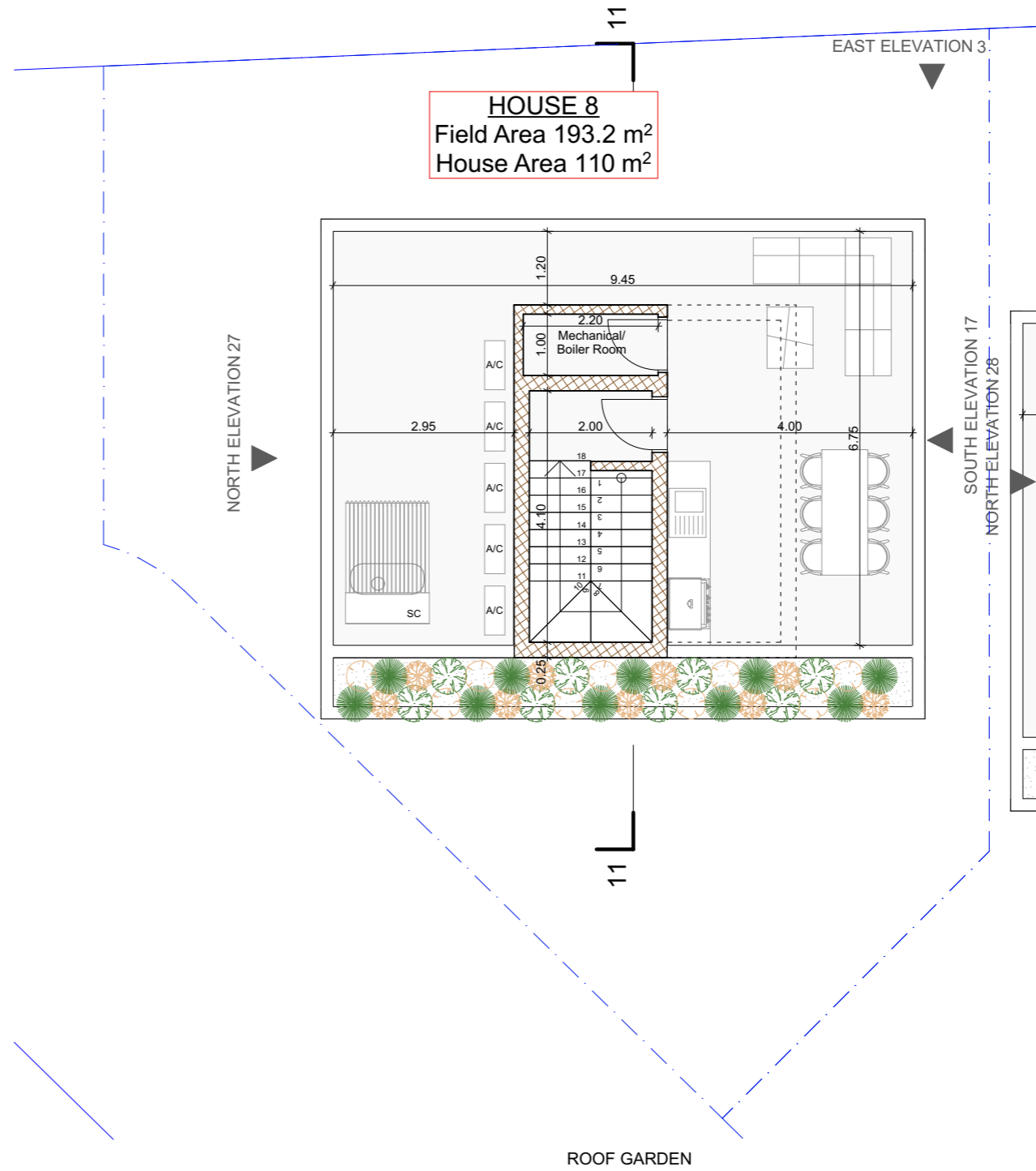


# HOUSE 8

SCALE 1:100



FIRST FLOOR



ROOF GARDEN

ROOF

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**RIBA STAGE: 2**

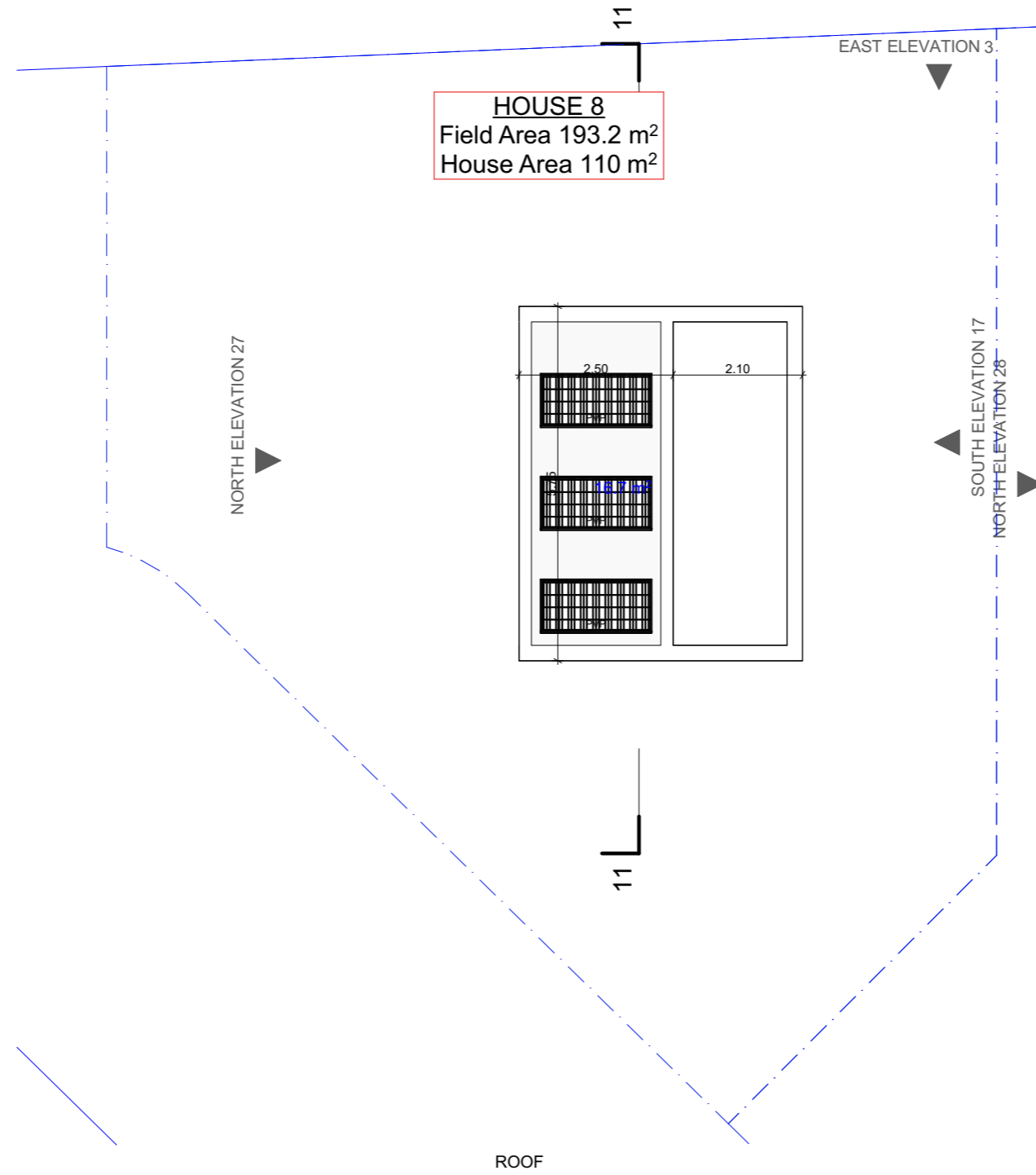
drawing title  
**FIRST FLOOR AND ROOF GAR**

drawing no.  
**1389 AR .2**

revision

# HOUSE 8

SCALE 1:100



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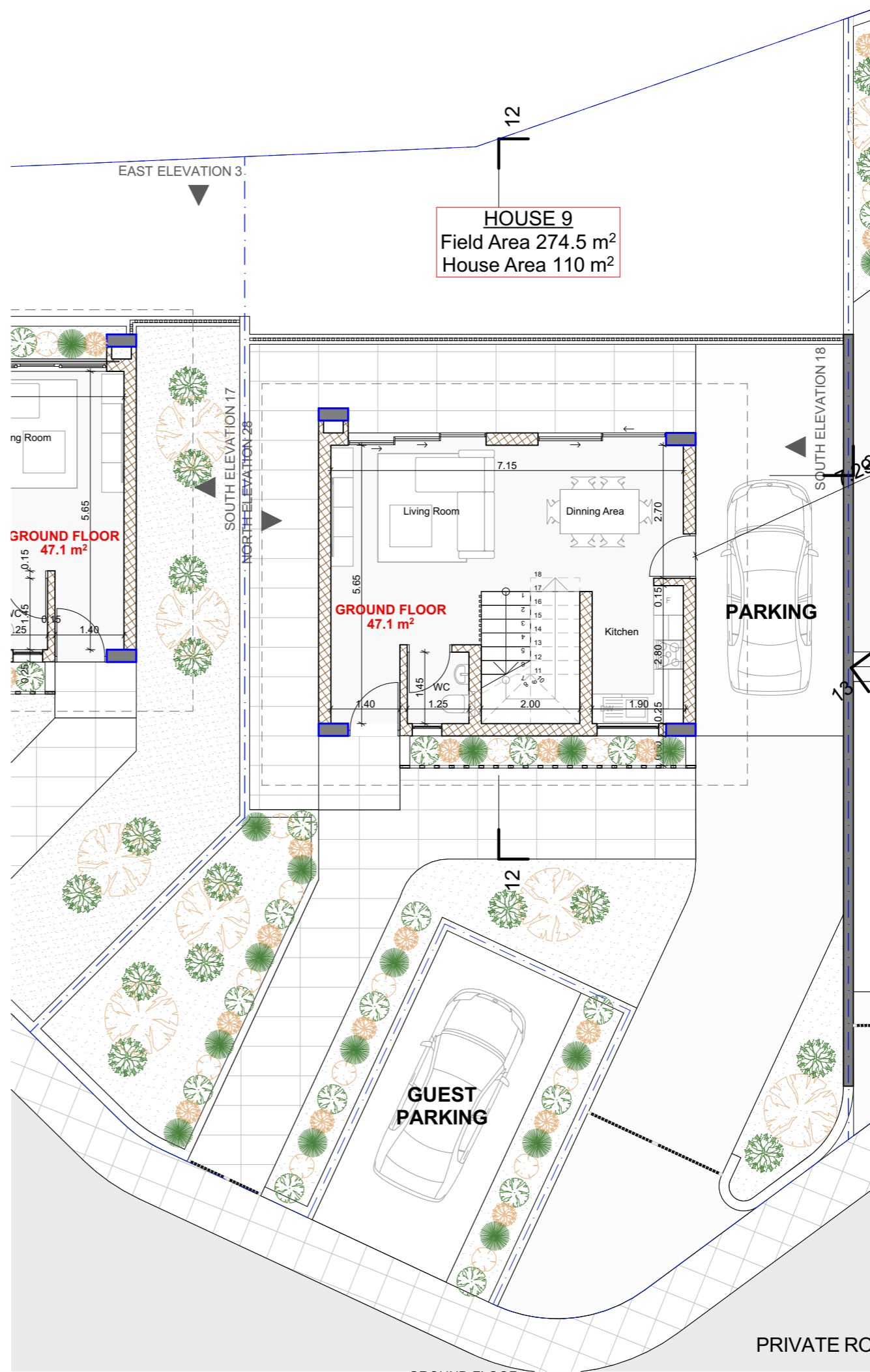
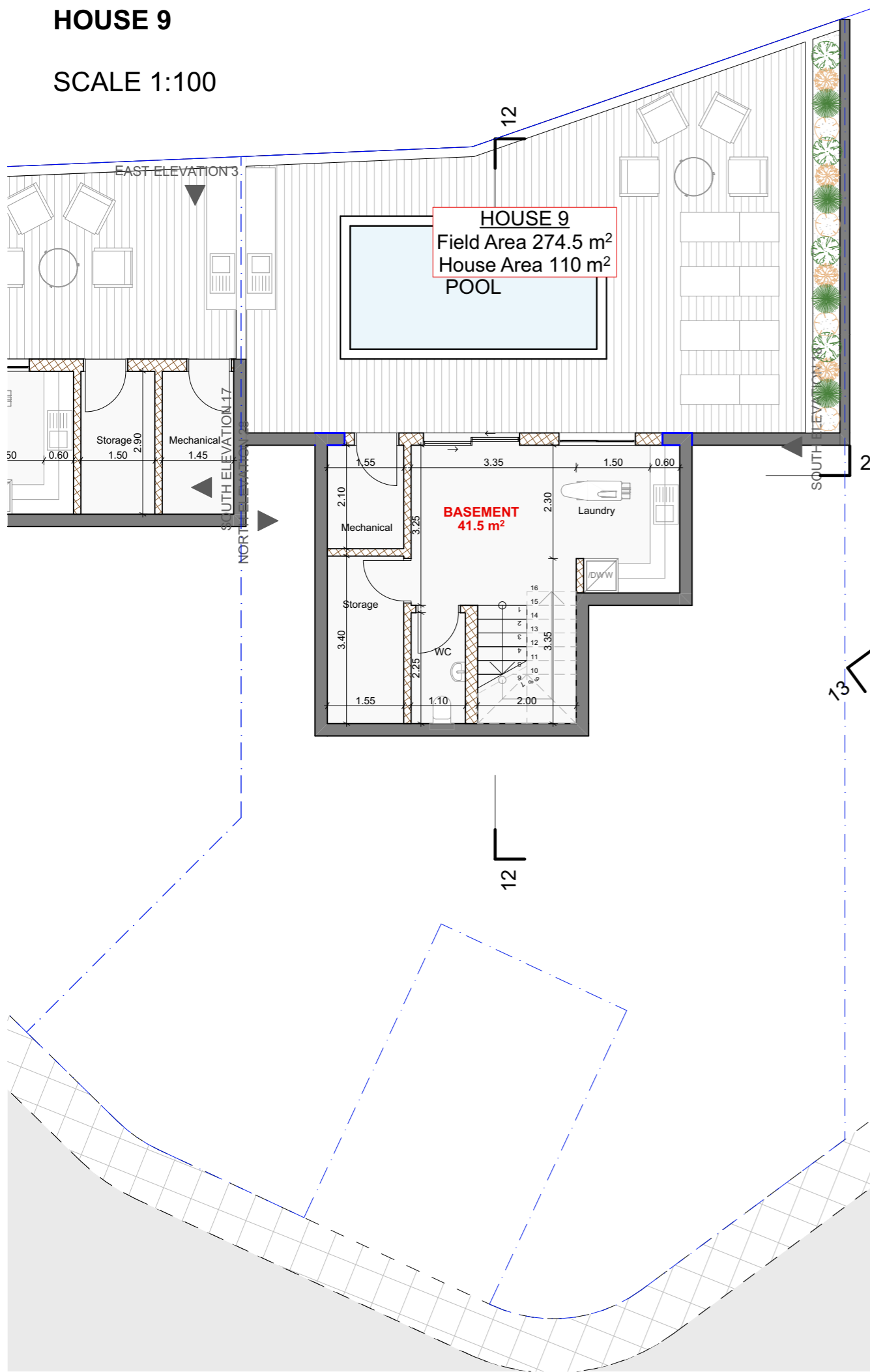
drawing title  
**ROOF**

drawing no.  
**1389 AR .3**

revision

# HOUSE 9

SCALE 1:100



project  
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**RIBA STAGE: 2**

drawing title  
**BASEMENT AND GROUND FLOOR**

drawing no. **1389 AR .1** revision

BASEMENT

GROUND FLOOR

PRIVATE ROAD

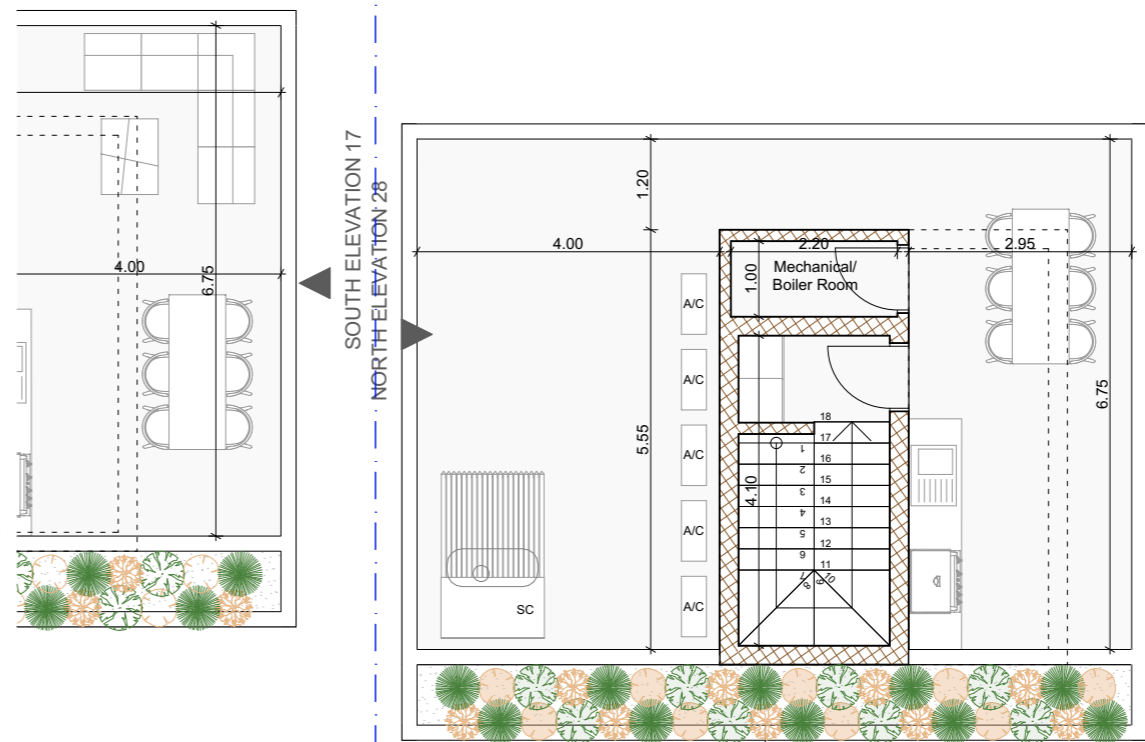
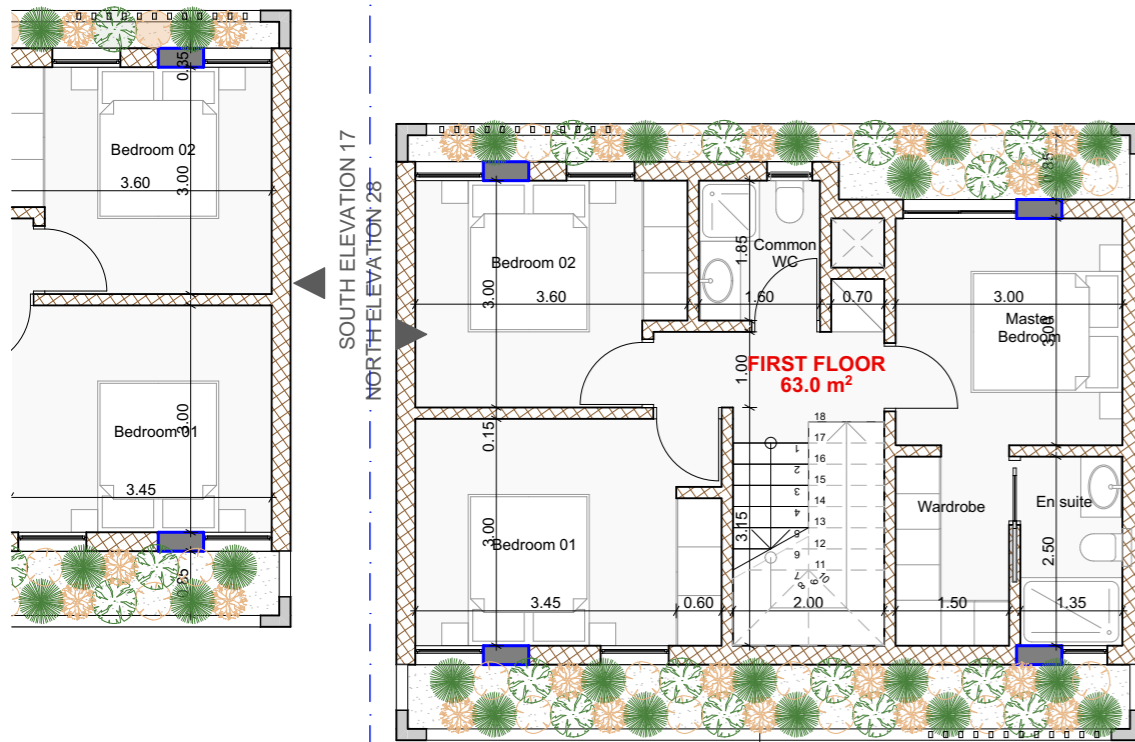


# HOUSE 9

SCALE 1:100

**HOUSE 9**  
Field Area 274.5 m<sup>2</sup>  
House Area 110 m<sup>2</sup>

**HOUSE 9**  
Field Area 274.5 m<sup>2</sup>  
House Area 110 m<sup>2</sup>



FIRST FLOOR

ROOF GARDEN

project  
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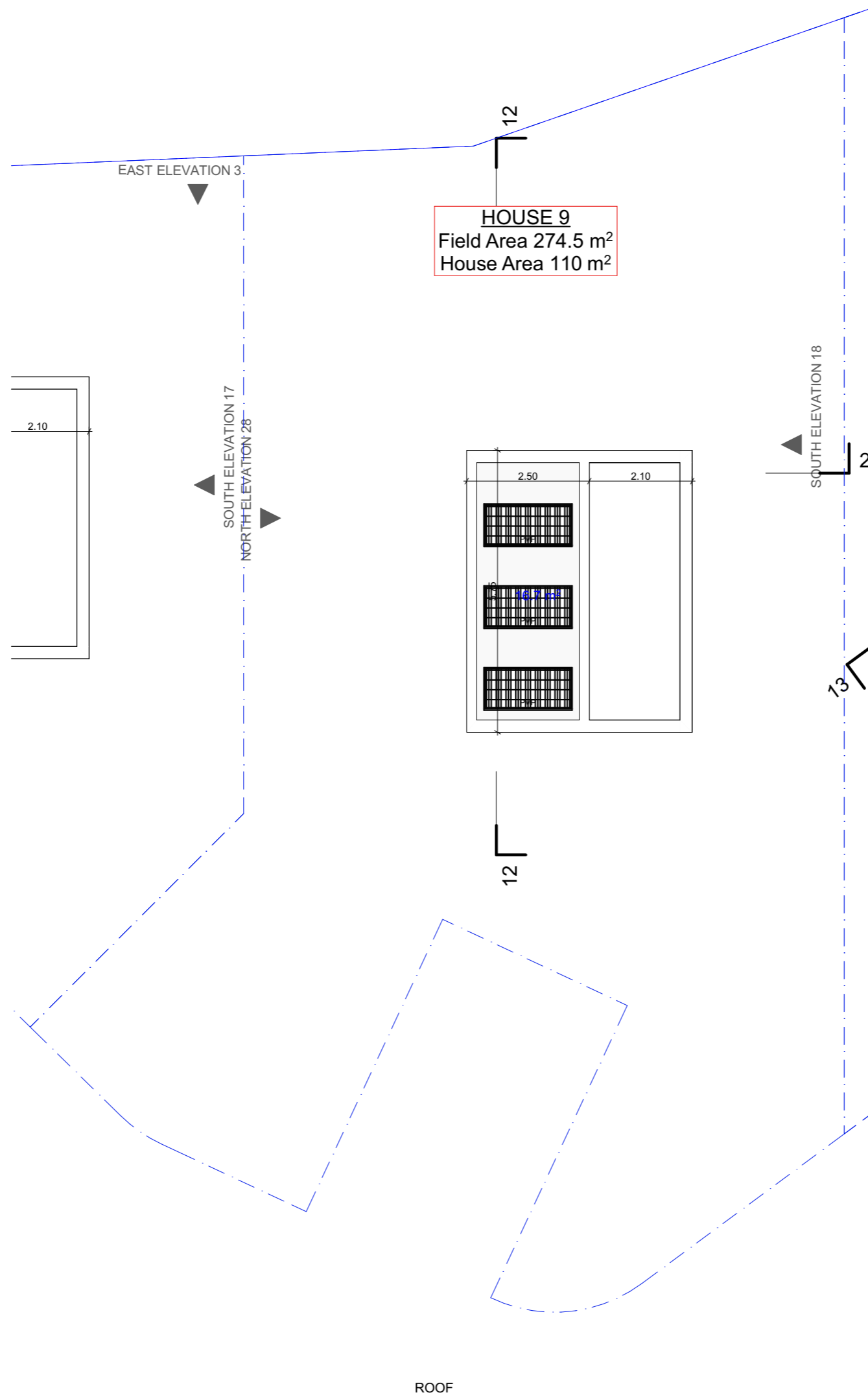
drawing title  
**FIRST FLOOR AND ROOF GAR**

drawing no.  
**1389 AR .2**

revision

# HOUSE 9

SCALE 1:100



**HOUSE 9**  
Field Area 274.5 m<sup>2</sup>  
House Area 110 m<sup>2</sup>

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**RIBA STAGE: 2**

drawing title  
**ROOF**

drawing no.  
**1389 AR .3**

revision

ROOF

HOUSE 10 & 11

SCALE 1:100



project  
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**RIBA STAGE: 2**

drawing title  
**GROUND FLOOR**

drawing no. **1389 AR .1** revision



# HOUSE 10 & 11

SCALE 1:100



**HOUSE 10**  
Field Area 340.9 m<sup>2</sup>  
House Area 120 m<sup>2</sup>

**HOUSE 11**  
Field Area 238.2 m<sup>2</sup>  
House Area 120 m<sup>2</sup>

project  
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**RIBA STAGE: 2**

drawing title  
**FIRST FLOOR**

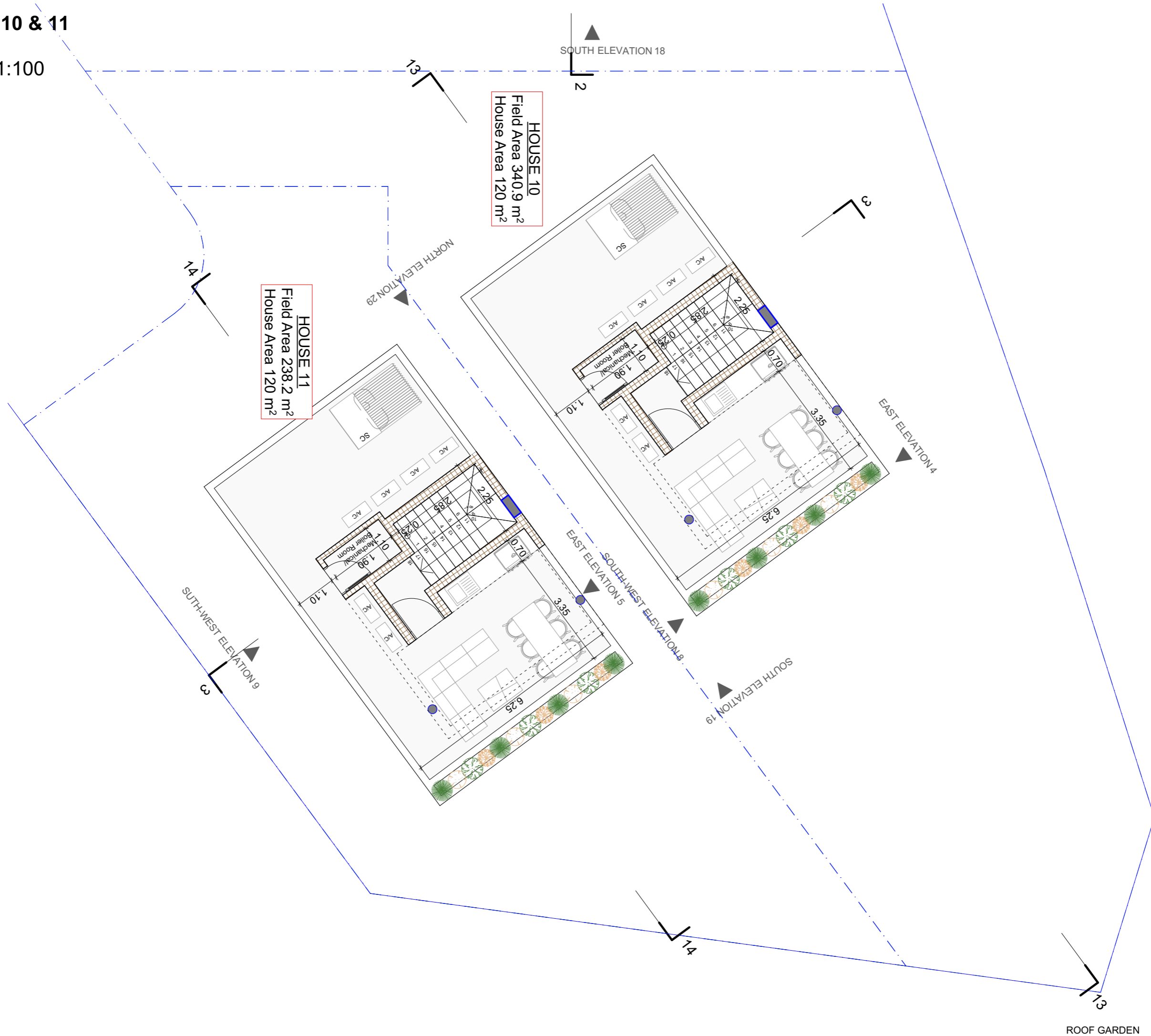
drawing no.  
**1389 AR .2**

revision

FIRST FLOOR

# HOUSE 10 & 11

SCALE 1:100



**HOUSE 10**  
Field Area 340.9 m<sup>2</sup>  
House Area 120 m<sup>2</sup>

**HOUSE 11**  
Field Area 238.2 m<sup>2</sup>  
House Area 120 m<sup>2</sup>

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By	Date	Description	Rev.

status **PLANNING PERMIT** drawn by KC checked by DK  
scale **1:100 @ A3** date November 2023

**RIBA STAGE: 2**

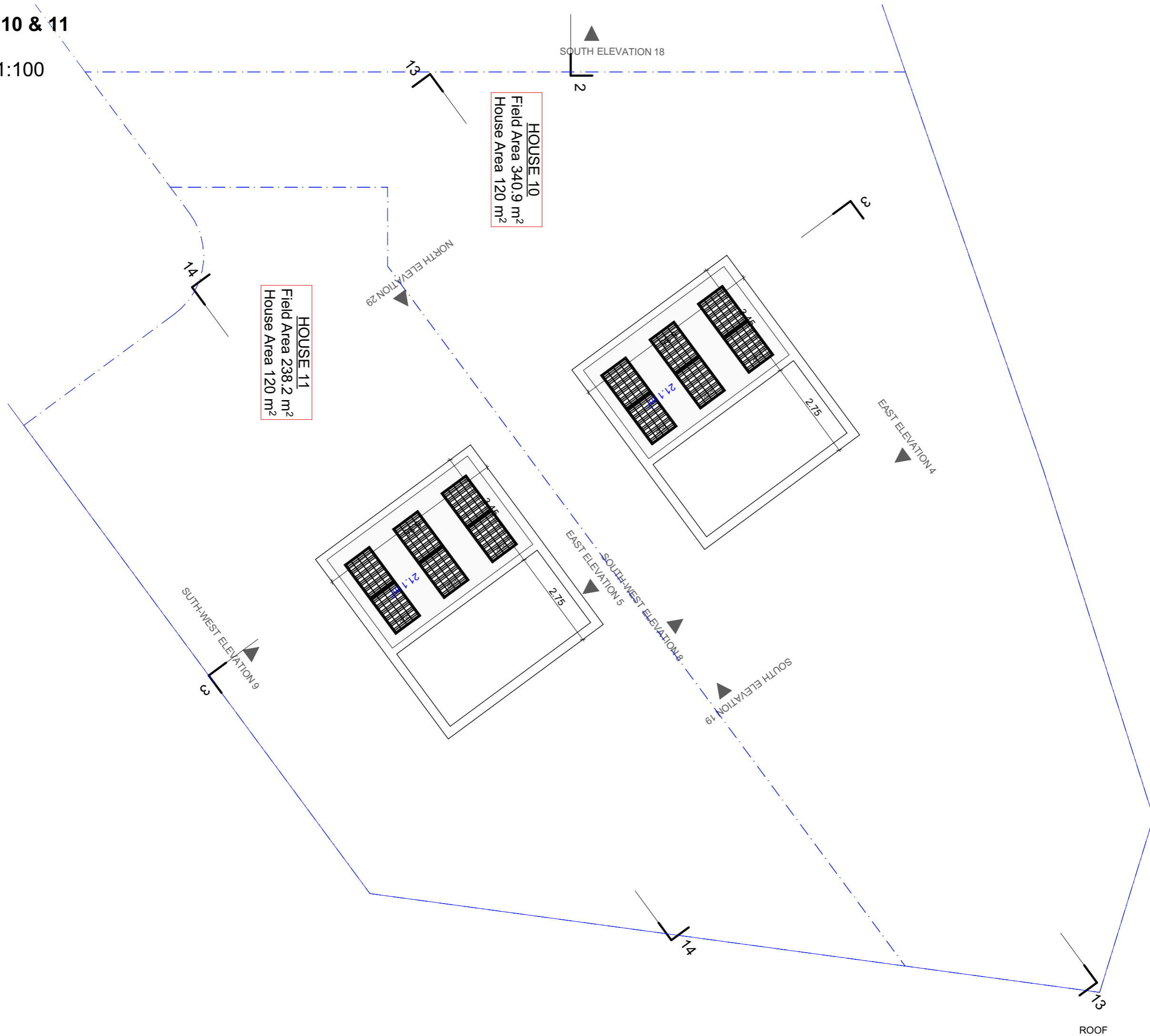
drawing title  
**ROOF GARDEN**

drawing no. **1389 AR .3** revision

ROOF GARDEN

# HOUSE 10 & 11

SCALE 1:100



HOUSE 10  
Field Area 340.9 m<sup>2</sup>  
House Area 120 m<sup>2</sup>

HOUSE 11  
Field Area 238.2 m<sup>2</sup>  
House Area 120 m<sup>2</sup>

project  
**1389 LA VUE RESIDENCES**

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notes

- ⊕ EGL 00.00 = XXXX
- ⊕ EGL Existing Ground Level
- ⊕ ERL Existing Road Level
- ⊕ EPL Existing Pavement Level
- ⊕ PGL Proposed Ground Level
- ⊕ PPL Proposed Pavement Level
- ⊕ FFL Finished Floor Level
- ⊕ SSL Structural Slab Level
- ⊕ WSL Water Surface Level
- ⊗ RWO - HL ROOF DRAIN

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**RIBA STAGE: 2**

drawing title  
**ROOF**

drawing no. **1389 AR .4** revision