



THETIS
RESIDENCES

PARALIMNI - CYPRUS

THE BEAUTY OF THETIS RESIDENCES

The southern coast of Cyprus is known for its soft sandy beaches and clear turquoise waters, which is why this area ranks as a magnetic summer holiday destination.

But THETIS Residences offers you more: Set in a quiet location between the sea and the town of Paralimni, everything from shops, supermarkets and taverns to schools, banks and health care is within reach. This is a corner of the island where the natural beauty of Cyprus meets relaxed small town living and peace of mind.

Perfect for year-round living or regular holidays...



BLOCK A

BLOCK B



THETIS
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THETIS AT A GLANCE

- Excellent all-round attractive location
- Two apartment blocks, each with its distinctive design
- Total of ten 2-bedroom 2-bathroom units
- One ground floor duplex in each block
- Covered living area from 76m² to 103m²
- Large covered verandas
- Designated ground floor covered parking
- Designated ground floor storeroom
- Suitable for permanent residence
- Ideal as a holiday home by the sea





IN DETAIL

	APT. No.	BEDROOMS	BATHROOMS	COVERED INTERNAL m ²	COVERED BALCONIES m ²	TOTAL COVERED m ²	UNCOVERED BALCONIES m ²	STORE ROOM m ²	GARDEN m ²	TOTAL AREA m ²	COVERED PARKING
BLOCK A	001	2	2	88* DUPLEX	21	109	44	4	-	157	✓
	101	2	2	80	13	93	-	4	-	97	✓
	102	2	2	78	14	92	-	4	-	96	✓
	201	2	2	82	14	96	22	4	-	122	✓
	202	2	2	78	14	92	29	4	-	125	✓
BLOCK B	001	2	2	103# DUPLEX	17	120	19	4	147	290	✓
	101	2	2	76	14	90	-	3	-	93	✓
	102	2	2	76	12	88	-	3	-	91	✓
	201	2	2	76	12	88	-	4	-	92	✓
	202	2	2	76	12	88	-	4	-	92	✓

* 49m² ground floor + 39m² first floor
40m² ground floor + 33m² first floor + 30m² loft

BLOCK A

GROUND FLOOR



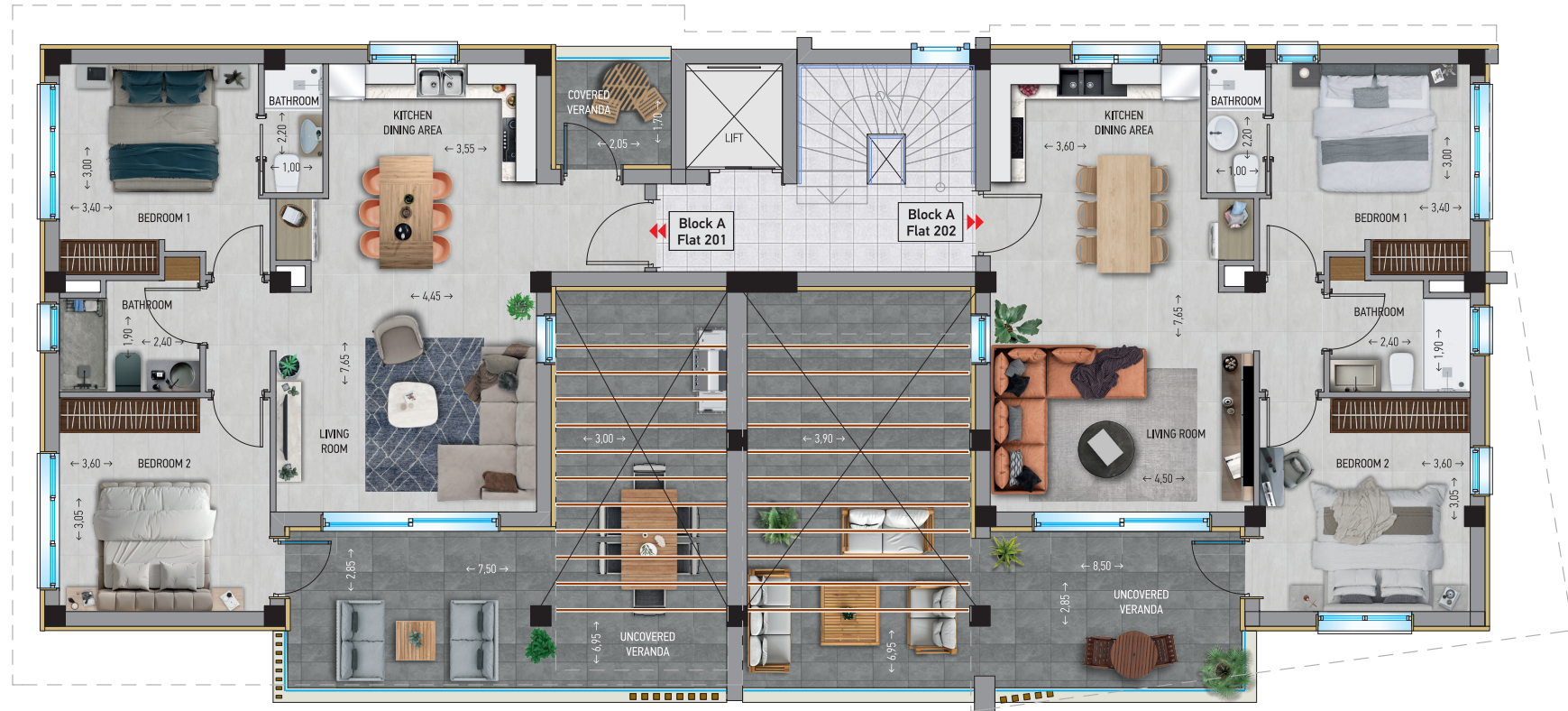
FIRST
FLOOR

BLOCK
A



BLOCK A

SECOND FLOOR



GROUND
FLOOR

BLOCK
B



BLOCK B

FIRST FLOOR



SECOND
FLOOR

BLOCK
B



LOCATION OVERVIEW



THETIS RESIDENCES

Paralimni Centre

Deryneia

Amochostos General Hospital

CLOSE TO ALL YOU NEED AND WANT

Only 1km from the nearest beach and 3km from the town centre of Paralimni, a home at THETIS Residences ensures **access to all you need in everyday life** and **everything you want during your seaside holiday**.

Kapparis Beach

Protaras

THETIS RESIDENCES

- Nearest Beach
1 km / 2 min
- Nearest School
2 km / 4 min
- Shops & Supermarkets
3 km / 6 min
- Paralimni Centre
3 km / 6 min
- Protaras
8 km / 13 min
- Ayia Napa
10 km / 18 min
- Larnaca Airport
62 km / 48 min



SPECIAL FEATURES

- Sea view verandas
- Quality Eurocode design and construction
- Exterior wall insulation for energy efficiency
- Waterproofing insulation against ground and roof moisture
- Choice of floor and wall tiles according to personal preference
- Provision for installation of air-conditioning units
- Provision for photovoltaic system
- Provision for e-vehicle charger in the parking area



TECHNICAL SPECIFICATIONS

BEARING STRUCTURE

Construction of reinforced concrete with Cube 37 strength concrete and reinforcing steel B500c based on Eurocode design.

WALL STRUCTURE

External walls 25cm from thermo-insulating bricks $U = 0.692 \text{ W/m}^2\text{K}$ and internal walls 10cm. The walls will be reinforced and connected with the main structure with galvanised steel studs.

COATINGS AND PAINTS

Two coats of plaster on all wall structures followed by three coats of finishing and three coats of A' quality interior paint. All interior and exterior ceilings will be exposed fair faced concrete. Decorative plasterboard with lighting will be installed in the kitchen area.

THERMAL INSULATION

Externally, the building will be covered with 8cm thick EPS blocks and 3cm thick XPS polystyrene in all frames. Then, it will be coated with three coats of plaster reinforced fiberglass mesh followed by 1.5mm silicone graffiato paint. All the above will meet all energy efficiency regulations.

WATERPROOFING INSULATION

Bituminous insulating material will be used in all structural elements that are in contact with the moisture of the ground. The floors of all the verandas, roof gardens as well as all w/c rooms will be insulated from below with a triple layer of elastic cementitious mortar reinforced with fiberglass mesh. A triple coat of polyurea waterproofing material reinforced with glass mesh will be applied to the roof.

FLOOR AND WALL TILING

All internal floors including common areas, terraces, roof garden and staircase will be covered with ceramic tiles with a purchase value of €17/m². The floors and walls of the W/C rooms will also be lined with the above ceramics. All the above will be applied with a high quality C2TES1 cement-based resin adhesive. All ceramic tiles will be provided by a supplier pre-specified by the contractor and will be chosen by the buyer.

SANITARY WARE

All sanitary ware and accessories will be of high quality and will be supplied by a supplier pre-specified by the contractor with a total value of €1500 excluding VAT and will include:

1. Two toilet bowls with concealed mechanism
2. Two sinks and mixers
3. Two shower sets, mixers, and siphons
4. Granite type kitchen sink and mixer
5. All showers will be made of ceramic tiles.

ELECTRICAL INSTALLATION

The electrical installation will be made in accordance with the current regulations of the EAC and will be enclosed. Pipes and cables of excellent quality will be used, and the building will be supplied with adequate electricity.

The electrical installation is indicated in the electrical plans. In the common areas, lighting with a timer and an intercom will be installed. Concealed lighting underneath upper kitchen cupboards and basic lightings will be provided.

PLUMBING SYSTEM

The plumbing system includes drains and piping for cold and hot water as well as the installation of all sanitary items. The installation is indicated in the mechanical engineering plans. Each apartment will have its own solar water heating system accompanied by an inverted electrical pressure system.

AIR-CONDITIONING

Concealed piping and cabling provisions for air-conditioning will be installed based on the engineering plans. The buyer will be responsible for purchasing the air-conditioning units.

WOODWORKS

Internal doors and 30-minute fire rated entrance doors will be installed in accordance with Fire Department requirements. Wardrobes with three drawers will be installed in the bedrooms. A hanging sink unit with drawers will be installed in the w/c rooms. The kitchen and island will be built as indicated in the decorative plans. All will be covered with melamine chosen by the buyer and supplied by ALPHA WOOD GROUP or STEREOTIS GROUP. The kitchen splash / backsplash, the island and the hanging sink furniture will be covered with 2cm thick techno granite.

PHOTOVOLTAIC SYSTEM

Provision for a photovoltaic system will be installed in the common areas. Also, in all parking areas there will be provision for the installation of an electric vehicle charger.

DOOR AND WINDOW FRAMES

MUSKITA company aluminium frames will be installed in all exterior openings based on plans. The MU2075 series will be used for the opening ones and the MU114 series for the sliding ones. The above series meet all energy efficiency and thermal insulation specifications. The colour of all the above will be charcoal, and they will be fitted with a double layer of 4mm energy efficiency glass.

ELEVATOR

An elevator with capacity of 8 people, speed of 1 m/s and a cabin size of 110 x 140 cm will be installed based on the specifications of the Urban Planning Authority.

COMMUNAL AREA

On the ground floor, one parking space, one mailbox and one storage room will be provided for each apartment, as well as a communal W/C room. Landscaping will be as shown in the drawings.

TERMS AND CONDITIONS

The buyer does not have the right to make changes to the external appearance of the building and is not entitled to make any arbitrary additions in relation to the issued permits of the Project which will create an excess of coverage or construction that generally contradicts the current urban planning laws and regulations before the issuance of the separate property title of the building. In case of arbitrary additions by the Buyer, the Seller will have the right to proceed with demolitions.

Such illegal, arbitrary interventions are the following:

1. Swimming pool construction.
2. Grill construction.
3. Installation of satellite antenna.
4. Gazebo construction.
5. Extension of the existing building.
6. Construction of ancillary buildings.
7. Covering porch.
8. Closure of covered areas.
9. Construction of pergolas at less than 3m from road networks.
10. Covering pergolas etc.

It is understood that any illegal changes to the external appearance of the building made after the final permission of the building are the sole responsibility of the Buyer. The Seller has the right to unilaterally change the above specifications if he deems that the general practice of applying some materials has changed or been exceeded and/or if he uses new materials that will increase the thermal insulation and/or sound insulation of the construction or other specification.



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IRAKLEOUS

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