

ESTIA RESIDENCES



The sea within reach

DERYNIA - CYPRUS

EASY LIVING BY THE SEA

There's something about Estia Residences that makes it easy to feel at home: You're in a welcoming residential area, but at the same time only minutes away from your everyday needs, and less than 5km from the beautiful sands that define the southern coast of Cyprus.

Located in a quiet setting in Deryneia, the property houses ten 2-bedroom units in different configurations, all designed along clear yet tasteful lines to be comfortable, practical and energy efficient.

With their large covered verandas, Estia Residences are aligned with the Mediterranean lifestyle, where sitting outside and enjoying the sea breeze is an integral part of daily life.

OVERVIEW OVERVIEW

- *Three-storey apartment building featuring contemporary design and materials*
- *Total of ten 2-bedroom units, including one duplex and one penthouse*
- *Covered living area from 92m² to 105m²*
- *Large covered balcony*
- *Penthouse with extensive covered terrace*
- *Master bedroom with ensuite shower (except in the penthouse) in addition to family bathroom*
- *Spacious open-plan kitchen, living room and dining room*
- *Designated covered parking and storage room per unit*
- *Energy performance A+*

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COMFORT FEATURES

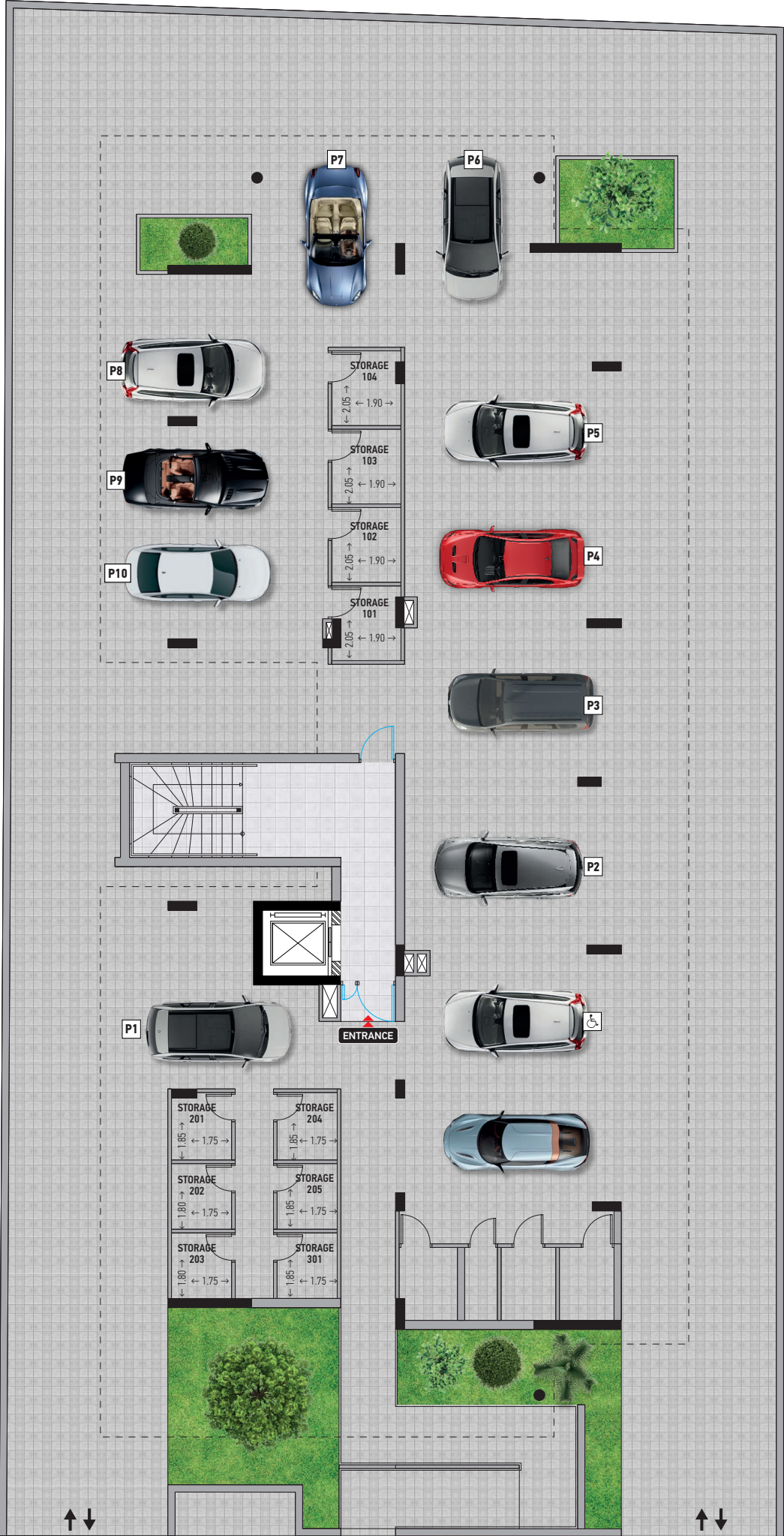
The interior living areas of Estia Residences balance functionality with aesthetics. Quality ceramic floor tiles, modern sanitary ware, built-in cupboards and wardrobes and the fitted kitchen will catch your eye. On the other hand, hidden features such as double-glazed windows and balcony doors, as well as a photovoltaic system and insulated walls deliver the highest degree of energy efficiency.

APARTMENTS DETAIL

APT. No.	BEDROOMS (m²)	INTERNAL COVERED AREA (m²)	COVERED BALCONIES (m²)	UNCOVERED BALCONIES (m²)	TOTAL COVERED AREA (m²)	STORAGE ROOM (m²)	PARKING	TOTAL AREA (m²)
101	2	79	13	-	92	4.5	✓	97.50
102	2	79	13	-	92	4.5	✓	97.50
103	2	79	13	-	92	4.5	✓	97.50
104	2	80	13	-	93	4.5	✓	97.50
201	2	79	13	-	92	3.5	✓	95.50
202	2	79	13	-	92	4	✓	96
203	2	79	13	-	92	4	✓	96
204	2	79	13	-	92	4	✓	96
205	2	92	13	-	105	3.5	✓	108.50
301	2	77	21	69	98	4	✓	171



GROUND
FLOOR



FIRST
TERRACE

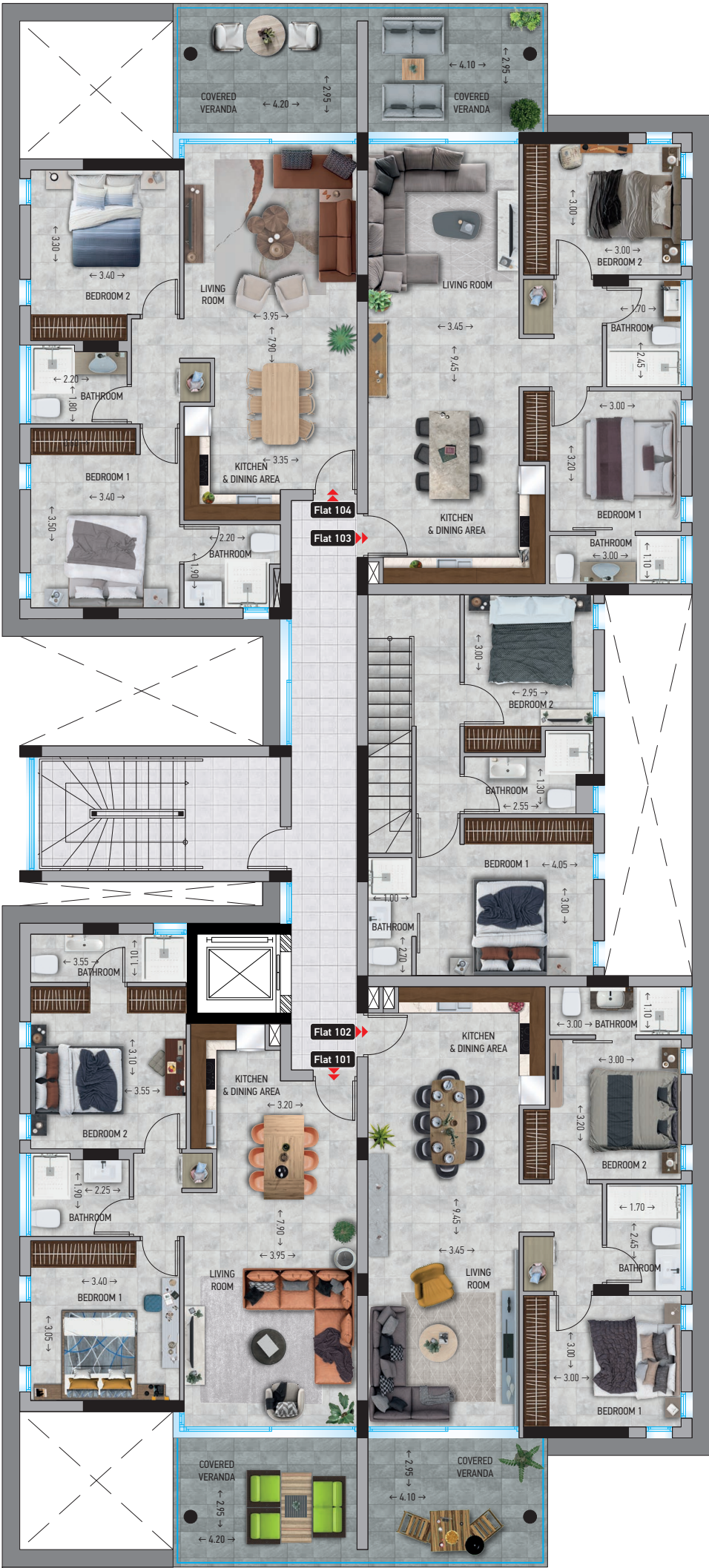
Total Living Area

101: 97m²

102: 97m²

103: 97m²

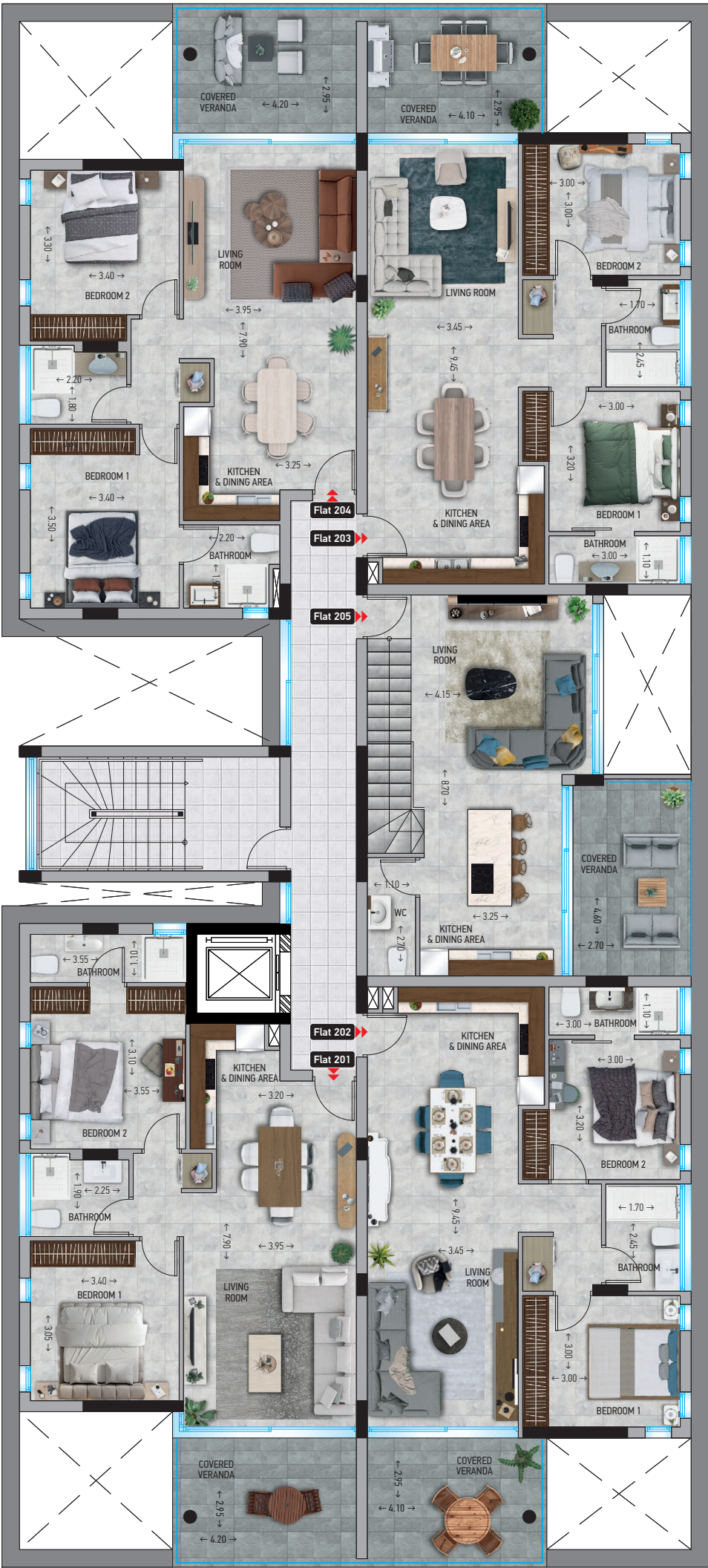
104: 97m²



SECOND FLOOR

Total Living Area

- 201: 95m²
- 202: 96m²
- 203: 96m²
- 204: 96m²
- 205: 109m²



THIRD FLOOR

Total Living Area

- 301: 171m²



LOCATION



AUTHENTIC CYPRUS

Set in a quiet neighbourhood between Deryneia and Paralimni, Estia Residences offer you the warm authenticity of rural life in Cyprus. At the same time, essential services are easily accessible, and the fun and excitement of the beach resorts are only minutes away.

EVERYTHING WITHIN REACH

- Nearest school: 1 km / 3 min
- Derynia centre: 0.8 km / 2 min
- Shops and supermarkets: 0.5 km / 1 min
- Paralimni centre: 3.2 km / 6 min
- Protaras tourist area: 11 km / 19 min
- Ayia Napa resort: 10 km / 20 min
- Nearest beach: 4.8 km / 9 min

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= 0.692W/m²K 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, 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 humidity of ground. Under the floors of all the verandas, roof gardens as well as all w/c rooms will be insulated with triple layer of elastic cementitious mortar which is comprised of reinforced fiberglass mesh. On the roof will be applied triple coat of polyurea waterproofing material reinforced with glass mesh.

FLOOR AND WALL TILING
All internal floors will be covered with ceramic tiles of a purchase value €17/m² including common areas, terraces, roof garden and staircase. 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 supplied from a supplier pre-specified by the contractor and will be chosen by the client.

SANITARY WARE
All sanitaryware 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:

- Two toilet bowls with hidden mechanism
- Two sinks and mixers
- Two shower sets, mixers, and siphons
- Granite type kitchen sink and mixer
- 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 electricity necessary to its needs. The electrical installation is indicated in the electrical plans. In the common areas, lighting with a timer and an intercom will be installed. Hidden light 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
Piping and cabling hidden provisions will be installed based on engineering plans. The purchase of the air conditionings is borne by the buyer.

WOODWORKS
Intermediate doors and 30-minute fire rated entrance doors shall be installed in accordance with Fire Service requirements. All bedrooms will have wardrobes with two drawers of 2.60m height. Also, hanging sink unit with two doors will be installed in w/c rooms with melamine lining. The kitchen will be constructed as indicated on the decorative plans of 2.20m height with melamine lining in consultation with the supplier predetermined by the contractor. A techno granite will be placed on the kitchen and on the sink furniture, based on the contractor's options from predetermined supplier of 2cm thickness based on drawings.

PHOTOVOLTAIC SYSTEM
Provision for a photovoltaic system will be installed to 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. All the above will be accompanied with double layer of 4 mm energy efficiency glasses. The colouring of all the above will be charcoal.

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
One parking space, one mailbox and one storage room will be provided for each apartment in the ground floor. A W/C room will also be built on the ground floor. Landscaping as shown in the drawings will be done.

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:

- Swimming pool construction.
- Grill construction.
- Installation of satellite antenna.
- Gazebo construction.
- Extension of the existing building.
- Construction of ancillary buildings.
- Covering porch.
- Closure of covered areas.
- Construction of pergolas at less than 3m from road networks.
- 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 made at 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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HOMEMAKE
IRAKLEOUS

DISCLAIMER

This brochure is for illustration purposes only. It does not constitute a contract or any part of a contract. All drawings, dimensions, computer generated images and construction specifications are indicative and not legally binding.

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