

GENERAL INFORMATION

Unit №: 877-3 (Villa Elaia)

New building: Yes

Type: Villa / House

Delivery day: 06/2027

Plot area: 376sqm

Indoor covered area: 150sqm

Outdoors covered area: 14sqm

High-End Finishes: Yes

Floors: 2

Bedrooms: 3

Bathrooms/Toilets: 2+1

Location: Palodia, Limassol, Cyprus

<https://maps.app.goo.gl/cEQR2jAEaTzZNye2A>

PRICE: €489,000 + VAT

Swimming Pool: No

Jacuzzi: No

Garden area: No

BBQ area: No

Air conditioning: No

Underfloor heating: No

Heat pump: No

Storage: No

Covered parking: Yes

Security alarm: No

Security camera system: No

Smart doorbell: No

Solar panels: Yes

Window shutters: No

UF water system: No

Water softening system: No

Energy-efficiency: Class A'

TECHNICAL SPECIFICATIONS

General

The building is certified with a Category 'A' Energy Efficiency Certificate, satisfying European standards and in accordance with the local Authorities regulations.

Quality Standards

All materials used shall carry the 'CE' mark.

Structure

Reinforced concrete, according to the civil engineer design based on anti-seismic regulations. Strength of concrete on slabs and beams C30 and C45 on columns. On the exterior of beams and columns 8cm extruded polystyrene will be placed.

Masonries

Exterior walls: (from the inside to the outside)

- Smooth plaster (thk 3mm)
- Plaster (thk. 25mm)
- Insulating bricks 20cm*25cm*30cm (thk 20 cm)
- Extruded polystyrene (thk 80mm)
- Plaster rendering with mesh and smooth external render (thk 7 mm)

All systems are in accordance to **Local Authority regulations**.

Interior walls:

- Smooth plaster (thk 3mm)
- Cement plaster (thk 25mm)
- Round hole brick 10*20*30 (thk 10 cm)
- Cement plaster (thk 25mm)
- Smooth plaster (thk 3mm)

Roof thermal & water insulation

- Concrete (thk 20cm)
- Extruded polystyrene (thk 50mm)
- Second layer of extruded polystyrene (thk 50mm)
- Screed (thk ≥ 10 cm).
- Bituminous reinforced polyester membrane (thk 45mm)
- Sika 560 (2 layers)

Verandas water insulation

- Three coats of insulating cement with mesh.

Flooring

Internal areas of apartments and verandas paved with quality imported ceramic tiles

The entrance threshold will be marble or granite.

Under all windows will be inserted white or beige color marbles.

All ceramics, marbles and granites will be laid with high strength adhesives (C2TE S1) and joint fillers.

All tiles purchase value is €25/m².

Laminated parquet optional in bedrooms of purchase value €25/m².

Internal staircase in selected imported marble of purchase value €40/m.

Bathroom walls

Ceramic installation inside bathrooms and toilets will be until ceiling.

All ceramics and marbles will be laid with high strength adhesives (C2TE S1) and joint fillers.

All tiles purchase value is €29/m².

Kitchen wall with granite or marble of purchase value of €160/m²

Paint work

Outside, where the wall will be painted, a stabilizer will be applied and three coats of exterior paint. Interior walls will be plastered with three coats of smooth plaster and three coats of quality emulsion paint in the color choice of the customer.

The ceilings will be of good quality fair-faced concrete finish with three coats of smooth plaster and three coats of quality emulsion paint.

All the paints will be bought from Peletico.

Electrical and telephone installation

All electrical installations will be made under EAC regulations and according to the drawings.

- Smoke detectors inside kitchen.
- Solar panel installation according to EAC specifications.

Smart house (NOT INCLUDED IN THE PRICE – Ask us for price)

Includes: security alarm, surveillance system, smart doorbell, smart lighting, etc.

Plumbing/sewerage and drainage

The hydraulic installation will be made in accordance to the architectural designs with oxygen barrier PEX pipes (pipe in pipe).

Hidden sewers with plastic pipes according to the architectural designs and connection to the central sewerage system of the city.

Pressurized water system for hot and cold water.

PVC pipes will be used for the drainage system and will be connected to the sewage system of the building

Faucet above hob.

Complete water system setup (NOT INCLUDED IN THE PRICE – Ask us for price)

BIG BLUE 4.5"×10" sediment filter at main water supply.

5-Stage Ultrafiltration water system under the sink.

PENTAIR Water Softener 30L with by-pass

Solar water heater

300 liters solar water heater with two solar panels 150 * 100 selective, one-coil pressure roller for heating.

Water tank of 1000 liter capacity.

Heating and Air conditioning

Only Provisions.

Sanitary Fitting

Sanitary fittings are all quality and will be fitted and installed according to European standards including single level mixer taps and shower attachments. See relevant catalogue.

The fixed cost for sanitary fittings is set at €3500. In case the client prefers other supplier the amount that will be refunded is 80% of the fixed cost.

Aluminum doors/windows (ext.)

Window frames according to the plans of the energy efficiency study made of black anodized aluminum.

Sliding (ALUMIL Smartia S350), open (ALUMIL Smartia S67 hidden sash), double glazing 5 + 5mm with 17 mm gap.

Carpentings

Entrance Door

Safety door.

Internal Doors

All internal doors and frames made from local bespoke fabricators according to Interior Architect's Designs and Specifications. All internal doors and frames are laminated. All ironmongery used is of European import.

Wardrobes

All laminated wardrobes will be made by local bespoke fabricators according to Interior Architect's Designs and Specifications and will include hanging rails, shelves and drawers.

Kitchen Fittings

Base and wall laminated units according to the drawing. Worktops of elegant granite finish and quality stainless steel sink with 3-way mixer tap. Electric and/or plumbing provisions for fridge, washing machine, built-in hob, hood and oven are included as shown on the drawings (appliances are not included).

Toilet cabinet

Toilet cabinets are laminated and according to the drawings.

Internal Metal Balustrades in Stairwell

Locally fabricated iron balustrade systems fitted throughout the communal stairwell.

External Works

Boundaries

The property boundaries will be constructed of reinforced concrete walls with two coats of spatula and paint finish.

Parking

Will be laid with ceramics of €25/m².

Pool (NOT INCLUDED IN THE PRICE – Ask us for price)

Size: 8x4m. With liner and chlorinated & external open shower area.

Jacuzzi (NOT INCLUDED IN THE PRICE – Ask us for price)

Custom-made by Crystec Spas 2x2m & 42 jets (5-seats).

BBQ area (NOT INCLUDED IN THE PRICE – Ask us for price)

Outside area with build in BBQ and sink.

Garden area (NOT INCLUDED IN THE PRICE – Ask us for price)

Different plants/flowers will be planted with a simple watering system. Some areas will include artificial or real grass depending from customer's request (max 20sqm).

Terms and Conditions:

- All installation or fitting of air conditioning units, central heating, satellite dish or other machinery that can alter the building's original elevation, must have the vendor's approval. Furthermore, the purchaser will be responsible for any additional costs that may arise due to any problems to the building or malfunctions to any machinery that may be caused in the event that the above paragraph does not apply.
- Any changes desired by the buyer will give the appropriate time to the seller to delay the delivery date of the property. Any upgrades / changes, as agreed, will be costed and priced accordingly. The extra billings prepaid during construction.
- Note that if the buyer chooses natural materials such as stone / wood / marble / granite, not industrially, there will be no claim to any color deviations or appearance compared with the sample.
- The light fixtures are not included.

Seller's Name & Signature

Buyer's Name & Signature



Επαρχιακός
Οργανισμός
Αυτοδιοίκησης
Λεμεσού

ΓΝΩΣΤΟΠΟΙΗΣΗ ΧΟΡΗΓΗΣΕΩΣ ΠΟΛΕΟΔΟΜΙΚΗΣ ΑΔΕΙΑΣ

Ο περί Πολεοδομίας και Χωροταξίας Νόμος

ΠΟΛΕΟΔΟΜΙΚΗ ΑΡΧΗ: ΕΟΑ Λεμεσού

Αρ. Πολεοδομικής Άδειας	ΛΕΜ/1372/2023
Ημερομηνία Γνωστοποίησης Απόφασης	24/10/2024
Ημερομηνία Λήξης Ισχύος Πολεοδομικής Άδειας	24/10/2030
ΣΤΟΙΧΕΙΑ ΑΙΤΗΣΗΣ	
Αιτητής	ΠΑΝΑΓΙΩΤΗΣ ΣΟΦΟΚΛΕΟΥΣ ✓
Διεύθυνση Αιτητή	ΜΕΣΑΠΠΙΟΥ 6, ΚΑΨΑΛΟΣ, ΛΕΜΕΣΟΣ, ΛΕΜΕΣΟΣ, ΛΕΜΕΣΟΣ, 3083
Ημερομηνία Γνωστοποίησης Λήψης	27/09/2023
Τύπος Αίτησης	ΕΑ15 (α) - Ανάπτυξη για Οικοδομικούς Σκοπούς ή/και Αλλαγή Χρήσης Ακίνητης Ιδιοκτησίας
Κατηγορία Ανάπτυξης	Οικιστική (ΜΟΝΟΚΑΤΟΙΚΙΑ)
Η Αίτηση Αφορά	Ανάπτυξη για Οικοδομικούς Σκοπούς (ΕΑ1)
Περιγραφή Ανάπτυξης	ΔΙΩΡΟΦΗ ΚΑΤΟΙΚΙΑ ΣΤΟ ΥΠΟ ΔΗΜΙΟΥΡΓΙΑ ΟΙΚΟΠΕΔΟ 3
Δήμος/Κοινότητα	ΠΑΛΟΔΕΙΑ

ΠΛΗΡΟΦΟΡΙΕΣ ΑΚΙΝΗΤΗΣ ΙΔΙΟΚΤΗΣΙΑΣ: Βλέπε Παράρτημα Α

Η Πολεοδομική Αρχή με το παρόν **Εγκρίνει** την αίτηση για Πολεοδομική Άδεια για την ανάπτυξη που αναφέρεται πιο πάνω και που περιγράφεται λεπτομερώς στην αίτηση που υποβλήθηκε, με βάση τα σχέδια που έχουν εγκριθεί (με οποιαδήποτε τυχόν τροποποιήσεις που δείχνονται πάνω σ'αυτά) και με την προϋπόθεση τηρήσεως των όρων του Παράρτημα Β που επισυνάπτεται.

(ΒΛΑΔΙΜΗΡΟ ΖΑΒΡΟ)

για Προϊστάμενη Τομέα Πολεοδομικής Αδειοδότησης

ΠΟΛΕΟΔΟΜΙΚΗ ΑΡΧΗ

ΣΗΜΕΙΩΣΕΙΣ:

1. Η άδεια αυτή δεν περιλαμβάνει χορήγηση άδειας με βάση τον περί Ρυθμίσεως Οδών και Οικοδομών Νόμο ή άλλο Νόμο. Είναι ευθύνη του αιτητή να αποσπαστεί ξεχωριστά για την εξασφάλιση των άλλων αδειών που απαιτούνται.
2. Αν θεωρείτε ότι τα νόμιμα συμφέροντά σας παραβλάπτονται από την απόφαση αυτή, μπορείτε μέσα σε 30 μέρες το αργότερο από την ημερομηνία κοινοποιήσεως της αποφάσεως, να υποβάλετε Ιεραρχική Προσφυγή στο Υπουργείο Εσωτερικών. Η Προσφυγή ασκείται με την κατάθεση εγγράφου μέσα στην πιο πάνω προθεσμία, στο Υπουργείο Εσωτερικών, που περιέχει τους λόγους για τους οποίους γίνεται η Προσφυγή και με κοινοποίηση, μέσα στην ίδια προθεσμία, αντιγράφου της Προσφυγής στην Πολεοδομική Αρχή.
3. Για να καταστεί δυνατή η εξέταση της Ιεραρχικής Προσφυγής θα πρέπει να καταβάλετε στο γραφείο της Πολεοδομικής Αρχής τα δικαιώματα που έχουν καθοριστεί για τις Ιεραρχικές Προσφυγές, με βάση τους περί Πολεοδομίας και Χωροταξίας (Δικαιώματα) Κανονισμούς του 2013 (Κ.Δ.Π 29/2013) και να επισυνάψετε αντίγραφο της απόδειξης στην Ιεραρχική Προσφυγή που θα υποβληθεί στο Υπουργείο Εσωτερικών.

Κοιν.: Κοινοτικό Συμβούλιο Παλώδιας

ΛΕΜ/1372/2023

Λεωφόρος Φραγκλίνου Ρούσβελτ 66-76, Τ.Θ. 50225, 3602, Λεμεσός
Τηλ: (+357) 25271000 Φαξ: (+357) 25271900
Ηλεκτρονικό Ταχυδρομείο: info@eoalesmos.org.cy

(RptID: 1805)

Σελίδα: 1 από 6



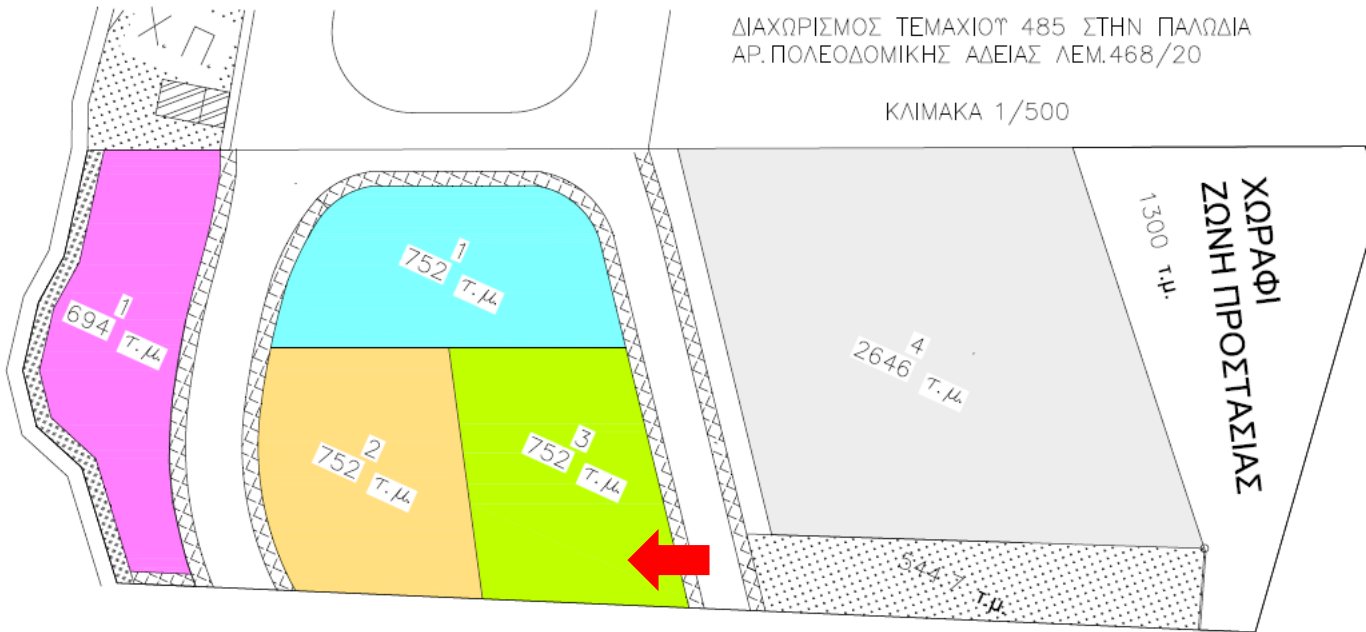






ΔΙΑΧΩΡΙΣΜΟΣ ΤΕΜΑΧΙΟΥ 485 ΣΤΗΝ ΠΑΛΩΔΙΑ
ΑΡ.ΠΟΛΕΟΔΟΜΙΚΗΣ ΑΔΕΙΑΣ ΛΕΜ.468/20

ΚΛΙΜΑΚΑ 1/500



ΒΟΡΡΑΣ

ΥΠΟΓΡΑΦΗ ΑΡΧΙΤΕΚΤΟΝΑ			
ΕΚΔΟΣΗ ΚΟΥΤ ΠΑΝΑΓΙΩΤΗ ΣΟΦΟΚΛΕΟΥΣ ΠΑΛΩΔΙΑ			
ΤΙΤΛΟΣ ΔΙΑΧΩΡΙΣΜΟΣ ΤΕΜΑΧΙΟΥ 485 ΣΤΗΝ ΠΑΛΩΔΙΑ ΑΡ.ΠΟΛΕΟΔΟΜΙΚΗΣ ΑΔΕΙΑΣ ΛΕΜ.468/20			
ΣΧΕΔΙΟ	ΚΛΙΜΑΚΑ	1:100	ΑΡ. ΣΧΕΔΙΟΥ
Μ.Κ.	ΤΕΛΕΙΩΣΗ	6/8/23	1
ΤΥΠΟΣ	ΑΡ. ΕΡΓΟΥ:		

