



ELEMENTS

SPECIFICATIONS





ELEMENTS

SPECIFICATIONS



ELEMENTS

A residence built within the famous Park of Colors in the center of Paphos. The park of 32000m² will comprise of sporting grounds, a children's playground and a botanical garden. a cafeteria, a basketball court, a small football court, locker rooms, a climbing wall, a skatepark and an outdoor exhibition space.

The park will be the largest in Paphos and one of the largest on the island.

Elements delights of unobstructed views across lower Pafos to the sea. This is city living at its best, easy walking distance to the old town and its narrow streets overflowing with shops, coffee shops, bars and restaurants. Easy access to Pafos commercial district, nightlife, the famous Hammam Baths, Pafos Mall and on the city's bus route. ELEMENTS Residence is the perfect location from which to enjoy and explore the very best that Pafos has to offer. Perfect for a city base or for investment with excellent rental opportunities.

The projects consists of 4 building 8 levels each, available options for 1,2 & 3 bedroom apartments. Each apartment has a spacious bedroom, living room and open plan kitchen, as well as mesmerizing panoramic views of the sea and cityscapes.



SPECIFICATIONS

1.0.0. FOUNDATION AND FRAMEWORK

Reinforced concrete, beams and slabs, designed per Eurocode earthquake design standards.

2.0.0 WALLS

2.1.0 EXTERNAL WALLS

Thermal insulation system in accordance to class "A" guidelines, consist of:

1. 20-25cm thick brick work
2. 5-8cm polystyrene
3. Decorative acrylic paint or Graffiato paint or sandex paint in external verandas according to architects request.

2.2.0 Dividing walls between flats:

1. Two layers of 10cm thick brickwork with an extra layer of 3cm rockwool in between for extra sound insulation.
2. Cement - Sand 2 or 3 coats plastering.
3. Decorative Emulsion paint (where applicable)

2.3.0 INTERNAL WALLS

10cm thick.

Cement - Sand 2 or 3 coats plastering.
Decorative Emulsion paint (where applicable)

3.0.0. FLOOR AND WALLS TILES

Lightweight concrete above the reinforced concrete slabs for sound and thermal insulation.



SPECIFICATIONS

3.1.0. INTERNAL AREA FLOORING

Imported Ceramic tiles at Euro 25.00/ sq. m or high quality laminate parquet flooring (wide range of designs available) from the Company's range.

3.2.0. HEATING

Provision for Central heating

3.3.0. Concealed A/C in living areas

Provision A/C (split Units) in other areas

4.0.0 LIVING AREA WALL UNIT

Custom made wall mounted unit made of high quality MELAPAN finish out of Company's range, according to Architectural drawings

5.0.0 DOORS

5.1.0 ENTRANCE DOOR

Entrance door sound and fireproof wooden door.

5.2.0 INTERNAL DOOR

Flush MELAPAN finish

6.0.0 ALUMINIUM PATIO DOORS AND WINDOWS

Upgraded thermal aluminium series. Double-glazed thermal insulation glass. Aluminium sliding / opening doors and windows MU 3000 THERMAL & MU 2075 series, improving thermal and sound insulation



SPECIFICATIONS

7.0.0 KITCHEN W ALL TILES

Imported Glazed tiles at Euro 20.00/ sq. m (wide range of designs available) from the Company's range.

8.0.0 KITCHEN CABINETS

Custom made kitchen cupboards made of high quality MELAPAN finish.

Technogranite countertop 40mm with provision for cooker, re-circulation hood, washing machine and refrigerator (Appliances included) from the Company's range

9.0.0 ELECTRICAL INSTALLATIONS

High quality electrical installation, according to European standards and electricity authority approval.

Concealed circuits and all other installations, in compliance with the Electricity of Cyprus (EAC) regulations.



SPECIFICATIONS

with comprise of circuits for light fixtures and power points for kitchen appliances, TV, telephone, provisions for a/c units, provision for satellite TV (pipe & box of satellite TV)solar heater and other power points. Intercom system included.

10.0.0 BATH, SHOWER AND TOILET ROOMS

Imported Ceramic floor tiles at Euro 20.00/ sq. m (wide range of designs available) from the Company's range.

Imported Glazed wall tiles (up to door height) at Euro 20.00/ sq. m (wide range of designs available) from the Company's range.

11.0.0 SANITARY FITTINGS

Branded high quality European sanitary fittings, taps, mixer taps, sinks, accessories, glass screens, mirrors, installation accessories etc. like Grohe, Hansgrohe and more, of total cost for

- One bedroom apartment at Euro 1000.00
- Two bedroom apartment at Euro 1500.00
- Three bedroom apartment at Euro 3000.00



SPECIFICATIONS

12.0.0 PAINT

12.1.0 WALLS AND CEILING

EMULSION PAINT

12.2.0. INTERIOR TIMBERWORK

SEMI-MATT

12.3.0. EXTERIOR TIMBERWORK (IF ANY)

DURABLE WOOD STAIN

13.0.0 MECHANICAL

Provision for Security System

14.0.0 BEDROOM CUPBOARDS

CUSTOM MADE FLOOR TO CEILING
WARDROBES, EXTERNALLY MADE
OF HIGH-QUALITY MELAPAN
FINISH OUT OF COMPANY'S
RANGE



SPECIFICATIONS

15.0.0 PROTECTIVE RAILS ON UPSTAIRS VERANDAS AND ROOF GARDEN (IF ANY)

FRAMELESS GLASS RAILINGS, ACCORDING TO ARCHITECTURAL REQUEST.

16.0.0 DECORATIVE ELEMENTS ON THE FACADE

16.1.0. VERTICAL STADS

ACORDING TO ARCHITECTURE DESIGNS

16.2.0 VERTICAL SLATS MADE OF ALUMINIUM OR EQUIVELANT, ACCORDING TO ARCHITECTURAL DRAWINDS

17.0.0 PARKING AREA

WITH FINE CONCRETE FINISH

18.0.0 BOUNDARY WALLS

PLASTERED AND RENDERED ACCORDING TO THE ARCHITECTURAL REQUEST.



SPECIFICATIONS

**19.0.0 HOT AND COLD WATER
SUPPLY IN ALL DESIGNED
AREASST.**

**20.0.0 BATHROOM HOT
WATER SUPPLY
ELECTRICAL HEATER AND
SOLAR PANELS**

21.0.0 VERANDAS
IMPORTED CERAMIC FLOOR
TILES AT EURO 20.00/ SQ. M
(WIDE RANGE OF DESIGNS
AVAILABLE) FROM THE
COMPANY'S RANGE.

**INDOOR SWIMMING POOL
SAUNA
GYM
CHANGING ROOMS
SOLAR PANELS FOR COMMON AREA EXPENSES**



SPECIFICATIONS

NOTES:

A) IN CASE THE CLIENT WISHES TO USE MATERIALS OUT OF THE COMPANY'S RANGE, A FEE OF 15% OF THE PRICE CURRENTLY STATED ABOVE IN THE SPECIFICATIONS WILL BE CHARGED.

B) IN CASE THE CLIENT WISHES TO APPOINT ANY EXTERNAL PROVIDER / SUPPLIER FOR SPECIFIC WORKS, THIS CAN BE DONE ONLY WITH THE ACCORDANCE OF THE COMPANY AND AN ADDITIONAL FEE OF 5% WILL BE ADDED TO COVER OVERHEADS AND REQUIRED ASSISTANCE.

