
SPECIFICATIONS



EAGLE'S VIEW

A prestigious and elite development consisting of just six, 2-story villas, offering panoramic sea views of Pafos and Peyia Bay.

The development is located in one of the most sought after locations in Pafos, Tala. The properties consist of spacious interior areas and are designed to maximise the breath-taking sea and mountain views surrounding the project from all internal areas.

There are options for 3 and 4 bedroom villas, designed using modern architectural lines, while using locally sourced materials to blend in with the natural environment.

Located just 9 minutes from Pafos center, Tala golf course and the beach and just 4 minutes to the village center, Eagle's View this is the ideal location for investment or to live permanently.



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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 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.

3.1.0. INTERNAL AREA FLOORING Imported Ceramic tiles at Euro 40.00/ sq. m or high quality laminate parquet flooring (wide range of designs available) from the Company's range.



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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

Sound and weather insulated aluminium 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



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7.0.0 KITCHEN WALL TILES

Imported Glazed tiles at Euro 40.00/ sq. m (wide range of designs available) from the Company's range.

8.0.0 KITCHEN CABINETS

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 not included) at Euro 100.00/m 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.



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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.

10.0.0 BATH, SHOWER AND TOILET ROOMS

Imported Ceramic floor tiles at Euro 35.00/ sq. m (wide range of designs available) from the Company's range.

Imported Glazed wall tiles (up to door height) at Euro 35.00/ 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 Euro 5000.00



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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

13.1.0. Hot and cold water supply in all designed areas.

13.2.0. Central heating provision in all rooms

13.3.0. A/C provision in all rooms

1.4.0. Bathroom hot water supply. Electrical heater and solar panels

14.0.0 BEDROOM CUPBOARDS

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



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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. STONE WORK OR HPL PANELS OR VERTICAL SLATS OR ANY OTHER EXTERIOR ELEMENTS, ACCORDING TO ARCHITECTURAL DRAWINGS OR AUTHORITY PERMISSION.

17.0.0 PARKING AREA WITH FINE CONCRETE FINISH

18.0.0 BOUNDARY WALLS PLASTERED AND RENDERED ACCORDING TO THE ARCHITECTURAL REQUEST.

19.0.0 VERANDAS IMPORTED CERAMIC FLOOR TILES AT EURO 25.00/ SQ. M (WIDE RANGE OF DESIGNS AVAILABLE) FROM THE COMPANY'S RANGE.



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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.

