

attikis

RESIDENCES



A sanctuary for those who love the excitement of a flourishing city but still crave peace and relaxation at the start and end of every day. A calming world cocooned in tranquil greenery, where they are given the chance to breathe, unwind and recharge.

A life to be appreciated in chic modern style, meticulously designed, and perfectly appointed, with every amenity and convenience within easy reach.

CITY LIVING IMMERSED IN NATURE

More than just a contemporary urban development in a highly desirable and sought-after area, Attikis Residences provides a sanctuary and haven of peace in the city. Panoramic views over the forests of Athalassas, Akadimias and Melkonian, create a world dressed in green in the capital of Cyprus.

Walking trails in nearby parks offer the perfect respite from the urban buzz. Designated cycling and walking paths are the perfect setting for an early morning stroll, an evening run, or a weekend biking adventure.



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THE PROJECT



A point of reference in a highly coveted area of Nicosia, a short stroll away from environmental treasures, this new contemporary development will offer owners an outdoor lifestyle of well-being and exploration.

LIFE, WELL-DESIGNED

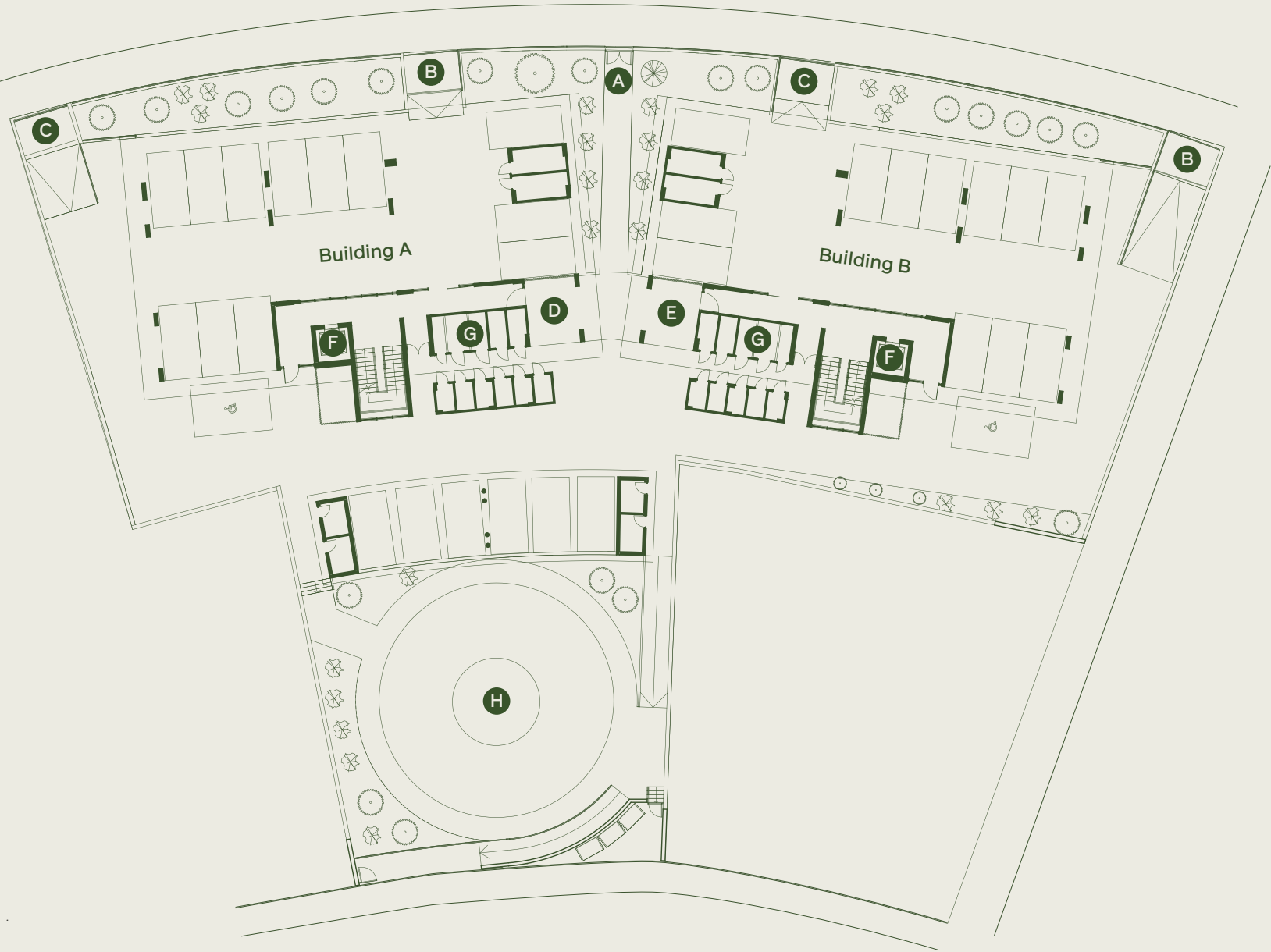


With easy access to the highway, the rest of the city and its amenities – shops, banks, schools, supermarkets – Attikis Residences is an ideal location for living, well-designed.



GROUND FLOOR

Renowned Kythreotis Architects' team is behind the design of Attikis Residences, with elegant interiors by Maria Kythreotou. Superior aesthetics and modern architecture, provide unrivaled specifications and finishes for a unique urban experience.



- A Pedestrian entrance
- B Parking entrance
- C Parking exit
- D Building A entrance
- E Building B entrance
- F Lift
- G Storerooms
- H Communal landscaped garden



Floors 1, 2 & 3



Floor 4



BUILDING B

Floors 1, 2 & 3



BUILDING B

Floor 4



SCHEDULE OF AREAS

Building A

APT. NO.	FLOOR NO.	NO. OF BEDROOMS	COVERED INTERNAL AREA m2	COVERED TERRACES m2	COMMON AREA m2	TOTAL COVERED AREA m2	UNCOVERED TERRACES m2
A 101	1 st	2	90	25	13	115	-
A 102	1 st	2	88	31	13	119	11
A 103	1 st	2	89	26	13	115	-
A 201	2 nd	2	90	25	13	115	-
A 202	2 nd	2	88	22	13	110	-
A 203	2 nd	2	89	26	13	115	-
A 301	3 rd	2	90	25	13	115	-
A 302	3 rd	2	88	22	13	110	-
A 303	3 rd	2	89	26	13	115	-
A 401	4 th	3	138	42	20	180	-
A 402	4 th	3	139	36	20	175	-

Building B

APT. NO.	FLOOR NO.	NO. OF BEDROOMS	COVERED INTERNAL AREA m2	COVERED TERRACES m2	COMMON AREA m2	TOTAL COVERED AREA m2	UNCOVERED TERRACES m2
B 101	1 st	2	89	25	13	114	-
B 102	1 st	2	88	32	13	120	11
B 103	1 st	2	90	25	13	115	-
B 201	2 nd	2	89	25	13	114	-
B 202	2 nd	2	88	22	13	110	-
B 203	2 nd	2	90	25	13	115	-
B 301	3 rd	2	89	25	13	114	-
B 302	3 rd	2	88	22	13	110	-
B 303	3 rd	2	90	25	13	115	-
B 401	4 th	3	139	36	20	175	-
B 402	4 th	3	138	42	20	180	-



SPECIFICATIONS

1. Concrete Structure

Reinforced concrete frame comprising of raft foundation, columns, beams and slabs, designed in accordance with the regulations for anti-earthquake construction.

2. Walls

Exterior walls and internal partition walls are of hollow bricks. Exterior walls will have thermal insulation externally.

3. Finishes

3.1 Floors

- i. The ground floor common entrance will be paved with tiles.
- ii. The common areas on each floor and the staircase will be paved with marble.
- iii. The entrance hall, living, dining kitchen and corridor areas will have ceramic tiles.
- iv. The bedrooms will have natural pre-varnished wood parquet with solid wood top layer.
- v. The terraces' floor will be paved with ceramic tiles.
- vi. The bathrooms will have ceramic floor tiles.
- vii. The storerooms will have ceramic floor tiles.
- viii. The parking area will be of concrete finish.

3.2 Walls

Externa

- i. All surfaces will have a thermal insulation system with decorative render finish.
- ii. Part of the external surface will be covered with HPL panels.

Internal

- i. All surfaces will have three coats of plaster painted with three coats of emulsion paint.
- ii. Walls in the bathrooms will have two coats of plaster and will be lined with ceramic wall tiles up to 2.40m height.
- iii. Walls in the kitchen have artificial granite between worktop and cupboard's units.

3.3 Ceilings

- i. The ceilings in the apartments are of fair-faced concrete treated with two coats of spatula and three coats of emulsion paint.
- ii. Gypsum false ceilings will be provided in the bathrooms, corridors and kitchen, painted with three coats of emulsion paint.
- iii. Storeroom ceilings are of fair-faced concrete painted with two coats of emulsion paint.

4. Insulations

- i. The roof will have screed to slopes and will be insulated with thermal insulation material and waterproof membrane.
- ii. On the terraces, a waterproof membrane will be laid under the ceramic tiles.
- iii. On each floor thermal, insulation will be installed under floor screed.

5. Doors & Windows

- i. The main entrance doors of the buildings will be aluminium with glass. An electric lock will be installed and can be operated from each apartment.
- ii. The main entrance door of all apartments will be anti-burglary steel leaf structure with paneling on the interior and exterior. The door will be fire resistant, with a security lock.
- iii. All internal doors will be imported and ready to be installed. The door frames will be of wooden block board having rubber seals. The door leaf will be flat.
- iv. The kitchen, living and bedrooms areas' external doors and all windows will be thermal coloured sliding or hinged aluminum.
- v. Electrically operated rolling shutters will be installed externally in bedroom windows.
- vi. All storerooms will have aluminum louver doors.

6. Wardrobes & Kitchen Cupboards

- i. The kitchen will have artificial granite worktop.
- ii. The kitchen cupboards will be imported from Italy. The structure will be chipboard with melamine finish. Cupboards include under-sink aluminum base, with basket, totally extractable drawers with cutlery display and dishes display.
- iii. The bedroom wardrobes will be imported from Italy with laminated finish and hinged doors.

7. Sanitary Ware & Mixers

- i. Imported high quality white sanitary ware will be installed.
- ii. Wall mounted WCs with concealed cistern will be installed.
- iii. The mixers will be single lever.
- iv. Stainless steel sink will be provided in the kitchen.
- v. Glazed cubicle will be provided for showers.

8. Water Supply

- i. Hot and cold water supply lines will be pipe in pipe.
- ii. Solar panels with electric water heater cylinder will be installed.
- iii. Pressure system for hot and cold water will be installed.
- iv. A water heater timer will be installed.

9. Drainage

- i. PVC pipes will be used for the drainage system.
- ii. The drainage will be connected to the town's central sewage system.

10. Electrical Installations

- i. The entrance door will be controlled with video entry phone.
- ii. TV points in the living areas and all bedrooms will be connected to a central antenna and a satellite dish.
- iii. Two telephone lines will be installed, with telephone and computer sockets in the kitchen, living room and all bedrooms.
- iv. Switches with safety fuses or dipolar switches with light indicators will be installed for

- all kitchen appliances in accordance with the Electricity Authority's regulations.
- v. Spotlights will be installed in the bathrooms.
- vi. Provision for CCTV will be installed externally, at the ground floor of the buildings.

11. Electronic Home System

- i. A touch panel will be provided to control the automated light system.
- ii. Provision of individual security alarm system with motion detection sensors, to control main entrance and terraces' doors for each apartment.
- iii. Full provision for control and automation (Smart Home) for all the above systems provides the opportunity to connect all the systems to a central processor. All systems can be operated through a touch panel and/or remotely through internet, upon the buyer's request.
- iv. Upon request, other systems can be provided and connected to the control and automation system such as electric curtains, A/C units and heating.

12. Air Conditioning

Full installation of split units including the units, wiring, drainage system and installation of copper pipes. In the living area the units will be concealed and in the bedrooms the units will be surfaced mounted.

13. Central Heating

Underfloor heating with water will be installed using heat pump unit.

14. Energy Performance Certificate

The buildings comply with the local Energy Performance regulation and have an A' rating certificate of energy performance and low CO2 emission.

15. Photovoltaic Panels

Photovoltaic panels will be installed on the roof of each building. The panels will be connected to common areas' electric meter of, in order to have net metering of electric consumption.

16. Lifts

A lift with marble floor and stainless-steel cabin will be installed in each building.

17. Car Entrance

Electrically operated control gates will be installed to control access to the car parking area.

18. Car Parking

Two covered parking spaces will be allocated to the three-bedroom apartments and one covered parking area will be allocated to the two-bedroom apartments.

19. Other Features

Large communal landscaped area.



Part of the Lanitis Group, Cybarco has been shaping Cyprus since 1945. A leader in development and construction, we have a track record creating iconic residences and innovative projects, in Cyprus and further afield.

Our vision has inspired and delivered many of the island's landmark developments, including Sea Gallery Villas, Akamas Bay Villas, The Oval, Limassol Marina, Trilogy Limassol Seafront and Limassol Greens. Our success and reputation are founded on outstanding quality, insightful customer satisfaction and excellent after sales service.

For further information please contact:

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