

SUNSET

COURT





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- The project is idyllic located in a quiet, residential area in the heart of Limassol, ideal for young couples or families seeking a tranquil neighborhood that is both safe and secure for young children, yet still close enough that all the city's amenities are within easy reach.
- The project comprises a total of nine apartments evenly spaced out across three floors.
- The development's ultra-functional and contemporary design features muted tones of gray, accented by flourishes of fair-faced concrete and wooden louvers. Large balconies surrounded by glass railings offer up sweeping views of the cityscape, and allow residents to sit back and enjoy the view from the privacy of their own home. Each of the nine apartments comprise two bedrooms each, and come with covered parking and storage space.
- The apartments are generously spaced out, and fitted with top of the line materials that will allow residents to live in comfortable elegance. Open plan kitchen and living areas boast parquet floors and gleaming marble countertops, as well as plenty of elbow room and storage space to make full use of each of these spaces. Large windows allow for an abundance of natural light to stream in, creating the essence of true island living.
- Every apartment is constructed using top quality building materials and finished to the highest of standards.



INTERIORS

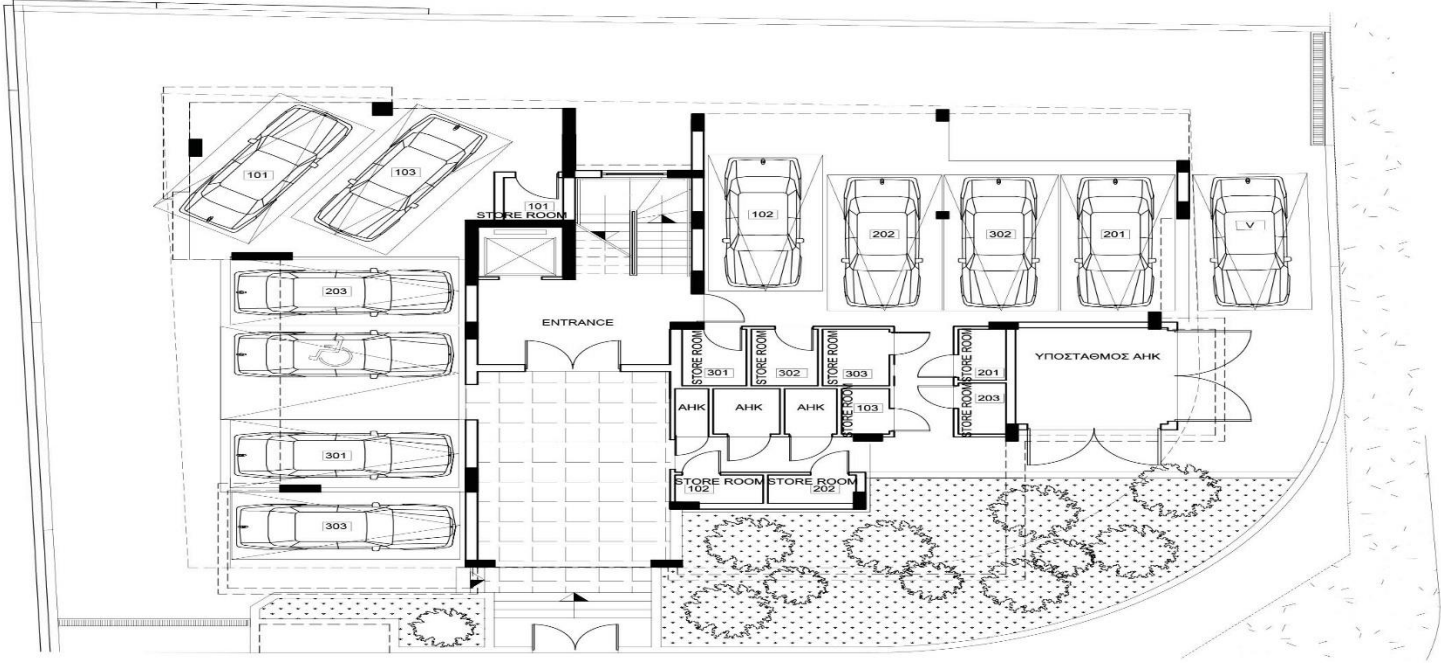


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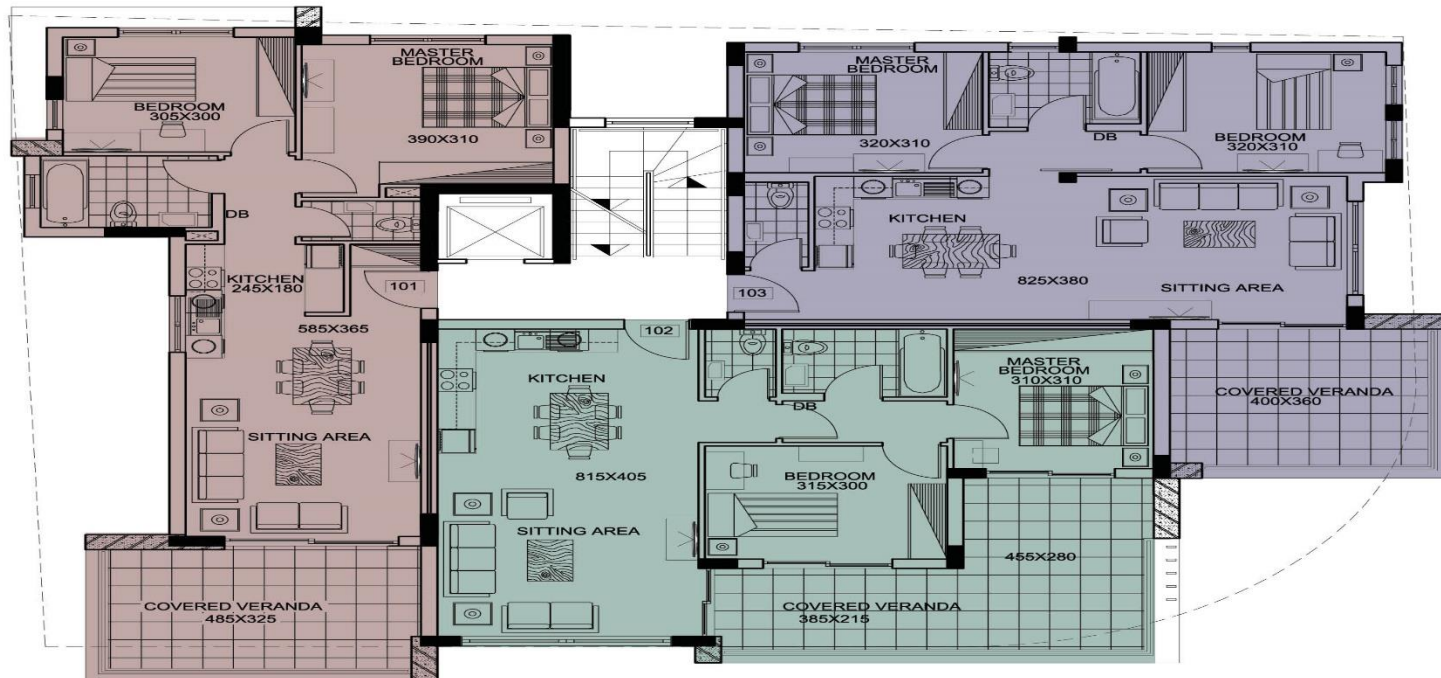


INTERIORS

Ground Floor Parking & Storages



Typical Floors (1, 2, 3)



SUNSET COURT TECHNICAL SPECIFICATIONS

Structure

Reinforced concrete structure, in accordance with the regulations of the relevant authorities, and according to the latest structural concrete design codes (Eurocode EC2 for concrete and Eurocode EC8 for earthquake regulations).

External walls

External walls built with thermal clay brickwork, finished with 2 coats of plaster and GRAFIATO or Fair - Faced Beton which will be painted (all will be installed according to Architectural plans).

Window sills will be marble 2cm thick.

All external boundary wall will be constructed of concrete and painted.

Internal walls

-Partition walls, where applicable, will be either:

- Bricks with plaster, or
- Constructed from Galvanized metal stud and gypsum plaster boards
- Acoustic insulation with 80kg/M2 of rock wool installed in steel frame gap.

Thermal insulation

Thermal insulation in accordance to the current requirements of the relevant authorities regarding energy savings in buildings:

- Roof insulation will be 8cm Styrofoam fixed on concrete slab.
- Wall insulation, includes:
 - .-Styrofoam "GR" type 5cm fixed on external sides of concrete frame
 - Thermal bricks
 - .- Double glazing

Waterproofing

- Damp proof course coating of all foundation perimeter and foundations, Roof and verandas waterproofing insulation as per architectural drawings and terms.
- Sealing of washroom wet walls in washroom with:
 - . Silicone sealer on connection between bathtub, shower tray and surrounding walls
 - . Waterproofing cement-based coating on built shower tray, (where applicable), to be extended on shower surrounding walls up to 20cm above shower tray level.

Drainage

- PVC piping will be used for the waste and sewage drainage system, sizing from 2" diameter to 4" diameter.
- Connecting PVC piping between manholes and the public central sewage system.
- Rain water down pipes from balconies, verandas and horizontal roof slabs.
- PVC – supply lines for hot and cold water.

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Roofs & Ceilings

-Internal concrete ceiling or gypsum plaster board's false ceilings (where applicable), finished with "Spatula" coating and emulsion paint.

Balustrades

- External balcony balustrade will be aluminum on glass Laminated type as per architects' design.

Entrance door

- Main entrance with hardwood frame and solid wood leaf.

Internal doors

- Internal doors with laminate finish, and fitted with brushed chrome fittings, rubber seals for silent closing.

Aluminum patio doors & windows

-Aluminum framed doors and window profiles Muskita or Similar (MU 3000 for sliding and MU 2075 for other)

-Double glazing fitted throughout.

-External doors for secondary entrances to be with aluminum frame and double-glazing paneling according to design.

Internal floors

- Laminate parquet floor for Living room, Kitchen and Corridors @ €20/m²

-Ceramic tiles for Bathrooms @ €17/m²

-Laminated parquet floor for Bedrooms @ €20/m²

External floors

-Ceramic tiles, for veranda, including skirting, @ €15/ m²

Kitchen

-Kitchen floor and wall cabinets with soft closing mechanism @€160/rm

-Worktops and walls between floor and wall units to be granite or similar @ €110/rm

-Kitchen sink will be stainless steel under counter fitted with 3 way mixer.

Wardrobes

-Wardrobes for all bedrooms, (@€ 170/m²), laminate finish for the front door and internal frame, shelves and drawers.

Washrooms

-Vanity units with laminated frame and front doors finish @ €150/m²

-Vanity worktop, with synthetic granite or marble top @€120/ rm

-High quality sanitary ware and mixers and accessories to the value of €750 per bath or shower room

-Wall tiles up to window lintel level @€17 m²

-Wall mounted mirror, sized according to vanity unit.

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Electrical installations

√√ **Electrical installation according to the 17th edition of the EAC (Electricity Authority of Cyprus) based on the Electrical British Standards and Regulations.**

√√ **Electrical study by a registered electrical engineer and part of the technical documentation for the obtaining of the building permission**

-In accordance with the E.A.C. regulations

-Electrical distribution board

-Number of sockets and lights as per drawings. All sockets to be double.

-Appliances connecting sockets are all with control switch with witness on/off light

-Two-way switches where necessary.

-TV and telephone points in all bedrooms, living room and kitchen.

-Door bell

-Provision of hood in the kitchen

-Electrical wall fittings white color,

-Supply to electrical, plumbing and mechanical equipment according to regulations, including the Worktops necessary control switches, protection switches, circuit breaker, where applicable.

-Entrance video phone

-Provision for Air conditioning units cooling/heating.

Lighting fittings

-Basic light fittings are provided, and include basic fittings for:

. Internal wall and ceiling lights and lamps mounted on PVC fittings

. External ceiling and wall light fittings

Note: Number of light and power points may vary, according to the size/shape of each room and light design.

Plumbing installation

- Central water tank

- Pressurized cold and hot water from storage water tank

- Direct supply of drinking water from the mains to water tap kitchen.

Common Areas facilities:

- There is a parking space and o storage for each apartment.

-Special Landscaped design for Gardens

- The Purchaser may request changes to the specifications or drawings, the cost of which is negotiable. However, the Vendors reserve the right to refuse any changes, which are considered to be unsafe and/or outside good building practice or altering the architectural design and/or the character of the project.

-In cases where delays in the delivery of materials, resulting from customer's special orders or from the manufacturer inability to deliver occur, then ultimately these delays will push the hand over date forward.