



PEFKOSHOME A

|| TWO-STOREY HOUSES WITH ONLY **5%** V.A.T.*



** Under the Transitional Provisions of Law 42(I)/2023, whereby VAT rate of 5% is applied to the first 200 sqm of the buildable area on the purchase/construction of primary residence.*



|| THE PROJECT

Designed with comfort in mind, this complex consists of 6 two-story semi-detached residences of similar size of 3 and 4 bedrooms with 3 ensuite bedrooms, floor-to-ceiling windows made of slim designed aluminium, double covered parking, spacious private courtyard and with options for a fireplace, worktop/barbecue and pergola for each residence (no pergola for House A).

Located next to a green area, in a newly built area, Pefkos Lakatamia, without adjacent apartment buildings and close to Lidl and AlphaMega supermarkets and the new Lakatamia perimeter road, **PEFKOSHOME RESIDENCES A** creates and offers spaces with ideal conditions for a quality everyday life and a sustainable and functional living environment. Modern design combining elegance, functionality and comfort. High quality materials and finishes have been selected that combine perfectly and harmonize.

Every aspect of **PEFKOSHOME RESIDENCES A**, from architectural design to construction, is overseen by our team.



|| SPECIFICATIONS

◆HOUSE E◆

◆HOUSE D◆



Location
Lakatamia
Nicosia



Bedrooms 3/4
(3 ensuite)



Windows/doors
Floor-Ceiling
MU114 Slim



Double
covered
parking



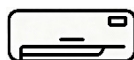
Built showers



Thermal
facade
✓



Underfloor
✓/**Provision**



Air-
conditioning
✓ / **Provision**



Alarm system
✓



Solar water
heater
✓



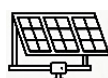
Video entry
✓



Pressurized
water system
✓



Energy
performance
A



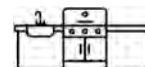
Photovoltaic
✓



Fireplace
Provision



Pergola
Provision



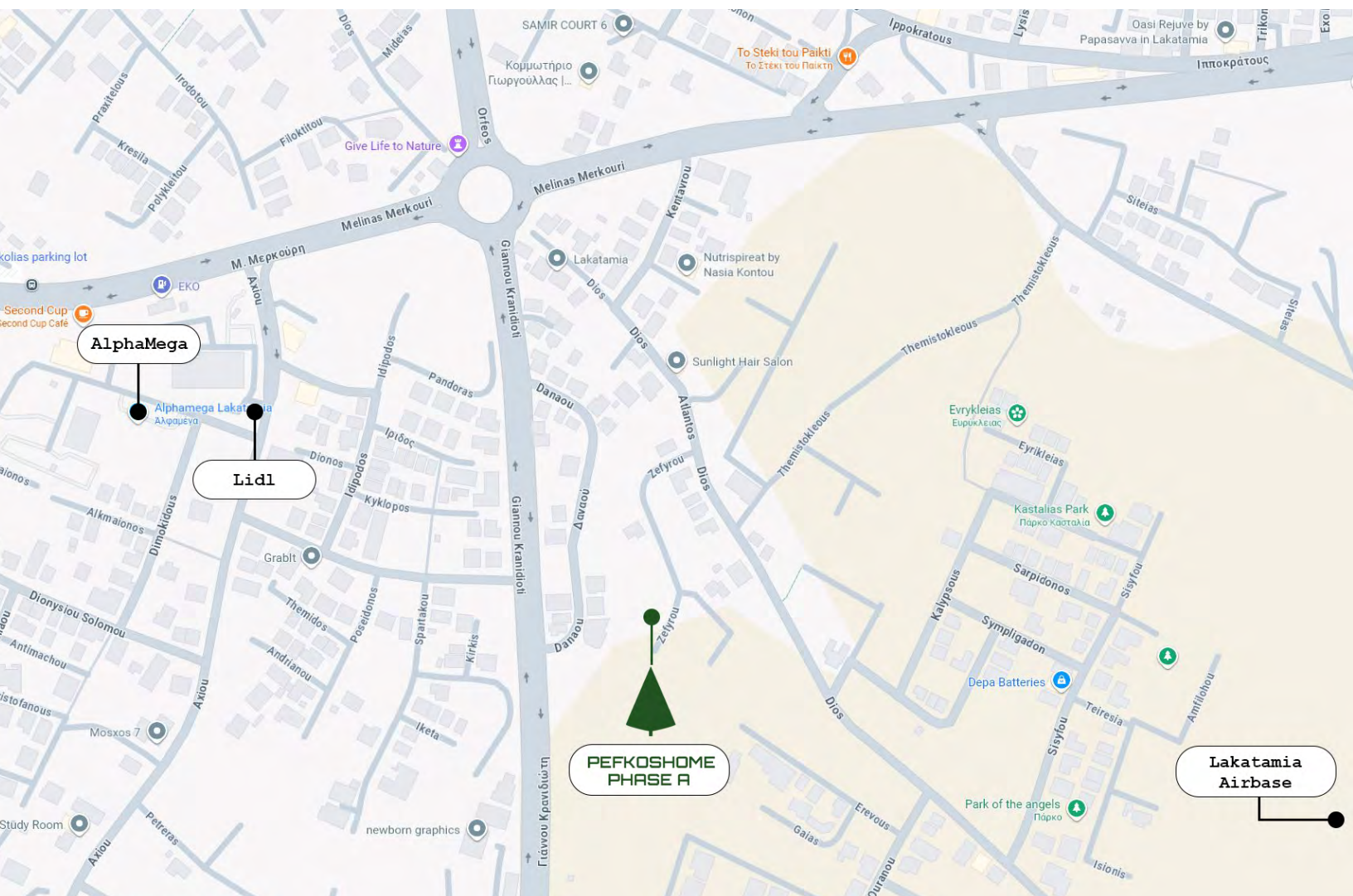
Work station
Provision

|| LOCATION

The complex, located in the Pefkos area, Lakatamia, offers an ideal location in a quiet, elegant and newly built residential area without adjacent apartment buildings, ideal for families seeking tranquillity away from the hustle and bustle of the centre. Close to the new Nicosia perimeter road, it ensures easy and quick access to the entire capital and the highway, significantly reducing travel time. The area has all the necessary amenities within walking distance, such as supermarkets, Lidl and AlphaMega, parks and schools, combining comfort and everyday convenience.

Latitude and longitude: 35.10836105993731, 33.314276424386904

Location link (Google maps)





*Adjacent to
green area,
at
a newly built
area.*



HOUSES

A complex of 6 two-storey houses of similar size and a satisfactory size yard. Houses A, B, E and F are 4-bedroom and houses C and D are 3-bedroom. All houses have 3 ensuite bedrooms. Modern design with functionality and comfort. Spacious living rooms, modern kitchens and ergonomic bedrooms. Private outdoor areas and double covered parking. High standards with attention to detail without compromising on quality.



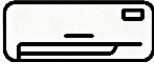
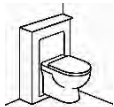
◆HOUSE D◆



<u>House</u>	<u>Land (m2)</u>	<u>Bedrooms</u>	<u>Internal area (m2)</u>	<u>Covered verandas (m2)</u>	<u>Covered parking space (m2)</u>	<u>Courtyard (m2)</u>	<u>Availability</u>
A	270	4	169	12	44	80	Available
B	250	4	169	12	36	79	Available
C	260	3	159	23	32	91	Available
D	255	3	159	23	35	84	Available
E	255	4	169	12	39	83	Available
F	270	4	169	13	36	94	Available

Contact us for availability, plans and appointment.

AVAILABLE PACKAGES

		PACKAGE A	PACKAGE B
	Underfloor heating	✓	Provision
	Air condition units	✓	Provision
	Built-in toilets	✓	x





◆HOUSE E◆

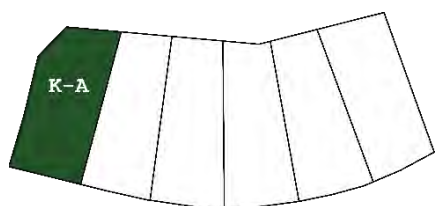
Floor-to-ceiling windows with slim design aluminium frames, allowing more natural light inside and an expansive view.



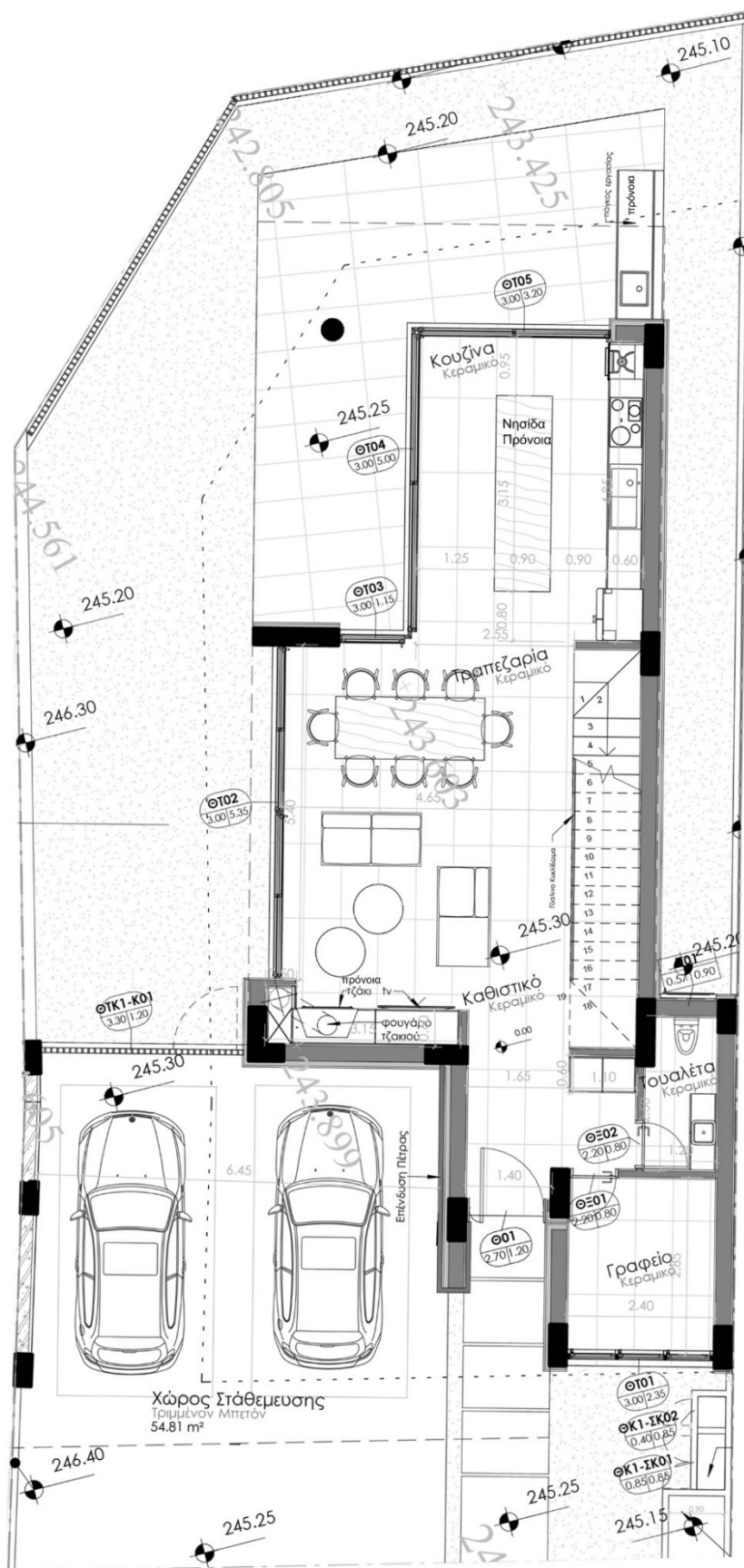




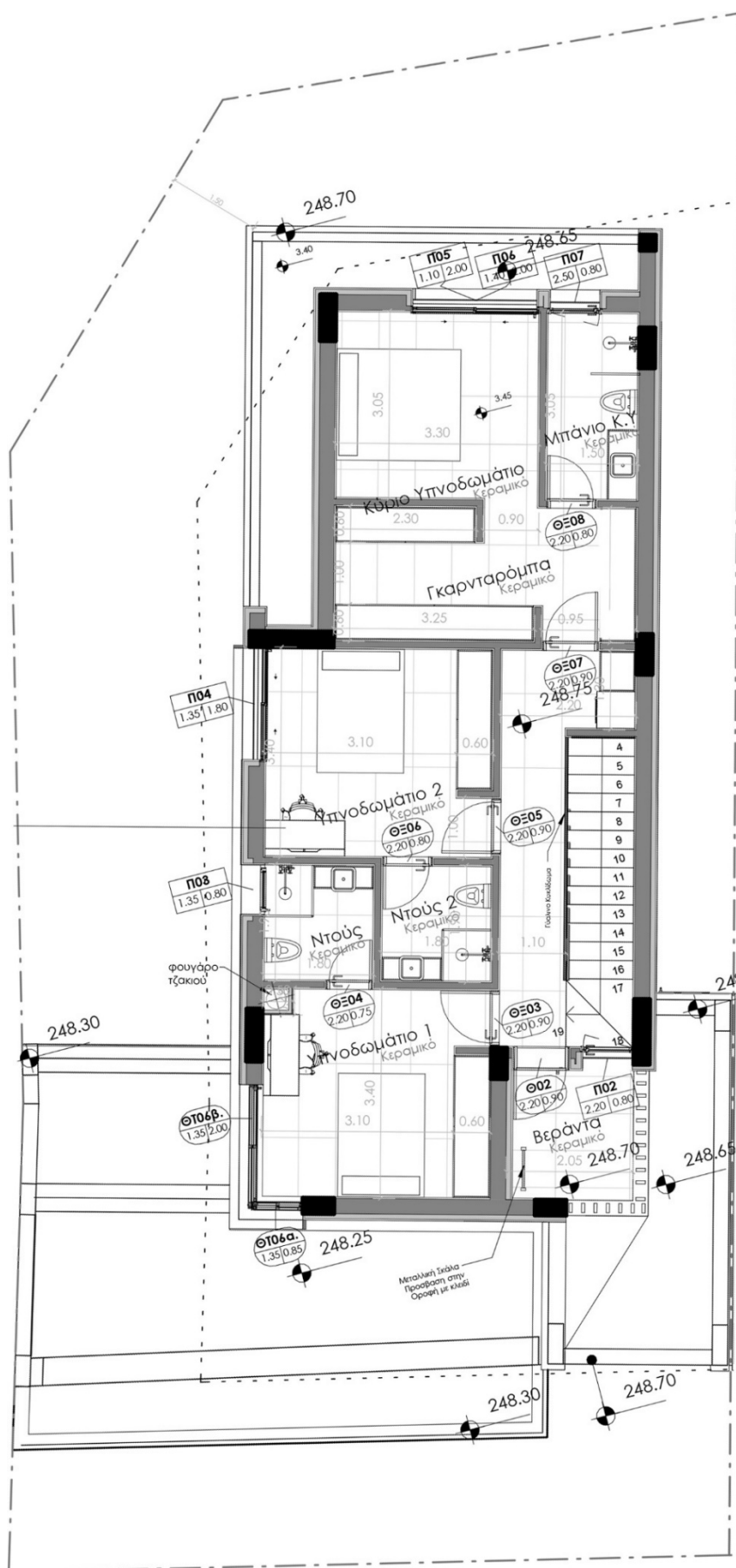
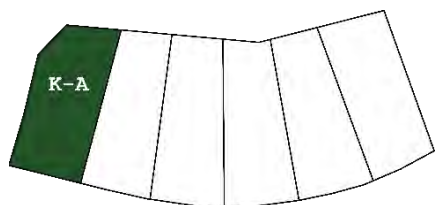
PLANS - HOUSE A GROUND FLOOR



Land (m2)	270
Bedrooms	4
Internal areas (m2)	169
Covered verandas (m2)	12
Covered parking space (m2)	44
Courtyard (m2)	80

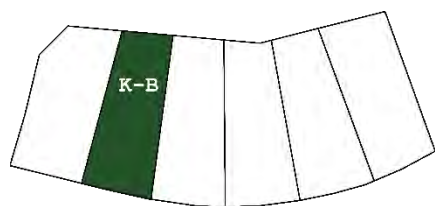


PLANS - HOUSE A FIRST FLOOR

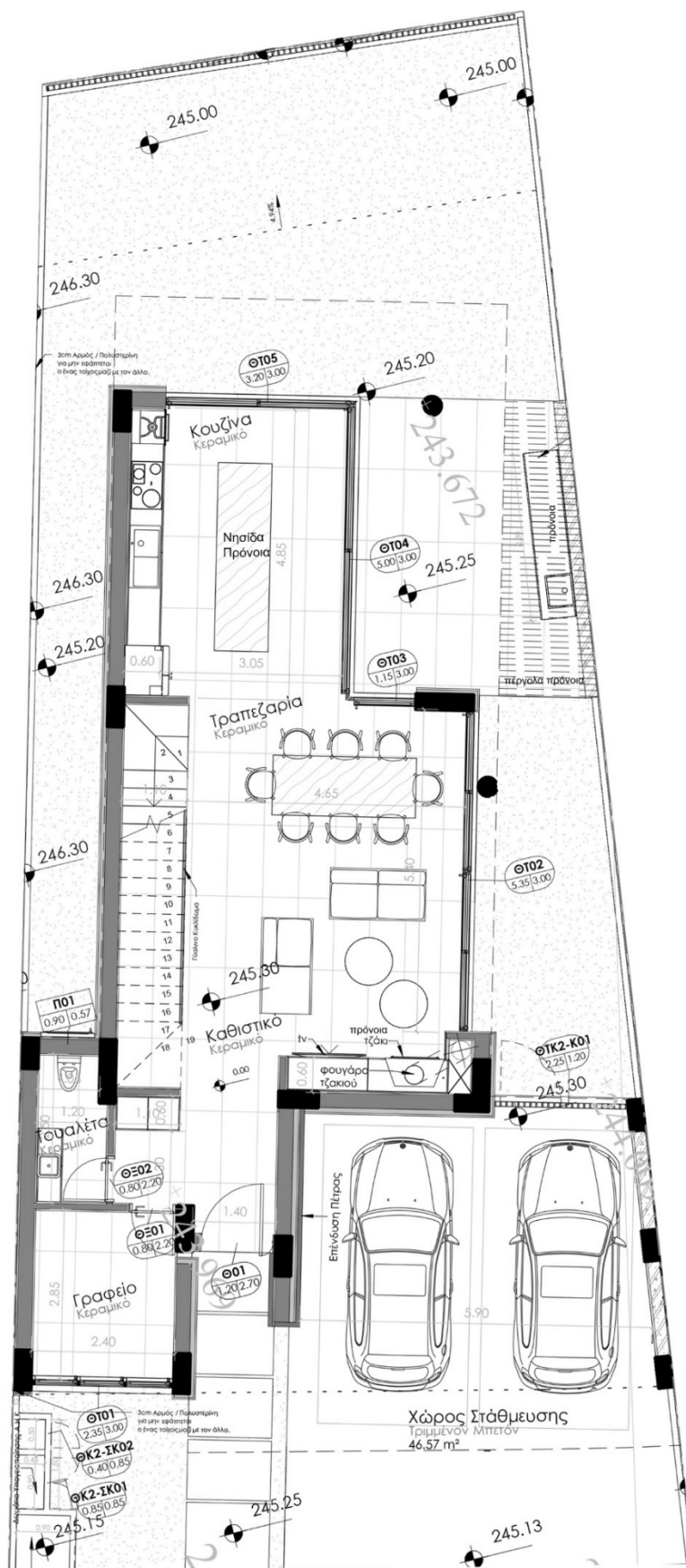


Land (m2)	270
Bedrooms	4
Internal areas (m2)	169
Covered verandas (m2)	12
Covered parking space (m2)	44
Courtyard (m2)	80

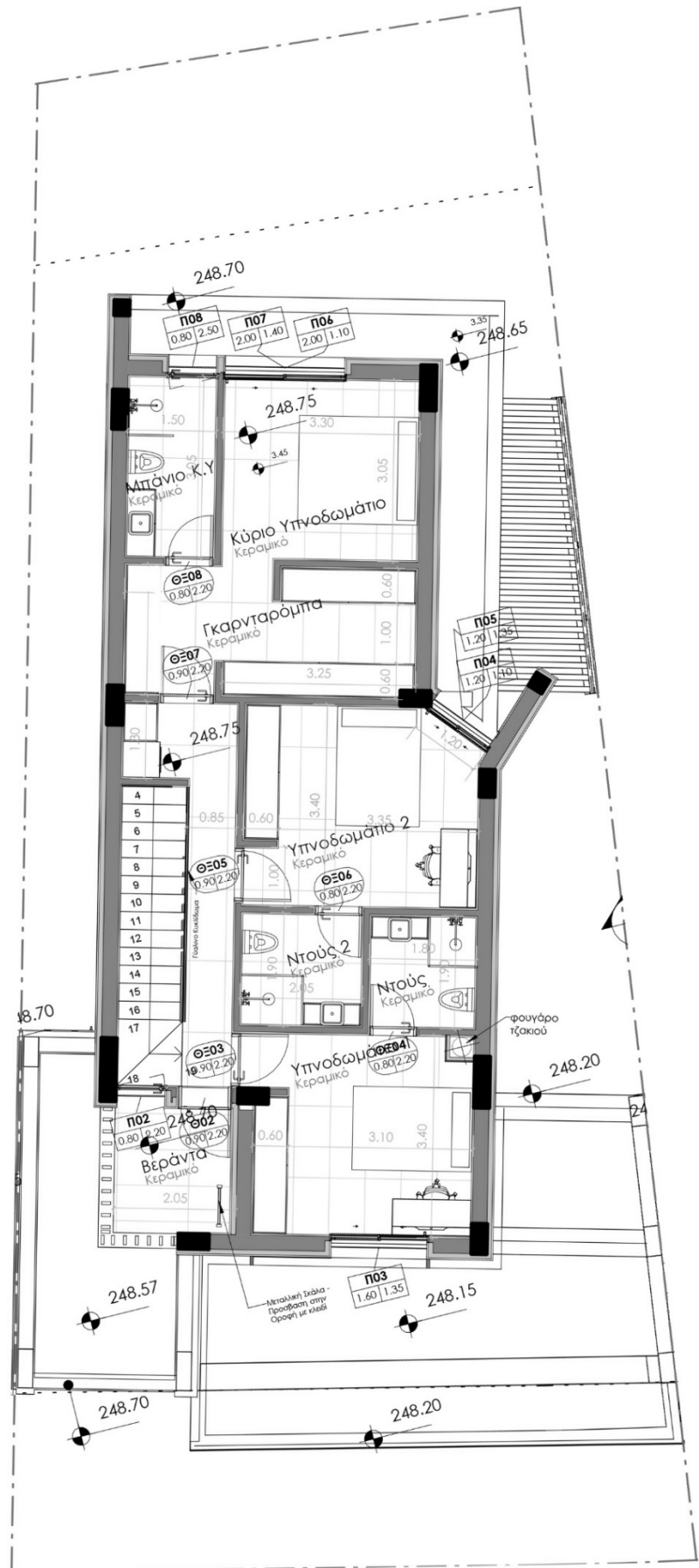
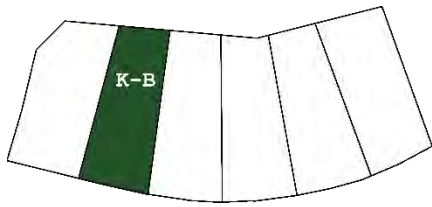
PLANS – HOUSE B GROUND FLOOR



Land (m2)	250
Bedrooms	4
Internal areas (m2)	169
Covered verandas (m2)	12
Covered parking space (m2)	36
Courtyard (m2)	79

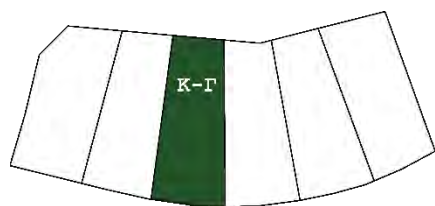


PLANS - HOUSE B FIRST FLOOR

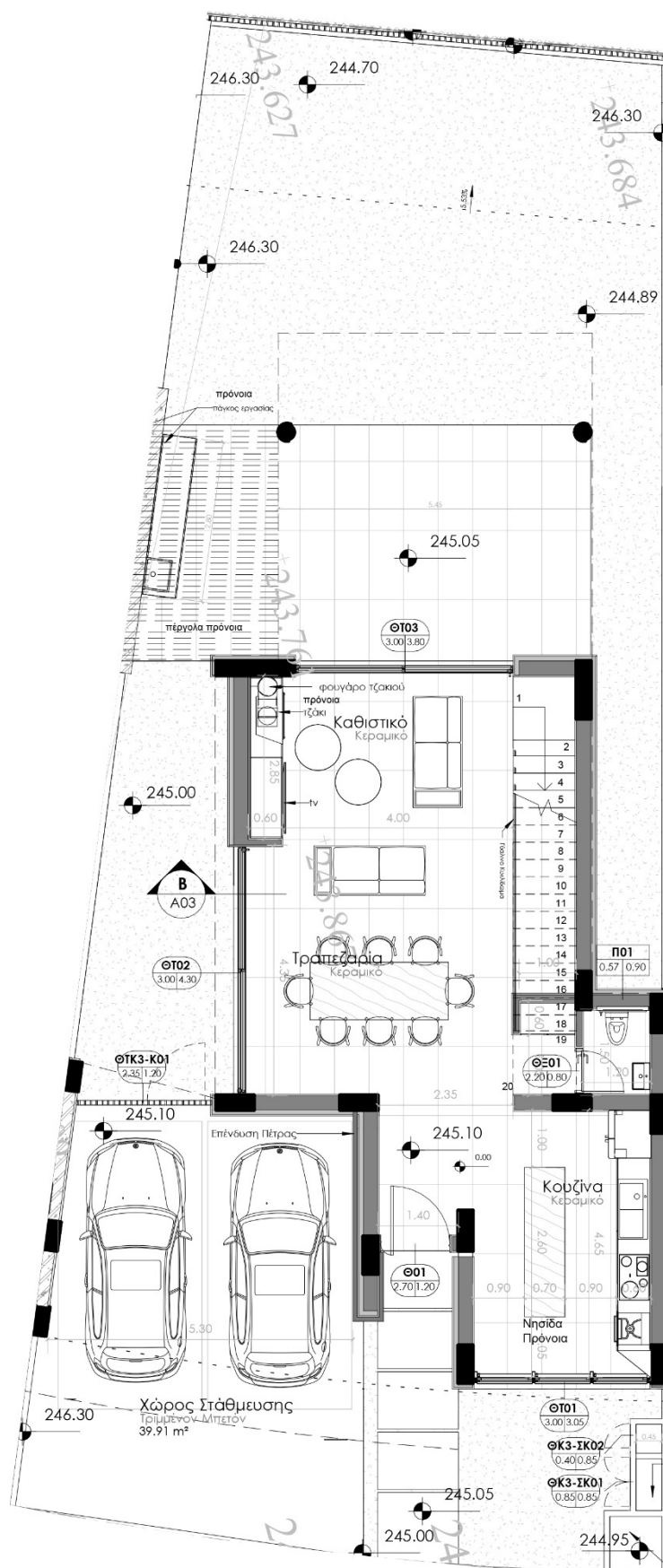


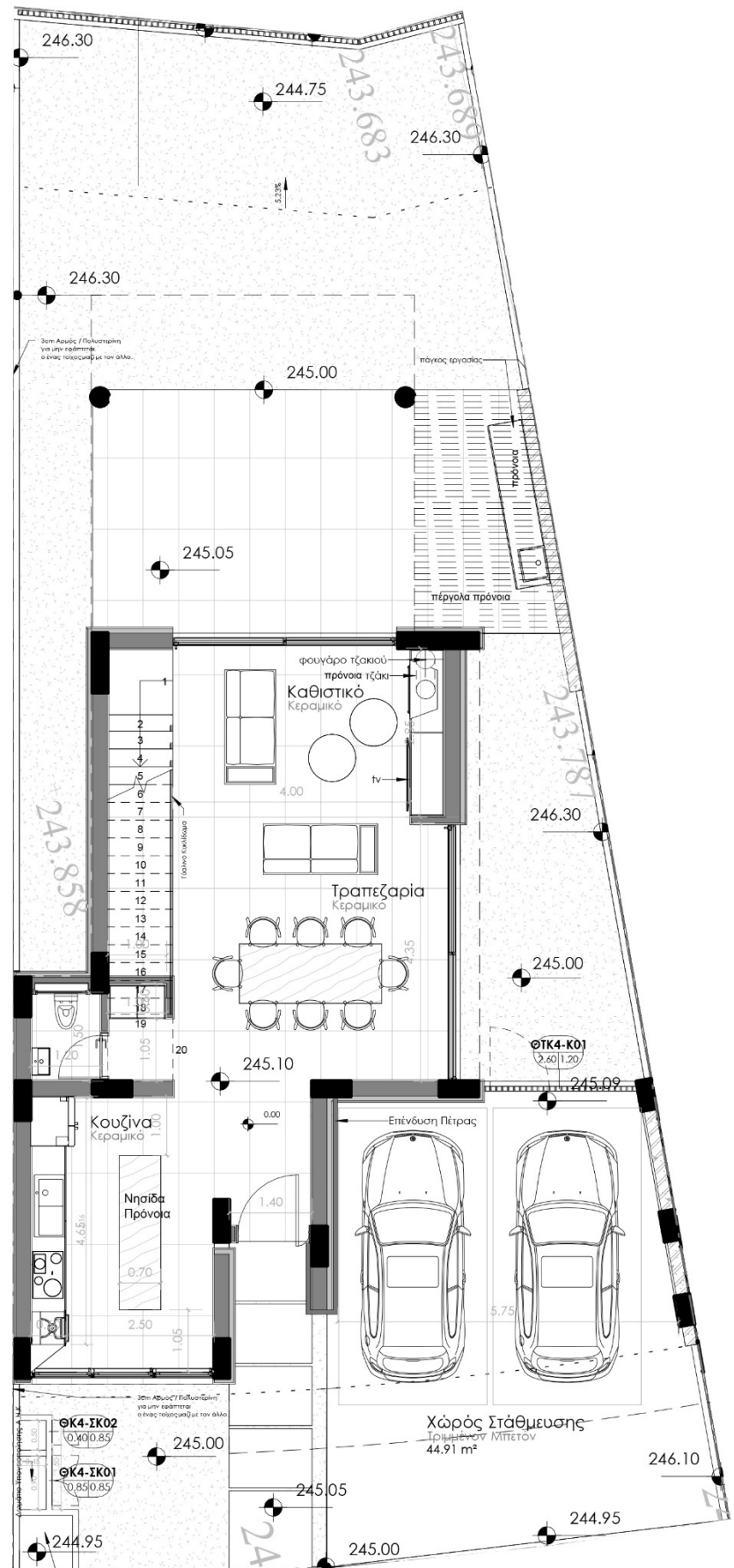
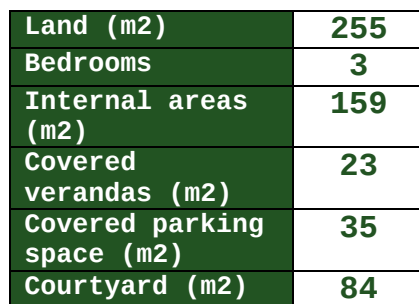
Land (m2)	250
Bedrooms	4
Internal areas (m2)	169
Covered verandas (m2)	12
Covered parking space (m2)	36
Courtyard (m2)	79

PLANS - HOUSE C GROUND FLOOR

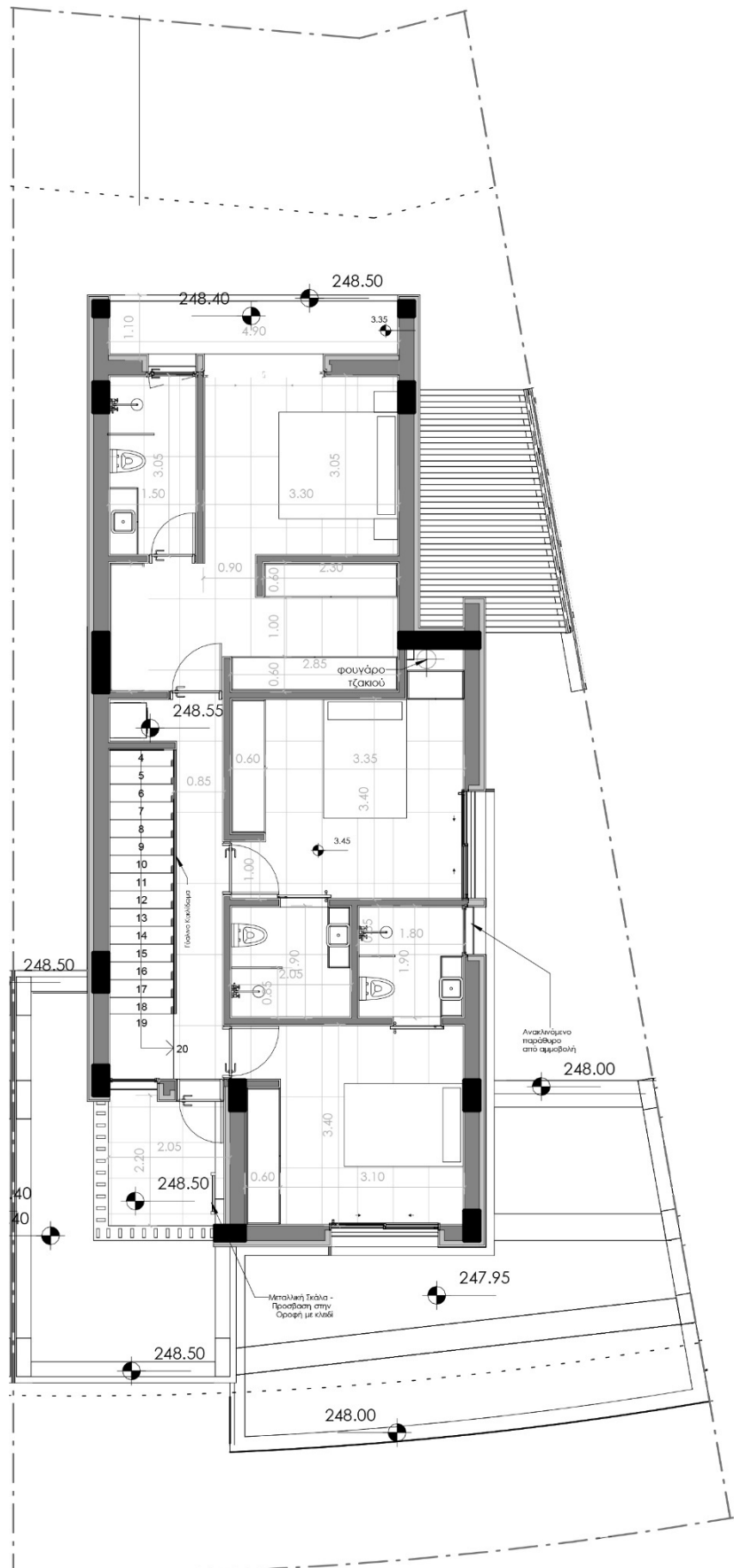
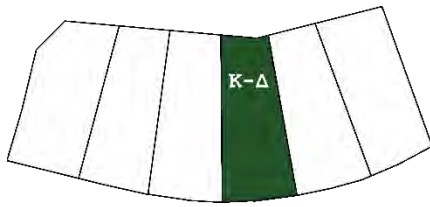


Land (m2)	260
Bedrooms	3
Internal areas (m2)	159
Covered verandas (m2)	23
Covered parking space (m2)	32
Courtyard (m2)	91

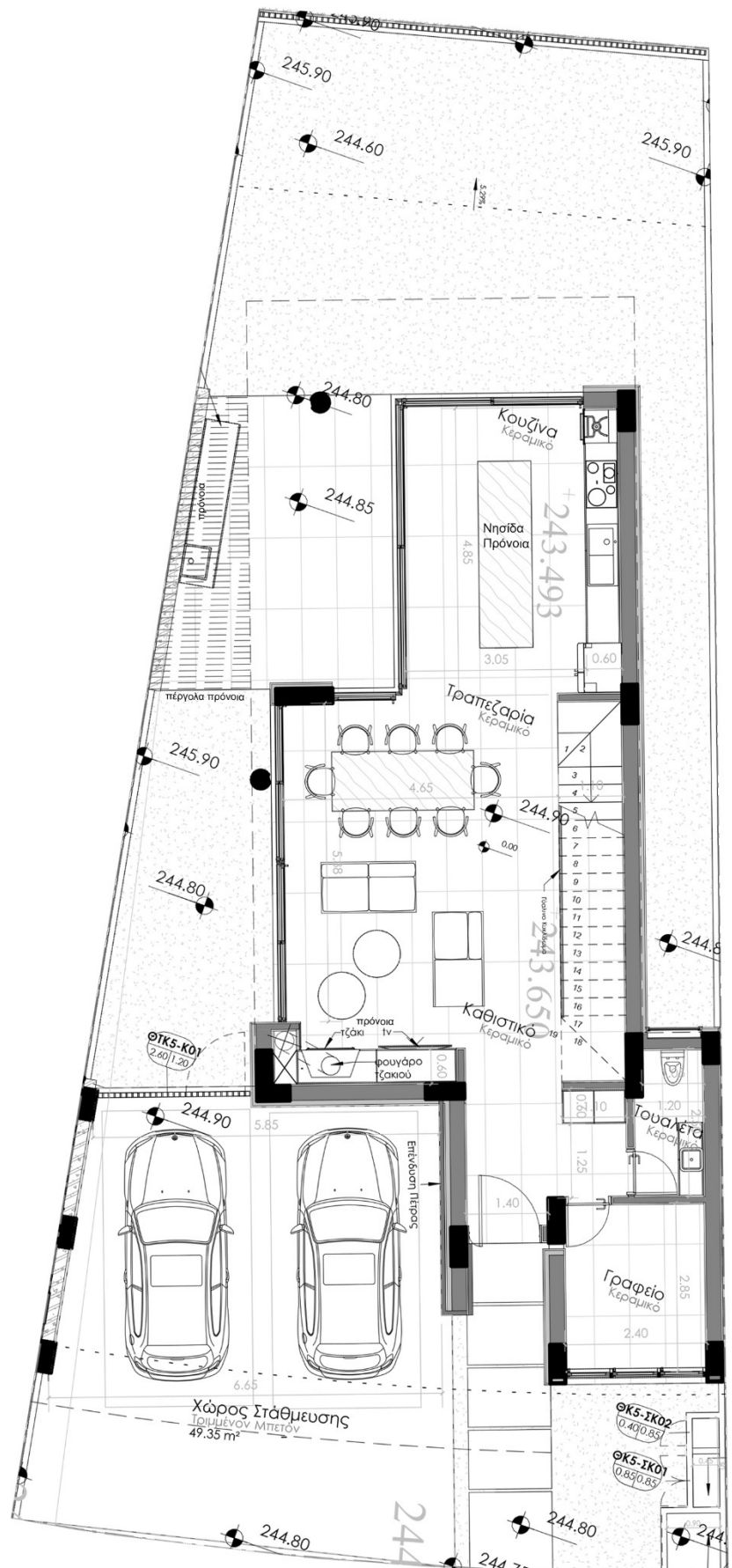




PLANS - HOUSE D FIRST FLOOR

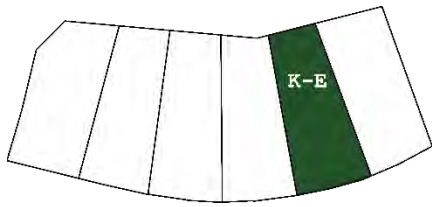


Land (m2)	255
Bedrooms	3
Internal areas (m2)	159
Covered verandas (m2)	23
Covered parking space (m2)	35
Courtyard (m2)	84

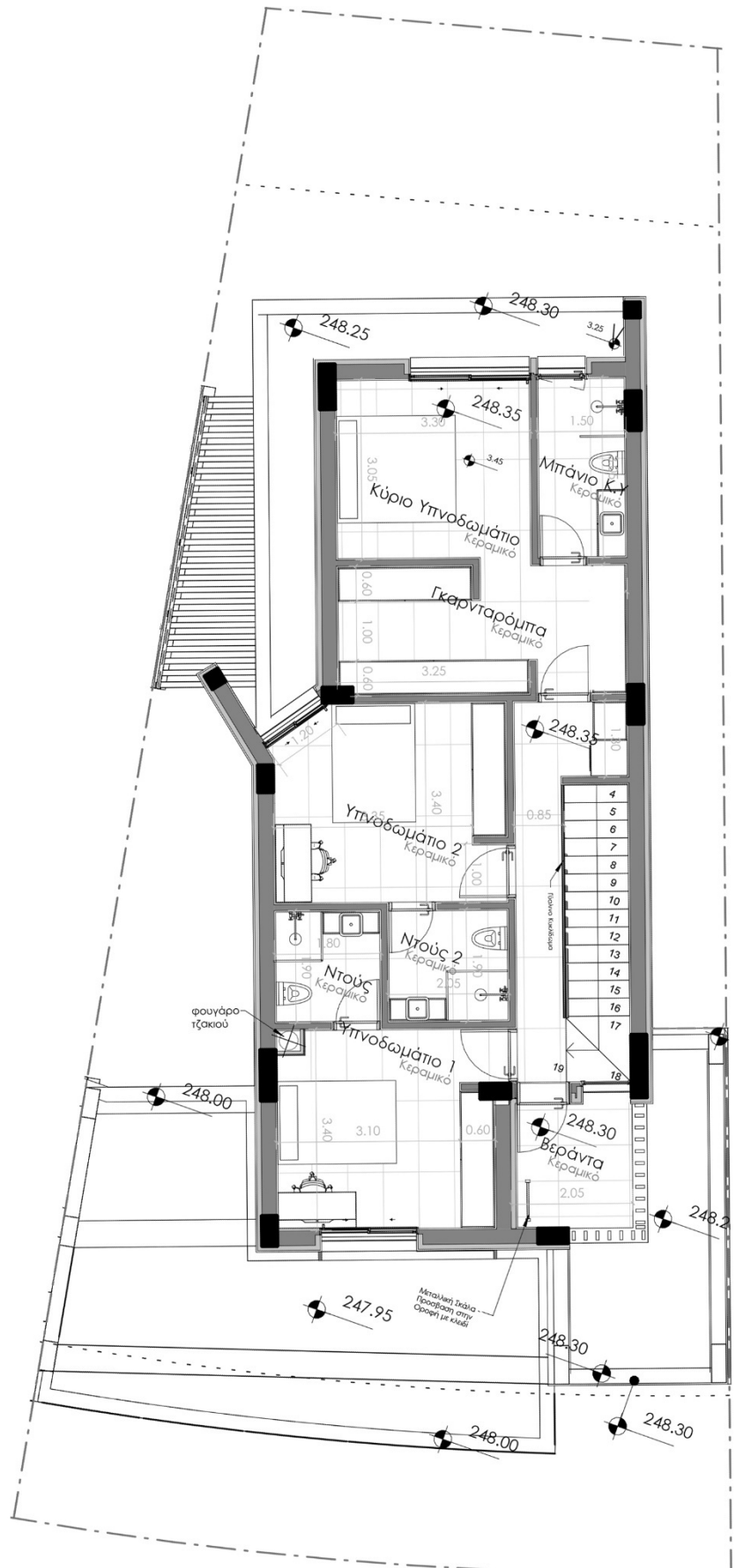


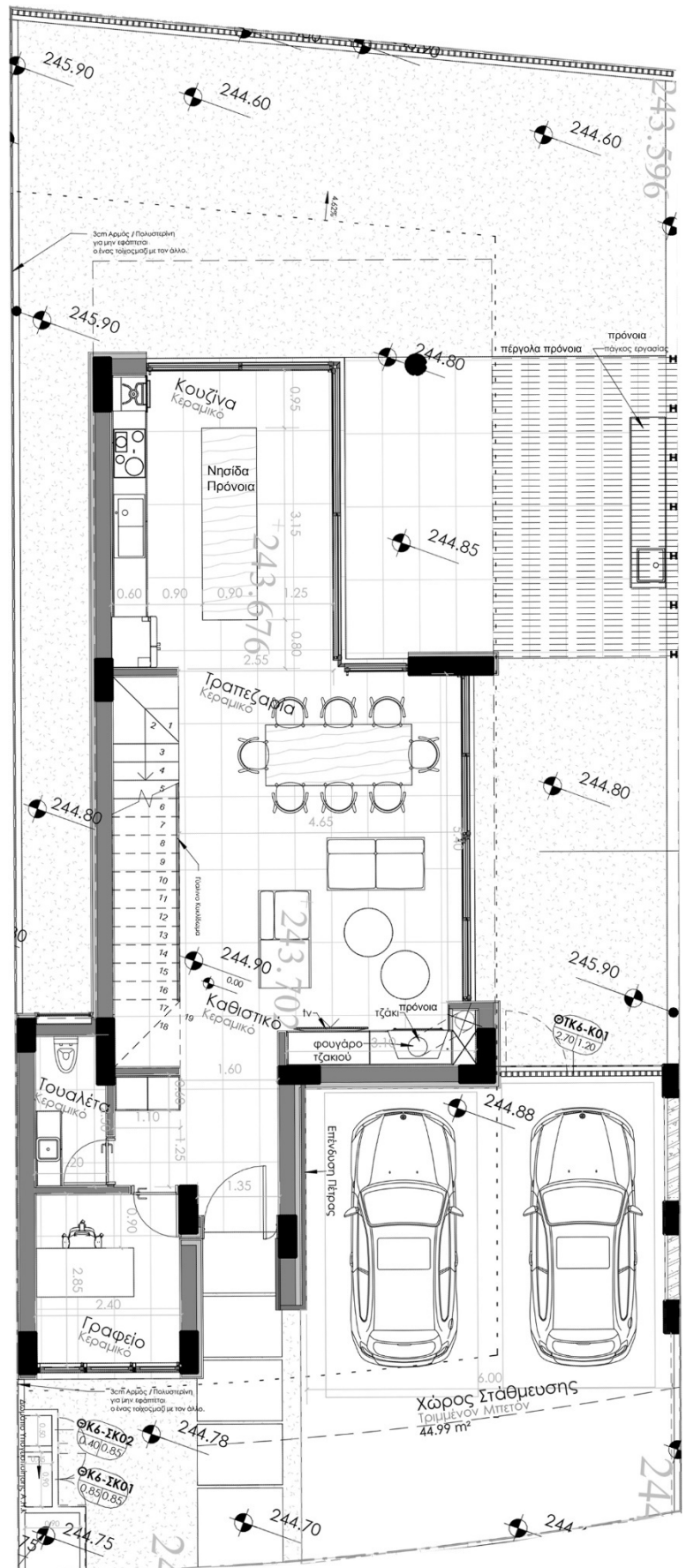
Land (m2)	255
Bedrooms	4
Internal areas (m2)	169
Covered verandas (m2)	12
Covered parking space (m2)	39
Courtyard (m2)	83

PLANS - HOUSE E FIRST FLOOR



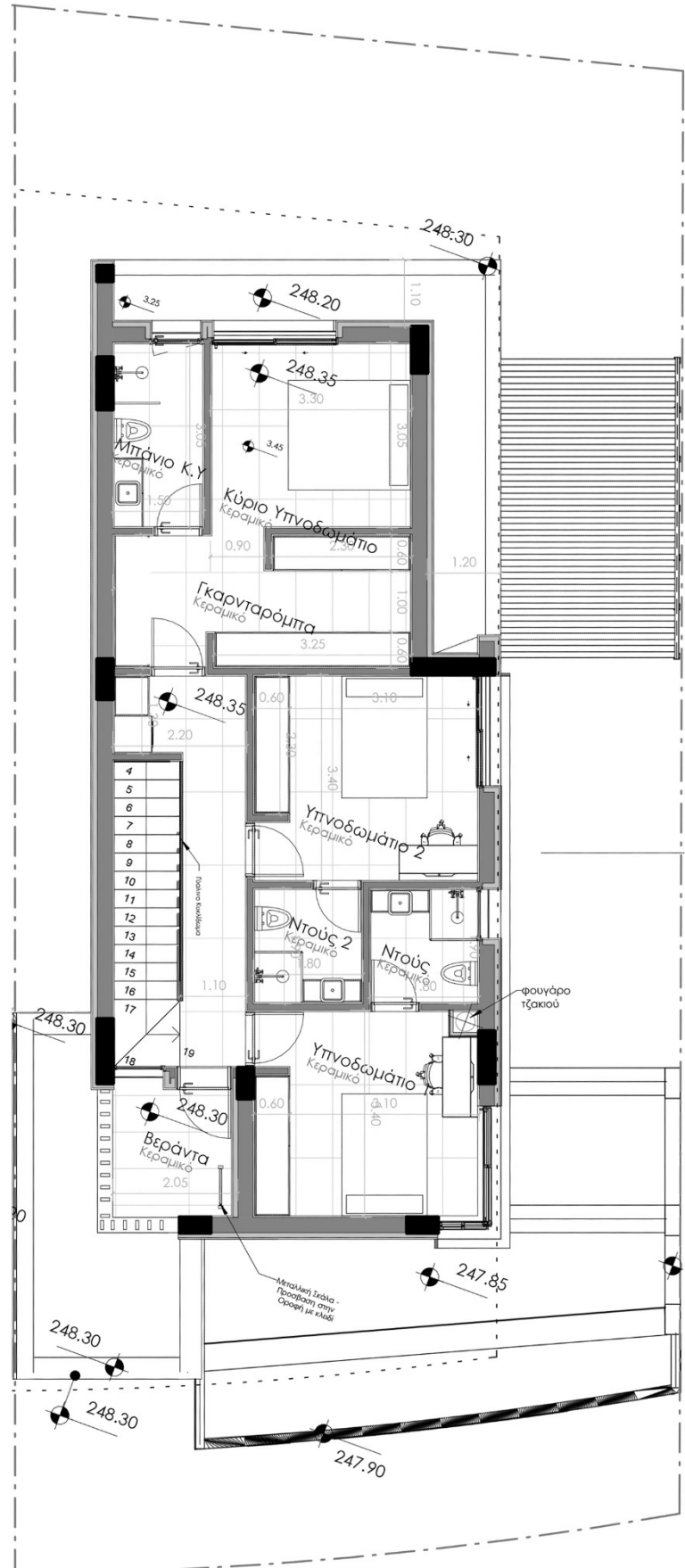
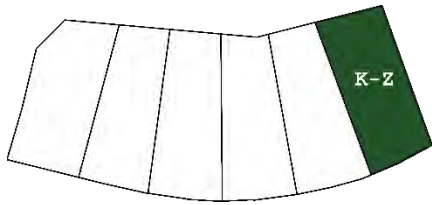
Land (m2)	255
Bedrooms	4
Internal areas (m2)	169
Covered verandas (m2)	12
Covered parking space (m2)	39
Courtyard (m2)	83





Land (m2)	270
Bedrooms	4
Internal areas (m2)	169
Covered verandas (m2)	13
Covered parking space (m2)	36
Courtyard (m2)	94

PLANS - HOUSE F FIRST FLOOR



Land (m2)	270
Bedrooms	4
Internal areas (m2)	169
Covered verandas (m2)	13
Covered parking space (m2)	36
Courtyard (m2)	94



◆HOUSE E◆

|| TECHNICAL SPECIFICATIONS

ENERGY PERFORMANCE

Energy performance class A.

- Compliance with the local energy performance regulation.

FOUNDATIONS AND FRAMES

ANTI-SEISMIC DESIGN

- The frame of the house is from reinforced concrete with anti-seismic specifications according to the static study made by the Civil Engineer, which is in compliance with the Cyprus Anti-seismic Regulations.

WALLS

INTERNAL

- Hollow clay bricks of 10 cm thickness.

EXTERNAL

- Hollow clay bricks of 25 cm thickness.
- Installation of a **complete external thermal facade system** certified by the European Organization of Technical Approvals (EOTA) around the perimeter of the house, consisting of 8 cm thick expanded polystyrene, including an anti-alkali mesh and plugs. Paint is applied as the final layer.

ROOF AND INSULATION

- The roof of the house will be made of reinforced concrete.
- 10 cm thick extruded polystyrene will be placed on the flat slab for thermal insulation and flashings will be made.
- Subsequently, waterproofing will be done with a double layer of 4 mm bitumen membrane.

WALL SURFACE COATINGS

INTERNAL WALLS

- Plastered three times (layers).

EXTERNAL WALLS

- Plastered three times (layers).
- Underneath the ground floor masonry will be installed polymer-modified waterproofing membrane made of distilled bitumen.

CEILINGS

- Fair Face and spatula.

PAINT WORK

INTERNAL AND EXTERNAL WALLS

- Spatula, stabilizer and three coats of high-quality emulsion paint (of external use). Purchaser's choice of colour finish.

CEILINGS

- Spatula, stabilizer and three coats of high-quality emulsion paint.

METAL SURFACES

- Painting with two coats of epoxy primer and three coats of Paramatti's Feromocacceo Anticorrossivo oil paint.

FLOOR AND WALL COVERINGS

FLOOR

- Quality ceramics on all floors (internal and external verandas).
- Concrete at entrance and parking space.

WALLS

- Quality ceramics on sanitary area walls up to 220 cm from the floor and the kitchen backsplash.

ALUMINIUM: DOORS AND WINDOWS

- Quality thermal aluminium with double glazing 6mm thick glasses, 16mm gap and 6mm heat insulating glass.

MAIN ENTRANCE

- The main entrance door is made of aluminum, opening MU2075, MU672.

SLIDING WINDOWS AND DOORS

- MUSKITA MU114 slim and slide.

OPENING WINDOWS AND DOORS

- MUSKITA MU2075

COLOUR

- Silver.
- In the event of change of colour or aluminium series, there will be additional charge.

EXTERNAL ELECTRIC SHUTTERS

Provision for installation of external electric shutters possible. The shutters to be installed in the upstairs bedrooms by the Buyer.



WINDOW SILLS

- At the bottom of the windows 2 cm thick marble window sills will be placed.

BATHROOM SUPPLIES

- Quality sanitary ware (4 W.C. and 4 sinks and 3 showers), mixers, accessories, paper cases, washbasins according to the plans.
- The showers are built.

WOODWORK

INTERIOR DOORS

- The interior doors are made of 6mm MDF externally covered with laminate.
- The interior is a honeycomb core.

WARDROBES

- The design is made according to architectural drawings and the height of each cabinet is 2.60m from the finished floor.
- The doors and frames are made of 18 mm melamine, white on the inside and the customer's choice of color on the outside.
- There are hinges with brakes.
- Inside there is a double chest of drawers, shelves and rails for hangers.
- Buyer's choice from a selection of handles and knobs.

WASHBASIN FURNITURE

- Laminate and with mirror in every w.c.

KITCHEN

- The kitchens are of modern design with cabinets and wall-mounted ceiling cabinets in a variety of colors.
- The design is done according to architectural plans.
- Provision for a dishwasher, a refrigerator, an oven, a cooker and a hood (washing machine - upper floor).
- High quality stainless steel sink.
- Kitchen countertop made of innovative Porcelain Stoneware surfaces.



EXTERNAL WORKS

- General earthworks and concrete works for the shaping of exterior spaces.
- Fence wall around the perimeter of the yard is made of reinforced concrete, 1.20m high.
- Construction of a rainwater pit.

PLUMBING

- Pressurized water system and Pipe in Pipe system.
- Sewage /drainage and drainage gutters on the terrace for rainwater.
- Water tanks of 2 tons capacity (placed on the roof).
- Hot water supply system of 200 litres with the use of 2 solar collectors 2 X2 sq.m. and the electric element (placed on the roof).
- Hot water return pump.



SEWAGE SYSTEM

- The house is connected to a separate sewage system that connects to the public sewage system as per plans.

MECHANICAL WORKS

- Provision or option for installation of wall-mounted split-type air conditioning units in all bedrooms and in three locations on the ground floor (two locations for houses C and D).
- Provision or option for installation of underfloor water heating with a heat pump to be installed on the roof. The heating system will be divided into two zones.

ELECTRICAL WORKS

- The power supply will be three-phase.
- The electrical installation will be in accordance to the relevant plans and the current Electricity Authority of Cyprus regulations. All electrical conduits will be cast within slabs, floors and walls.
- General electrical components of European manufacture.
 - Includes 8 single and 26 (22 in houses C & D) double free sockets, 12 single and 21 (20 in houses C & D) double light switches, 9 ethernet ports (7 in houses C & D) and 3 TV points as designated in the plans.
- Electric immersion heater and two-way switches in the bedrooms. In the kitchen, there will be provisions for an oven, cooker, hood, dishwasher and refrigerator.
- Full electrical installation switch and sockets will be LEGRAND or equivalent.
- One-point high quality videophone (intercom) system.
- Alarm system with disarming keypads on the ground floor (1) and the upper floor (1).
- Installation of photovoltaic system 3KW.
- Provision for an electric car charger.

METAL WORKS

- Black metal gate, of 1.2m height, consisting of vertical RHS metal railings fixed on a continuous slat fixed on concrete elements, with two coats of epoxy primer and three coats of Paramatti Ferromicacceo Anticorrosivo oil paint.

COURTYARD

- Levelling of the yard and placement of potting soil.

DRINKING WATER

- Installation of two supplies for direct drinking water, in the kitchen and in the yard.

PERGOLA – houses B, C, D, E, F

- **Provision** for a metal pergola consisting of horizontal and vertical RHS 100 railings with two coats of epoxy primer and three coats of Paramatti Feromocacceo Anticorrossivo oil paint.

BARBECUE / WORKING BENCH

- **Provision** for a barbecue bench. Made of reinforced concrete and with opening aluminum double doors.

FIREPLACE

- **Provision** for fireplace.

ELECTRIC SHUTTERS (WINDOWS)

- **Provision** for electronic shutters in windows.

GENERAL

- All of the above are the specifications, materials and unit prices provided for the construction of the house.
- In case the Buyer wants to make material modifications they must be agreed in writing beforehand.
- The same applies to any demolition of works that have already been carried out.
- The Buyer is not entitled to changes to the external appearance of the house and is not entitled to any addition that would create problems in the coverage in square meters contrary to the applicable town planning regulations.
- When selecting ceramics, the Buyer should consult the Seller about any problems in their application or any other impacts.
- Specifications are subject to change without notice.
- The prices specified in the Technical Specifications are list prices and differ from the amounts that would be deducted should the Buyer choose a different supplier. The company's collaboration with specific suppliers aims to ensure the smooth and uninterrupted execution of the works, secure the best possible purchase price for the specified materials, and generate profit for the company on the purchase price of said materials.
- The dimensions indicated on the drawings are approximate.
- All quoted prices include 19% VAT.



The 3D images of the houses above are artistic renderings created for illustrative and conceptual purposes only. They depict potential designs and do not represent final construction, materials, layouts, or features, which may vary due to design changes, regulatory requirements, or other factors. Prospective buyers should not rely on these images as a guarantee of the built property and are advised to refer to official plans and specifications.



T: +357 94601232

E: info@pefkosland.com

<https://pefkosland.com>