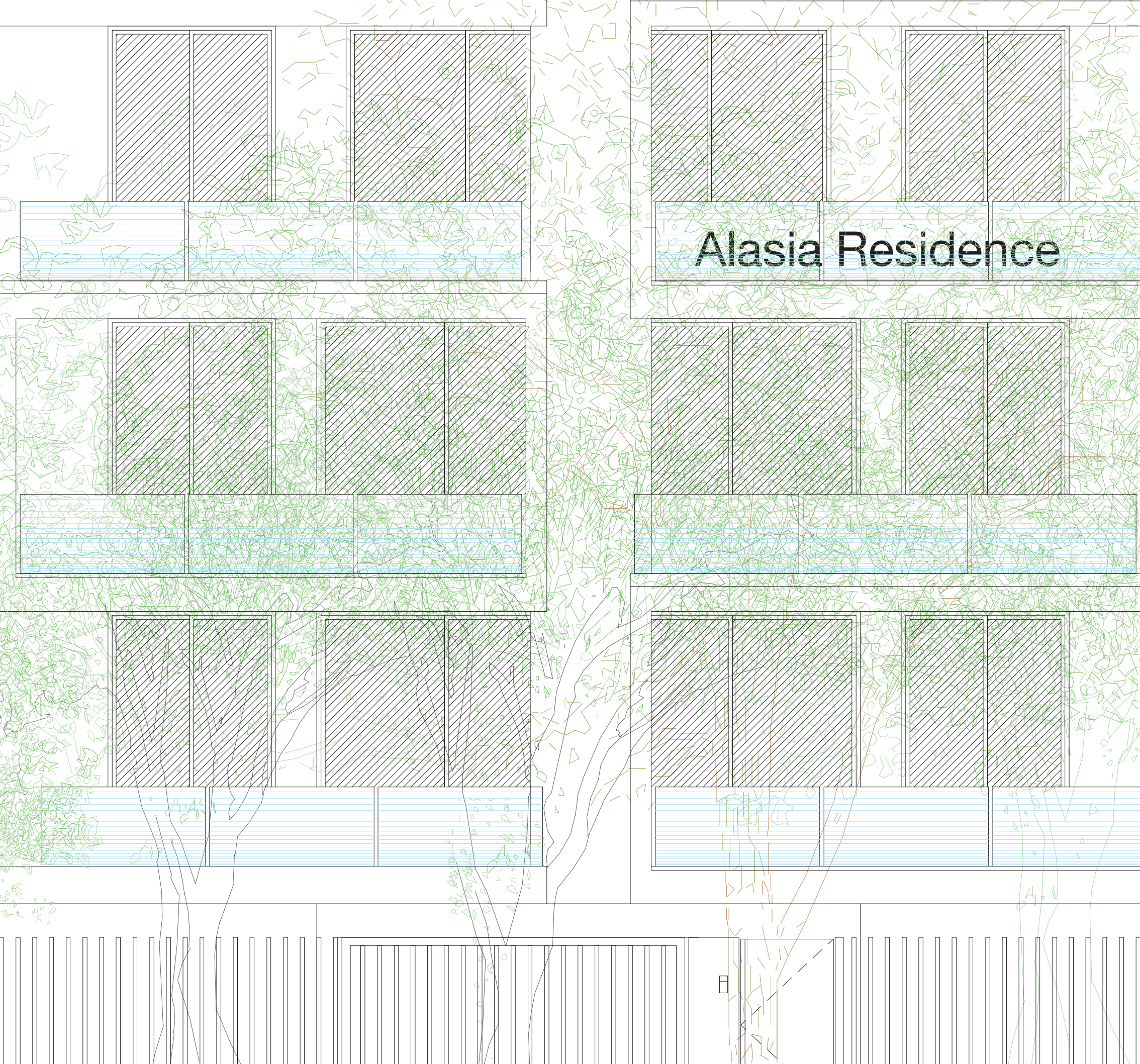


# Alasia Residence



## CYPRUS

**Brief history** Cyprus lies on the eastern edge of the Mediterranean and is the third largest island in size and population. Cyprus has been an independent state and a member of the UN since 1960. In 2004 as part the European Union enlargement it became a full member of the EU. Citizens of Cyprus enjoy the full benefits of all european citizens including the right to live, work and study within the European Union, free movement of goods, services and capital, the right to the European social and legal system, visa-free travel to over 158 countries. It is noted that non-cypriots who invest at least €2.0 million for the purchase or construction of buildings are eligible for application for the cypriot citizenship with all the above benefits.

**Climate** Cyprus enjoys a Mediterranean climate, with long dry summers from April to October, and mild winters from December to February, separated by short autumn and spring seasons. The average temperature in the summer is 32 degrees Celsius and in winter 18°C. The island enjoys abundant sunshine. In winter, there is an average of 10 hours of daylight per day, which grows to 14,5 hours during the summer months. Cyprus enjoys more than 330 sunny days per year, making it one of the top destinations for people seeking to enjoy the outdoors.

**Economy** Cyprus is a free market economy and has established itself as a financial hub in the area. It has a business friendly environment, a highly educated population and an advanced communications infrastructure connecting it to the rest of the world. It's membership to the European Union and the Eurozone has made setting business and investing in Cyprus an attractive proposition. A number of financial institutions, technology and shipping companies have regional bases on the island. Cyprus hosts the largest third-party ship management centre in the EU. Following the discovery of significant gas reserves in Cyprus' exclusive economic zone a new economic sector is emerging to leverage collaborations for gas exploitation.

**Getting there** Cyprus is well connected to Europe's main cities and to cities in the Middle East. By air, Cyprus is 1½ hours away from Athens, 4½ hours from London, 4 hours from Paris and Amsterdam.

## DESCRIPTION

A high-standard residential building on the street Alassia, next to Riga Feraiou Street in Limassol. The project is located in the most central area of Limassol and at the same time in a very quiet neighborhood of the city. Short distance walk to all the services area (supermarkets, restaurants, schools, etc.), the historic and cultural center of Limassol, the beach and the pier. The motorway linking Limassol to the other cities of the island and the villages in Troodos' Mountains is just five minutes away.

Alasia residence consists of four two-bedroom apartments, two on the first and second floors, a three-bedroom apartment on the third floor, and a 4-bedroom penthouse. Ground-floor includes parking spaces for all apartments and two parking spaces for the three-bedroom and four-bedroom apartment.

All mechanical installations are housed at the intermediate floor for better performance and protection. The communal terrace was built into a recreation area for all the occupants to enjoy with overground garden and swimming pool.

Bio-climatic design with passive sunscreen and solar effects sun protection (orientation, thermal insulation, natural ventilation) in combination with energy measures (use of renewable energy sources for the 25% of the needs, use of heat pumps with minimum consumption and maximum efficiency) set the building in energy class A+, an example of sustainable "dwelling" according to the spirit of our era.

3-D VIEWS



SOUTH VIEW



NORTH VIEW



EAST VIEW

ELEVATIONS



SOUTH ELEVATION

NORTH ELEVATION



EAST ELEVATION

WEST ELEVATION

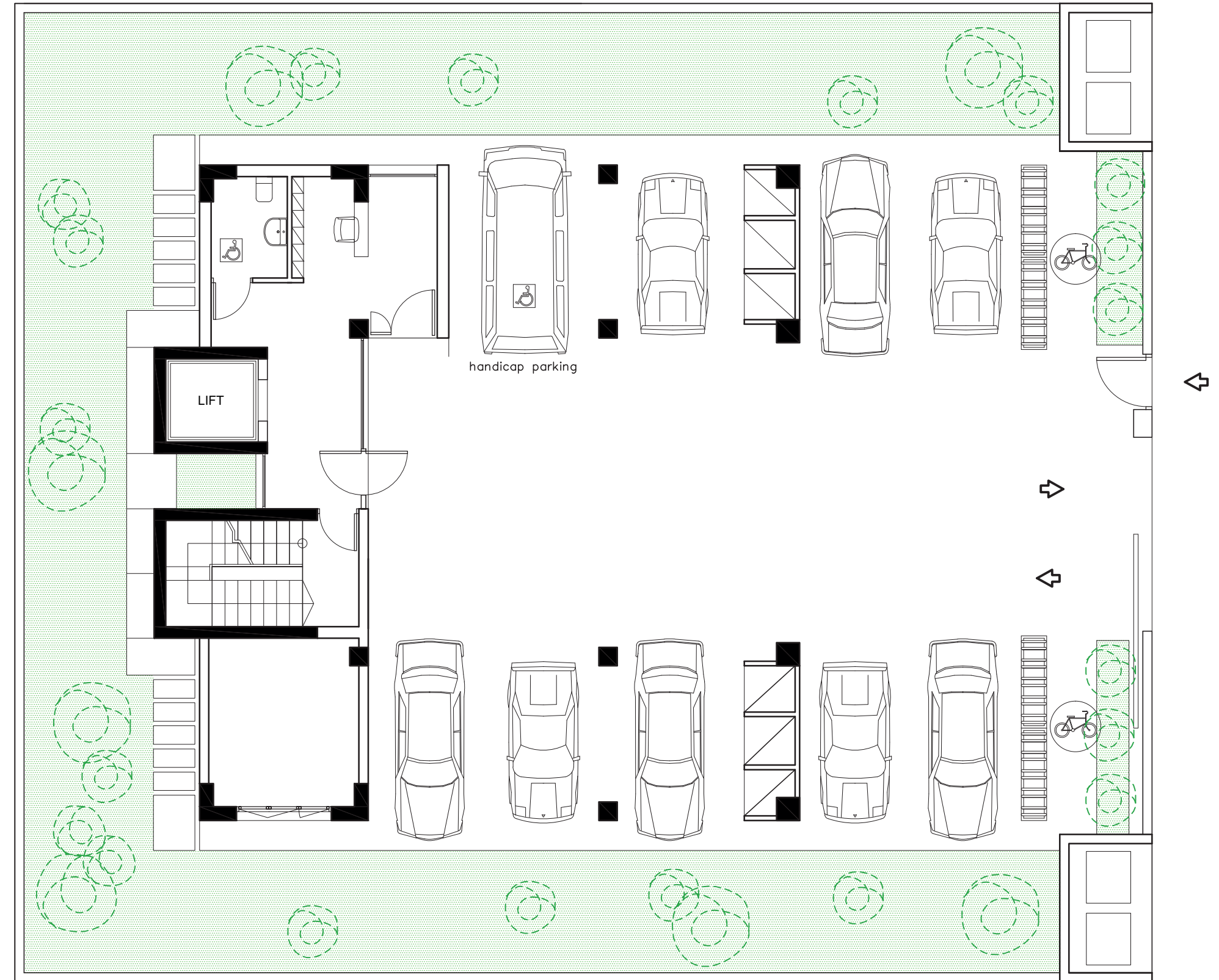
GROUND FLOOR

COMMON SPACES (m<sup>2</sup>)

62

PARKING SPACES

9



SCALE 1:100



FIRST FLOOR

RESIDENCE 201

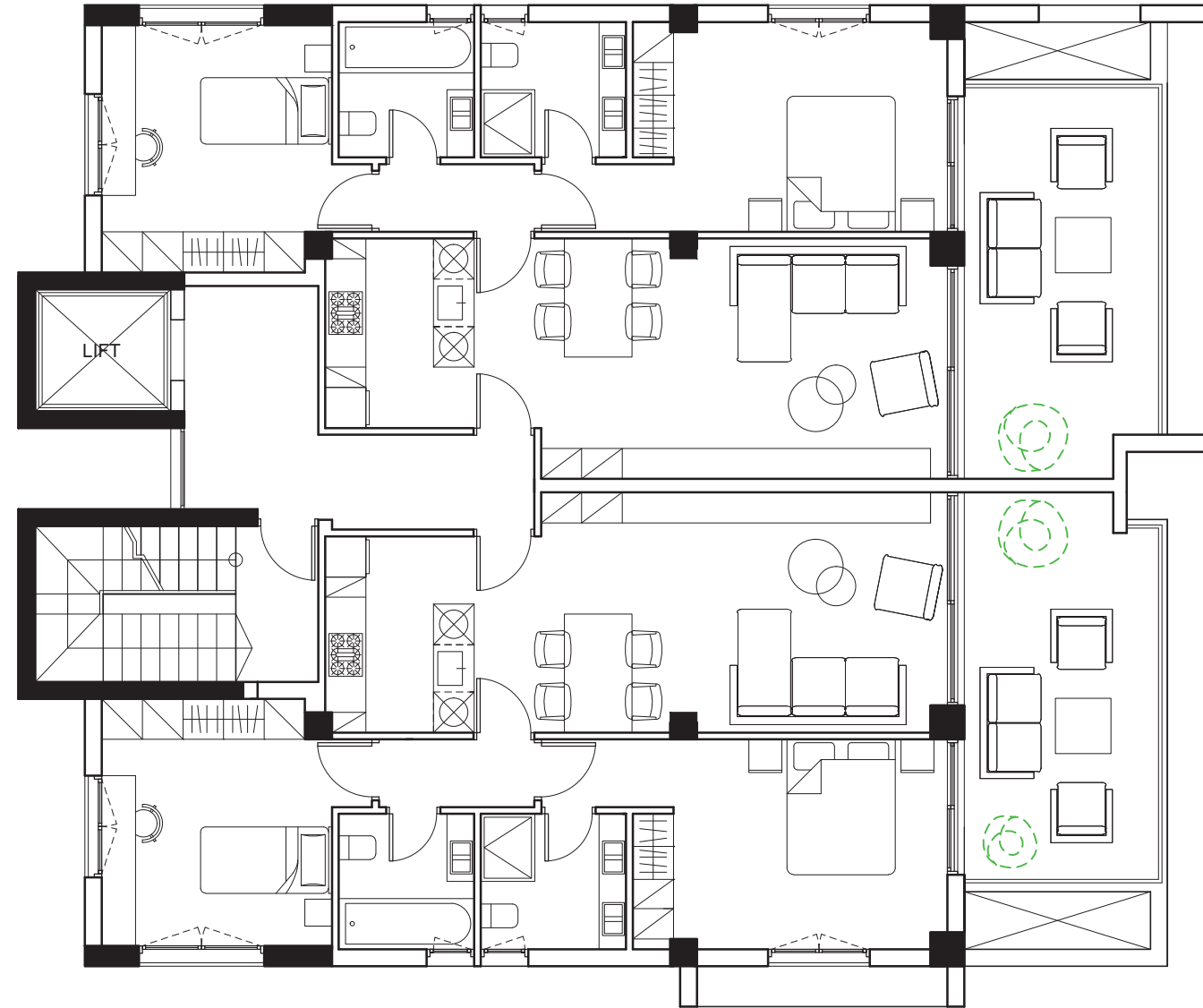
INTERIOR SPACES (m <sup>2</sup> )	80.0
AUXILIARY ROOM (m <sup>2</sup> )	15.0
EXTERIOR COVERED SPACES (m <sup>2</sup> )	17.0
SHARE IN COMMON USE AREAS (m <sup>2</sup> )	14.7

BEDROOMS	2
STORAGE SPACES	1
PARKING SPACES	1

RESIDENCE 202

INTERIOR SPACES (m <sup>2</sup> )	80.0
AUXILIARY ROOM (m <sup>2</sup> )	15.0
EXTERIOR COVERED SPACES (m <sup>2</sup> )	17.0
SHARE IN COMMON USE AREAS (m <sup>2</sup> )	14.7

BEDROOMS	2
STORAGE SPACES	1
PARKING SPACES	1



SCALE 1:100



**SECOND FLOOR**

**RESIDENCE 201**

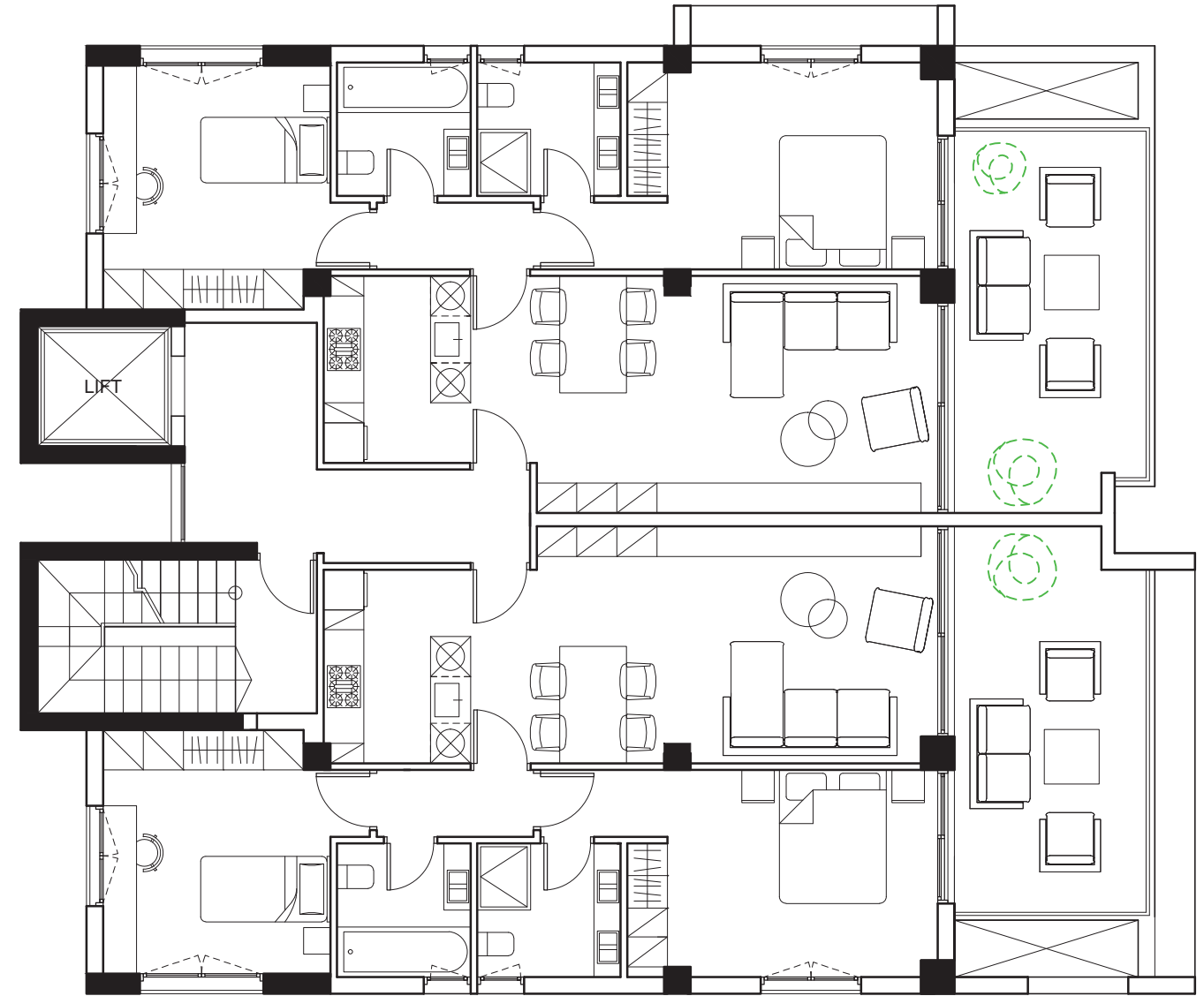
INTERIOR SPACES (m <sup>2</sup> )	80.0
AUXILIARY ROOM (m <sup>2</sup> )	15.0
EXTERIOR COVERED SPACES (m <sup>2</sup> )	17.0
SHARE IN COMMON USE AREAS (m <sup>2</sup> )	14.7

BEDROOMS	2
STORAGE SPACES	1
PARKING SPACES	1

**RESIDENCE 202**

INTERIOR SPACES (m <sup>2</sup> )	80.0
AUXILIARY ROOM (m <sup>2</sup> )	15.0
EXTERIOR COVERED SPACES (m <sup>2</sup> )	17.0
SHARE IN COMMON USE AREAS (m <sup>2</sup> )	14.7

BEDROOMS	2
STORAGE SPACES	1
PARKING SPACES	1



SCALE 1:100

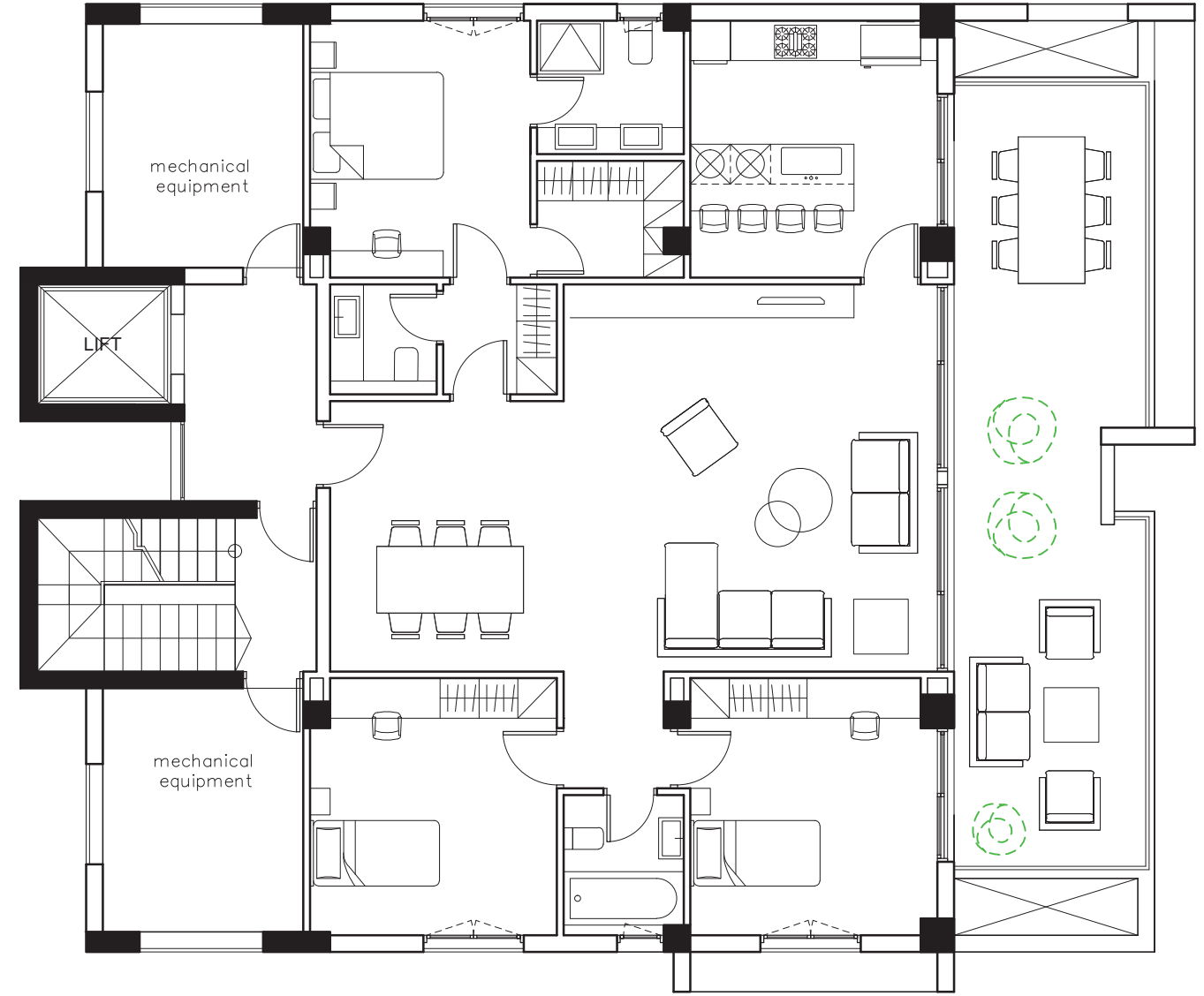




THIRD FLOOR

RESIDENCE 301

INTERIOR SPACES (m <sup>2</sup> )	135.0
EXTERIOR COVERED SPACES (m <sup>2</sup> )	35.0
SHARE IN COMMON USE AREAS (m <sup>2</sup> )	25.3
MECHANICAL EQUIPMENT ROOM (m <sup>2</sup> )	15.0
BEDROOMS	3
STORAGE SPACES	1
PARKING SPACES	1



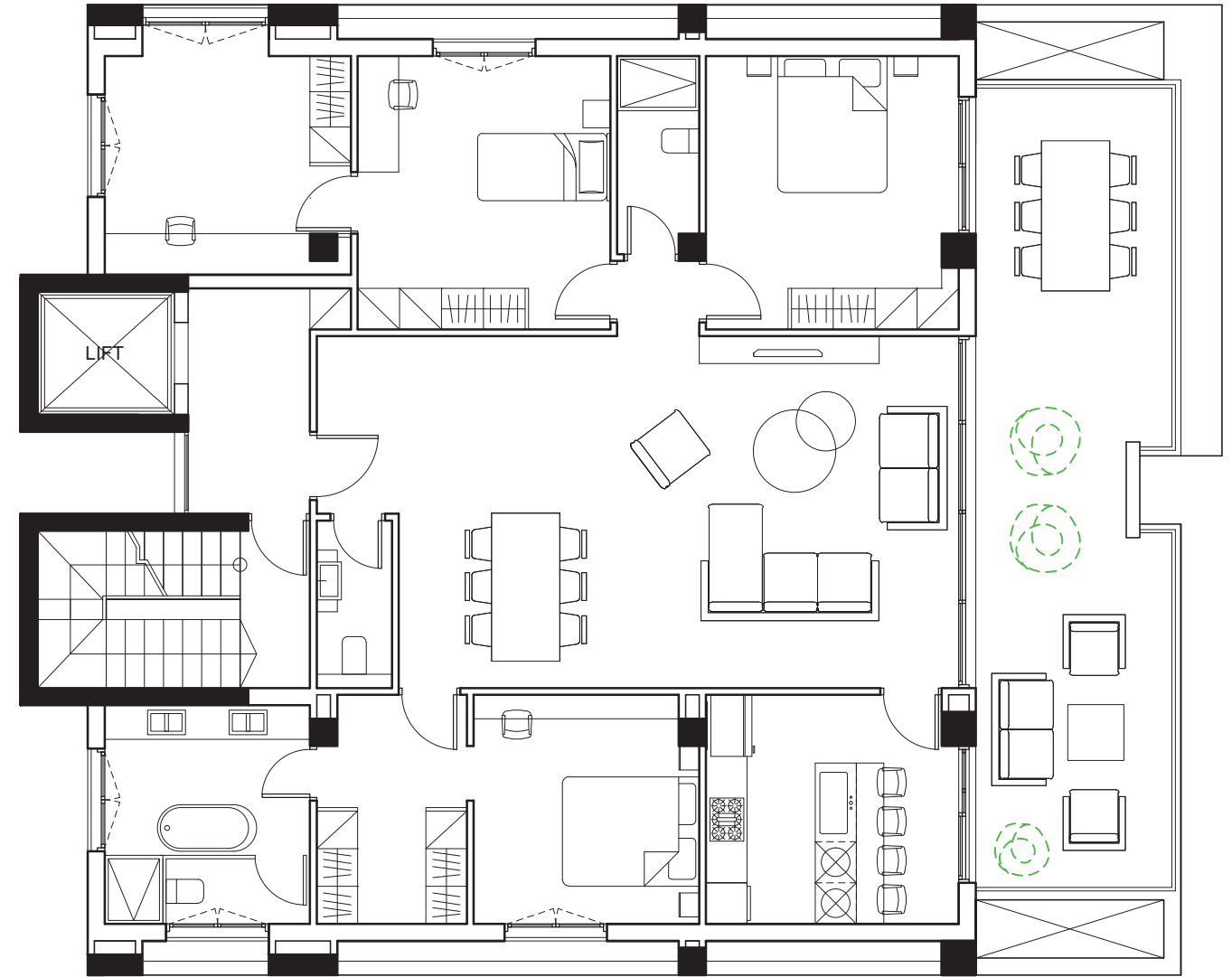
SCALE 1:100



FOURTH FLOOR

RESIDENCE 401

INTERIOR SPACES (m <sup>2</sup> )	150.0
EXTERIOR UNCOVERED SPACES (m <sup>2</sup> )	35.0
SHARE IN COMMON USE AREAS (m <sup>2</sup> )	25.3
BEDROOMS	3
STORAGE SPACES	1
PARKING SPACES	2

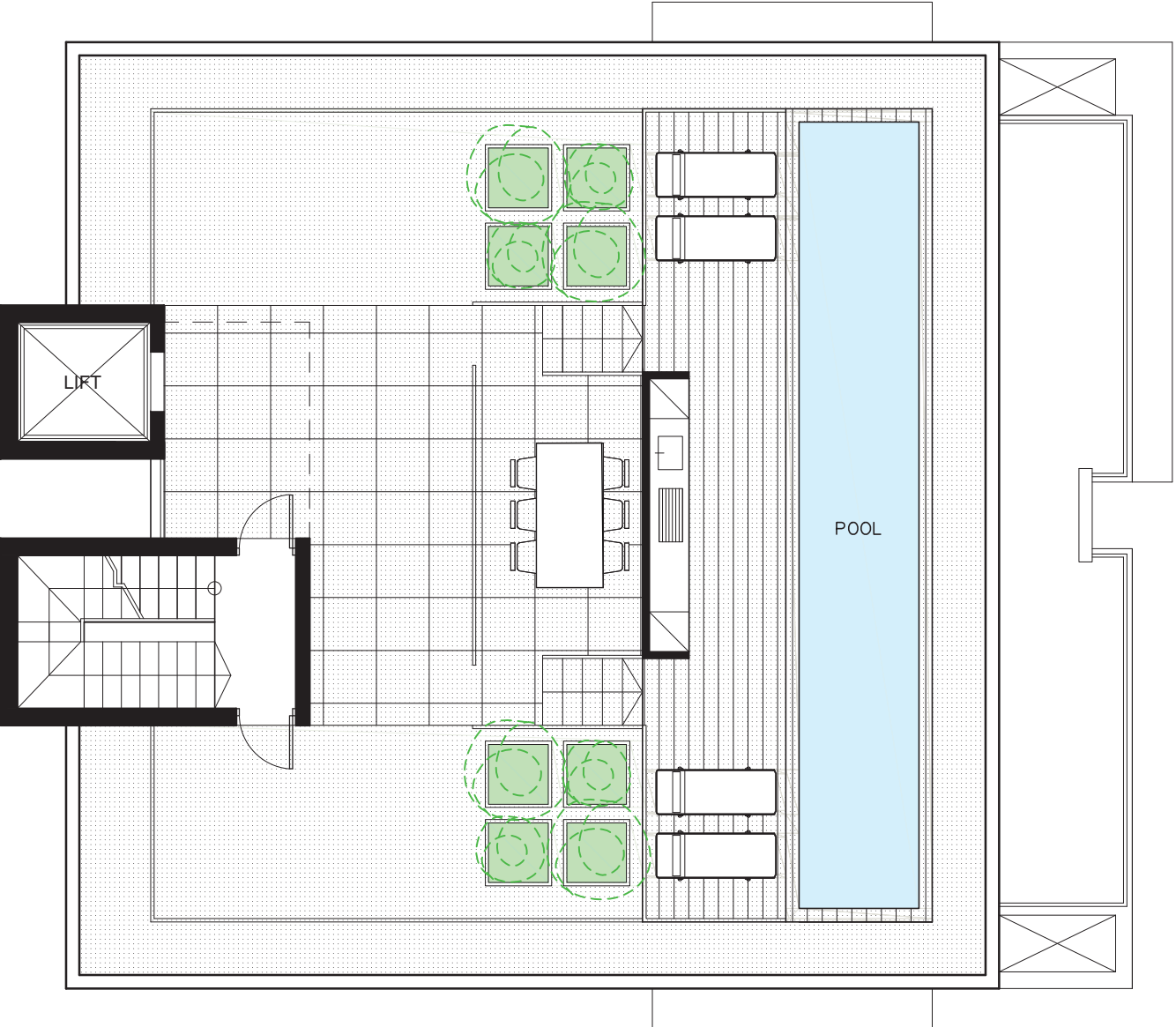


SCALE 1:100




ROOF GARDEN (m<sup>2</sup>)

90.0

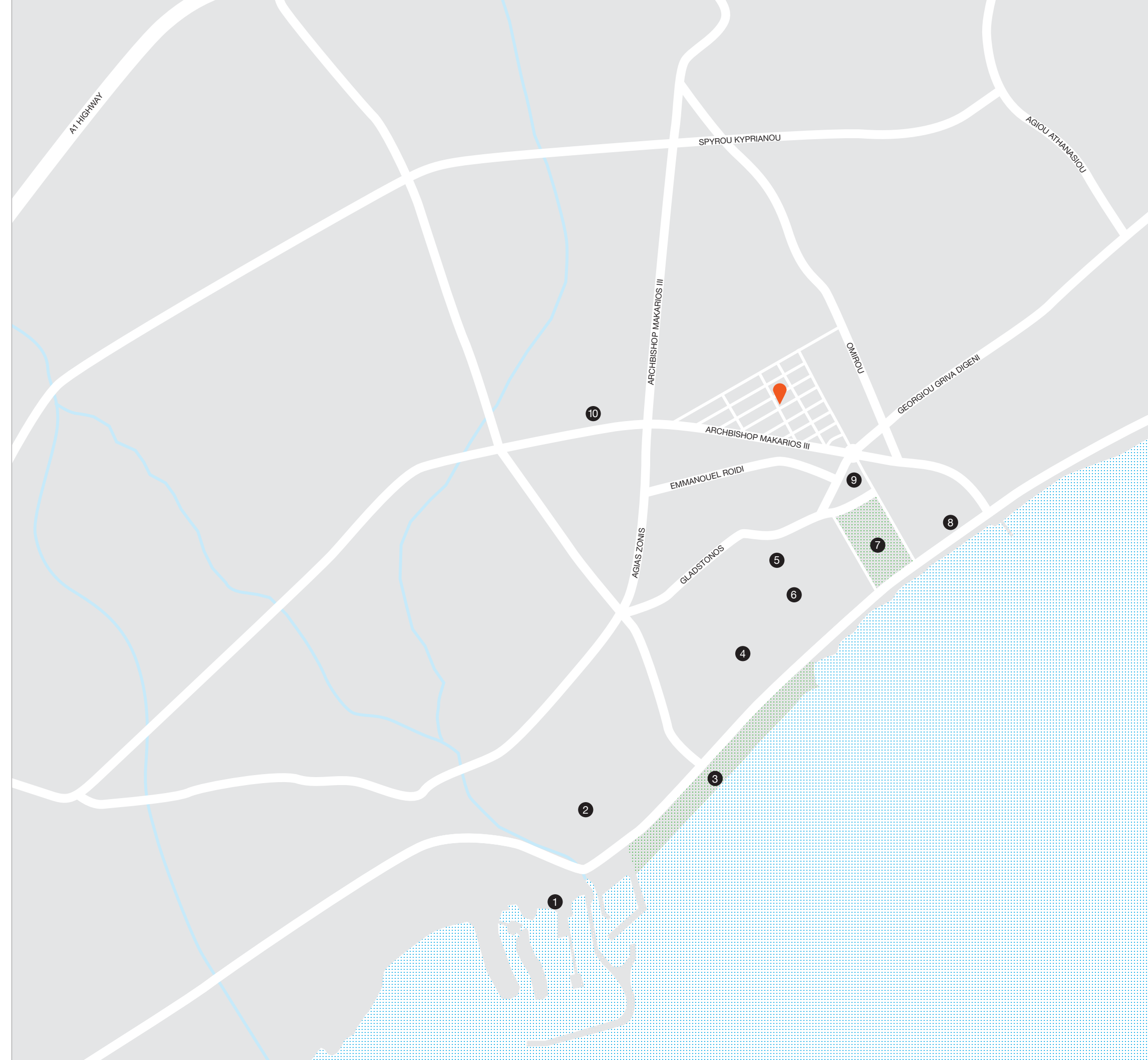


SCALE 1:100 0 1 2 3 4 5

## AREA MAP

 Alasia Residence is located on Alasia street.

- 1 Limassol Marina and the Old Port Redevelopment offer a variety of restaurants, cafes and bars.
- 2 The historic centre provides the infrastructure for rich cultural experiences (theatre, dance, music concerts et.c.), shopping, dining throughout the year.
- 3 The Limassol promenade — a linear park running along the seafront that is always full of people strolling, exercising, relaxing. It links to an extensive network of pedestrian and cycle paths extending from the Limassol Marina to the Amathounta archeological site.
- 4 Limassol Municipal Arts Center.
- 5 Cyprus Theater Museum.
- 6 LITC Russian - English Private School.
- 7 Limassol Municipal Gardens.
- 8 Limassol Municipal Gallery.
- 9 Limassol Archaeological Museum.
- 10 Lanition High School.



## GENERAL SPECIFICATIONS

### General specifications

- Anti-seismic bearing construction and maintenance. Reinforced concrete in accordance with the current Eurocodes. Outwardly exposed concrete and aluminium lining distress the building shell from frequent maintenance.

### Masonry

- Externally exposed reinforced concrete with hydrophobic coating and internal thermal insulation of fire resistant materials. Partial masonry with external thermal insulation and aluminium lining.
- Inside brick masonry of 10-20 cm coated clay.

### Floors

- Public spaces. Seamless surfaces of pressed cement mortar and pebbled floor.
- Shared staircase from integral non-slippped mosaic stairs.
- Interiors. Ceramic tiles of market value € 17 / sq.m. Skirting board made of aluminium inserted profile.

### Building Energy Efficiency

- Mechanical installations.
- Class A Energy Performance Certificate will be issued for all apartments.
- All rooms are heat-insulated, and the layout of the room-spaces offers passive benefits from direct sunshine and cooling.
- The mechanical systems of each compartment are in specially designed spaces.
- Underfloor heating and cooling will be done with independent heat pump systems.
- The air conditioners in the reception areas (lounge, dining room, etc.) will be ductable VRVs.
- Solar collectors for each apartment in the shared room.
- Hot and cold storage and water supply system with pressurized system, easy-to-access dispensers and double-shell tubing.
- Outside aluminum frames with thermal and double glazing.
- Lift according to the local regulations Department of Labour Inspection.

### Sound insulation

- Heat insulation and sound insulation are planned horizontally (floor to floor) and vertically on external walls.

### Woodworking

- Wooden doors F60 wood fire-retardant.
- Internal doors and fitted cupboards and kitchens in a single line in a timeless style with white tones.
- All metal hardware (handles, knobs etc.) will be ergonomic, of high quality and aesthetics.

### Electrical installation

- According to EAC regulations.
- Switches, sockets and all accessories: European origin and of high aesthetics.
- 

### Security and privacy

- Controlled access system with security camera at the entrance rail and entrance door.
- Fencing at all borders of 210 cm.

### Waste and water system management

- Enclosed space provision for organic and recyclable waste.
- The building has a perimeter system for drainage and removal of rain water from the ground floor's public spaces.

ARCHITECTURAL OFFICE

**PRAXIS DESIGNS**

CIVIL ENGINEERS

**GEORGE KOLONIAS**

E - M CONSULTANTS

**RE-TECH**

QUANTITY SURVEYORS

**ANDREAS ATHANASIOU Q.S. LTD**