

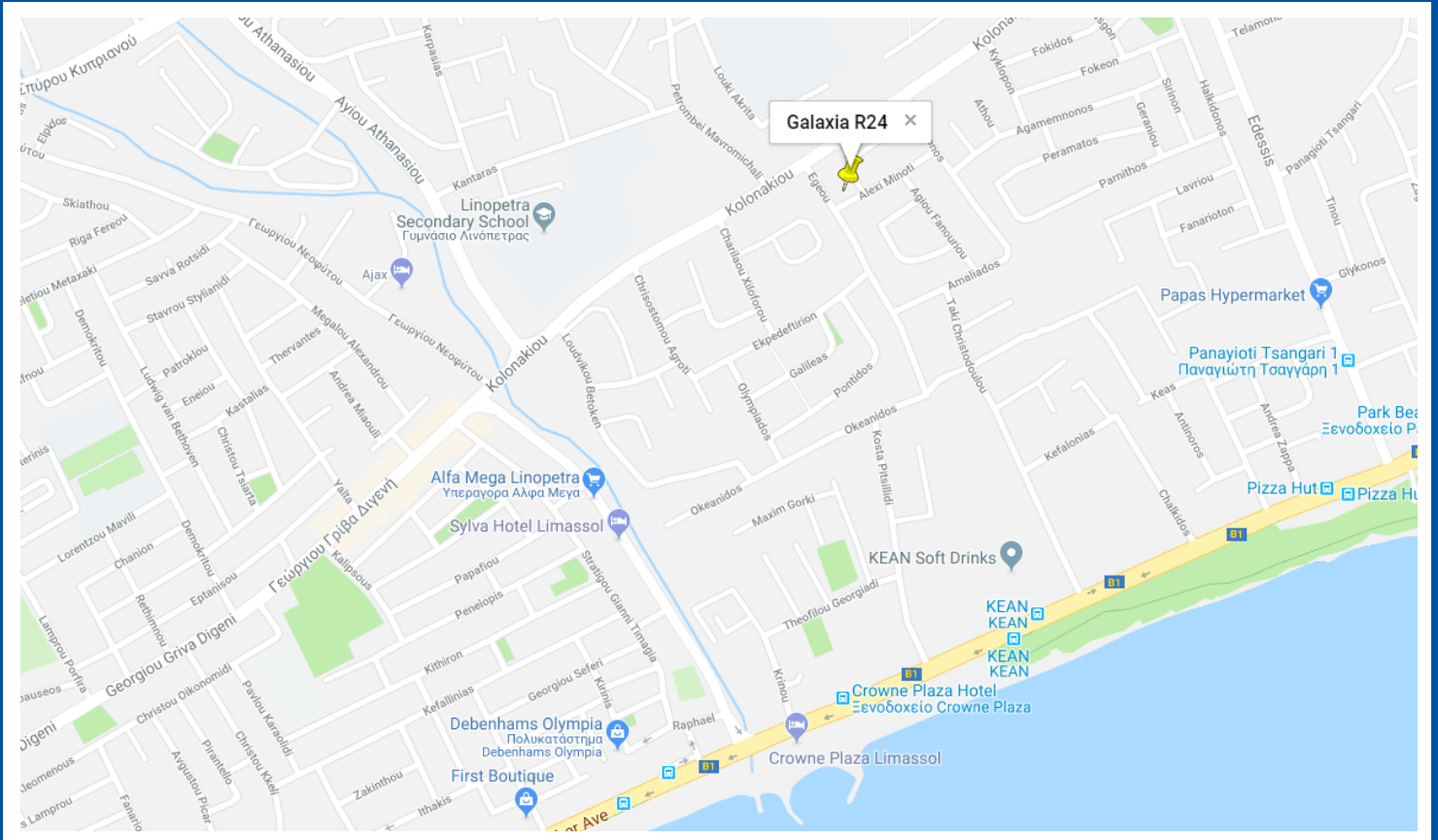
Galaxia TwentyFour



your
dream
residence
awaits

galaxia TwentyFour





LOCATION AND PROJECT DESCRIPTION

The project is located in a very quiet and desirable neighborhood in Ayios Athanasios, close to amenities (supermarkets, restaurants, schools, etc.) and a short walk from the beach and 'Dasoudi' park along the seafront to the south and the retail outlets and restaurants of Kolonakiou Avenue to the north. The development affords easy access to Limassol City Centre and the highway that in turn provides high connectivity to both airports and the rest of the island.

In the immediate vicinity, there is a large well-maintained public green space that lies diagonally across the street to the south-east of the site ensuring uninterrupted views towards the sea from the upper levels of the proposed development.

The project itself has arranged over three floors. The ground floor area is allocated to a large entrance lobby, covered parking for 6No. cars (2No. per apartment) and 3No. storerooms. Controlled access points are located for both vehicular and pedestrian entry/ exit points. The floors above generate 3No apartments. One generously sized three-bedroom apartment per floor. The third-floor apartment has an enhanced floor to ceiling height over the living/ dining room (3.8m) and has exclusive use of the roof garden including a sun lounge and plunge pool.

galaxia TwentyFour

ARCHITECTURAL CONCEPT

The proposal responds directly to its context and through its orientation unlocks the available sea views from the upper levels across the public green opposite. The large veranda on the south east corner of the site annexed to the living/ dining room is a recessive element that relates to the corner situation in planning terms and provides a notional hinge between the daytime and nighttime zones of the apartments. The two zones are expressed and architecturally differentiated. One is almost entirely clad in glass while the other appears solid with punctured glazed apertures. The two are linked by a continuous ribbon-like edge provided by the verandas and architectural projections that extends vertically to the perforated slab over the roof garden area.

The intention through the overall material and texture palette selection is to render simplicity of form.



galaxia TwentyFour

APARTMENT	BEDROOMS	INTERNAL AREA m2	COVERED VERANDA m2	ROOF GARDEN m2	COMMON AREA m2	TOTAL AREA m2
1 st Floor	3	126	36		21	183
2 nd Floor	3	126	36		21	183
3 rd Floor Penthouse	3	126	36	50	21	233



galaxia TwentyFour



galaxia TwentyFour

Planning Characteristics: Ka7

$\Sigma\Delta$: 80% 430.4 sqm
 ΣK : 45% 242.1 sqm
 3No Floors (13.5m)

Approx. Schedule of Areas - Ground Floor

Building Coefficient Area ($\Sigma\Delta$): 0.00 sqm

Sales Areas:

Store Room 01: 6.6 sqm
 Store Room 02: 6.4 sqm
 Store Room 03: 6.7 sqm

Common Area: 50.3 sqm



Planning Characteristics: Ka7

ΣΔ: 80% 430.4 sqm
ΣK: 45% 242.1 sqm
3No Floors (13.5m)

Approx. Schedule of Areas - Typical Floor
Building Coefficient Area (ΣΔ): 143.5 sqm

Sales Areas:
Internal Sales Area: 126.1 sqm
Covered Veranda Area: 35.9 sqm
Common Area: 21.4 sqm

The floor plan illustrates a residential unit with the following layout and dimensions:

- Overall Dimensions:** The unit is bounded by a red dashed line. The total width is 510cm (between grid lines 1 and 2) plus 540cm (between grid lines 2 and 3), totaling 1050cm. The total depth is 517cm (between grid lines A and B1) plus 438cm (between B1 and C) plus 370cm (between C and D) plus 550cm (between D and E), totaling 1875cm.
- Room Layouts and Dimensions:**
 - Master Bedroom:** 490cm x 330cm, located at the top right.
 - Bedroom 01:** 320cm x 320cm, located below the master bedroom.
 - Bedroom 02:** 320cm x 320cm, located below Bedroom 01.
 - Bathroom:** 185cm x 100cm, located between the master bedroom and Bedroom 01.
 - En-suite:** 180cm x 100cm, located between the master bedroom and Bedroom 01.
 - Kitchen:** 90cm x 120cm, located on the left side.
 - Living/Dining:** 710cm x 480cm, located at the bottom left.
 - Lift Lobby:** 150cm x 150cm, located in the center.
 - Covered Veranda:** 490cm x 160cm, located at the bottom right.
- Other Features:** The plan includes a staircase, a lift, and various service areas like 'a/c and water services'. Dimensions for walls, doors, and furniture are also provided.

galaxia TwentyFour

Planning Characteristics: Ka7

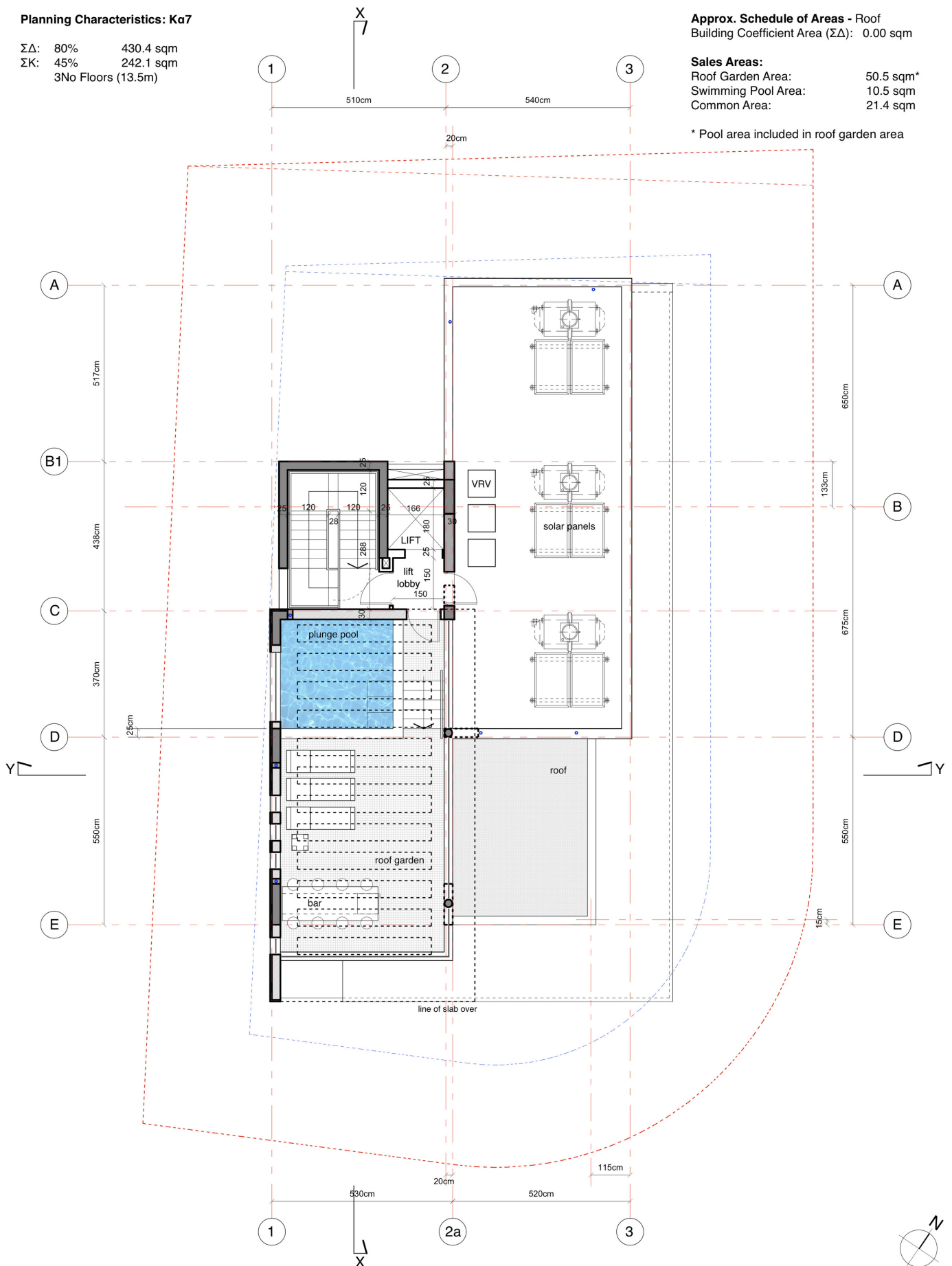
$\Sigma\Delta$: 80% 430.4 sqm
 ΣK : 45% 242.1 sqm
 3No Floors (13.5m)

Approx. Schedule of Areas - Roof

Building Coefficient Area ($\Sigma\Delta$): 0.00 sqm

Sales Areas:
 Roof Garden Area: 50.5 sqm*
 Swimming Pool Area: 10.5 sqm
 Common Area: 21.4 sqm

* Pool area included in roof garden area



galaxia TwentyFour



OUTLINE SPECIFICATION

1.0 STRUCTURE:

Reinforced concrete frame comprising of foundations, columns, beams, and slabs designed in accordance with the regulations for seismic design and construction.

2.0 WALLS:

2.1 External walls are of 25cm hollow clay bricks with thermal insulation either as part of an integrated system (Baumit or similar) or expanded polystyrene where it occurs behind the cladding. In both cases, the insulation is fixed to the external face of the brickwork.

2.2 The internal walls are 10cm hollow clay bricks.

2.3 Party walls between apartments and common areas are 25cm hollow clay bricks.

3.3 Ceilings

- All ceilings are fair face concrete, skimmed and finished in 3 coats of high quality imported emulsion paint.
- Where required to accommodate the mechanical installation (generally over the kitchen area, in corridors, bathrooms, and guest WC) plasterboard ceilings on a proprietary metal frame will be used. The plasterboard will be taped, skimmed and finished in 3 coats of high quality imported emulsion paint.
- In the bathrooms, the ceilings will be painted in an imported acrylic (anti-mildew) paint finish.

INSULATION:

4.1 Waterproofing

- All roof and veranda areas will be waterproofed with the use of a highly flexible bituminous membrane.

4.2 Thermal Insulation

- Thermal insulation installed to all external elements of the apartments (walls, columns, beams, first-floor slab, roof slab) to comply and achieve the appropriate Energy Performance Certificate.

5.0 DOORS AND WINDOWS:

5.1 Main entrance doors to apartments and common stairs are finished in timber and provide half hour fire resistance as required by the Fire Department. The entrance doors to the apartments will also provide a high-security rating.

5.2 All internal doors constructed of softwood frame and timber laminate or lacquered doors with high-quality stainless steel ironmongery.

5.3 All windows and patio doors constructed with aluminum thermal sections that are anodized or powder coated. The large openings in the living/ dining area are lift and slide. High performance, double glazed, low-E glazing installed throughout.

6.0 BALUSTRADES:

6.1 All balustrades externally will be constructed in laminate glass and fixed to a proprietary aluminum section (Alumil or similar).

6.2 Balustrade and handrails to the stairs shall be in metal and painted in Paramatti paint.

7.0 WARDROBES:

All wardrobes will be fabricated with an internal melamine finish with soft closing mechanisms. The doors will be in a timber laminate or lacquered finish.

8.0 KITCHENS:

8.1 Kitchens shall have a synthetic granite worktop and niche.

8.2 The units and cupboards will be fabricated with an internal melamine finish with soft closing mechanisms. The doors will be in a timber laminate or lacquere

9.0 SANITARY WARE:

9.1 Imported high quality bathroom fittings and mixers shall be installed with all the necessary accessories. The WC will be wall hung and the cistern will be concealed.

9.2 A stainless steel sink will be provided in the kitchen with imported high quality mixer taps.

10.0 WATER SUPPLY:

10.1 A hot and cold water supply with a 1-tonne water tank shall be installed. The cold water supply will be provided by the pressurizing unit located on the roof to all sanitary appliances and to the electric hot storage cylinder.

10.2 Additionally a separate line for drinking water will be installed to the kitchen sink.

10.3 All cold and hot water pipes will be PPR up to the manifolds.

11.0 LIFT:

The lift will serve all floors including the roof garden. High quality internal car finishes will be installed to Architect's specifications.

12.0 ELECTRICAL INSTALLATION:

12.1 The gate and the ground floor entrance door will be controlled with videophone to each apartment.

galaxia TwentyFour

12.2 TV points shall be provided in the living/ dining area and all bedrooms.

12.3 Single telephone points shall be provided in the living/ dining room and double telephone points in all the bedrooms.

12.4 Switches and safety fuses or bipolar switches and light indicators will be installed for all kitchen appliances in accordance with the Electricity Authority's regulations.

12.5 Solar panels and an electric water heater will be provided for each apartment.

12.6 USB sockets shall be provided in the bedrooms and living/ dining areas.

12.7 A KNX base lighting control system (smart home) will be installed in the living/ dining kitchen area.

12.8 Provision for a burglar alarm will be installed.





219 Arch. Makarios III Avenue,
3105 Limassol, Cyprus
+35725820606
info@galaxiaestates.com