

Ksavva Erimi Gardens Luxury Villas

Plot 5

- ! Building frames erected with reinforced concrete
- ! Earthquake resistant floor and roofing provisions
- ! Walls constructed with hollow clay bricks of 25cm thickness for external walls, 10cm for internal walls
- ! Roofing contains first class water insulation materials
- ! 3 Bedroom villa
- ! Study room on first floor
- ! Separate kitchen utility room
- ! En-suite bedroom on first floor
- ! 2 En-suite bedrooms on second floor
- ! Store room, sauna room and dressing area with shower at ground level (Swimming pool area)
- ! Folding doors installed at ground floor

EXTERIOR FINISH External walls are plastered and finished in grafiato.

INTERNAL FINISH All internal walls are plastered and finished with emulsion paint.

CEILINGS Decorated with acrylic plaster and emulsion paint.

KITCHEN DECOR Choice of wood finish units; high quality ceramic tiled splash back and fitted granite work surfaces of your choice, 4cm of thickness.

FLOOR FINISH Choice of high quality ceramic tiles throughout. Standard range of Kleanthis Savva Home Center.

WINDOWS Marble beige (MU 81) aluminium frame with double glazing throughout.

DOORS Choice of wood for internal doors and wardrobe units; Main Entrance door - Solid beech or oak.

RAILINGS Metal railings fitted on all balconies.

SANITARY FITTINGS All fittings are imported from Europe. High quality porcelain for basins and toilets chrome plated taps and accessories. Vanity as per plans.

ELECTRICAL SUPPLY A complete electrical system installed with separate fuse box for each property. Power, TV and telephone points are provided for all main rooms. Lighting provided to all rooms. Provision for satellite.

HEATING Provision is made for installation for both central heating and air conditioning. Solar panels and immersion heater fitted with water pressure system installed.

DRAINAGE A complete sewerage system and septic tank is provided.

PARKING Private access and a tiled hard standing of approximately 5m X 3m with wooden pergola, open roof.

GARDEN Boundary walls with grafiato finish and stone decoration as per plans. Metal gates for driveway and entrance. Top soil OR chippings to finish garden area.

SWIMMING POOL Internal heated Pool 4x8m with roman steps and liner finish.