

# Ksavva Erimi Gardens Luxury Villas

## Plot 6

- ! 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
- ! Living space with 2 En-suite bedrooms on ground level
- ! Separate Kitchen, living space and bedrooms on first 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** Pool 4x8m with roman steps and liner finish.