

UP  
TOWN  
RESIDENCES

## CYPRUS

***Brief history** Cyprus is an island country in the Eastern Mediterranean and is the third largest island in size and population.*

***Climate** Cyprus has a Mediterranean climate with very mild winters and warm to hot summers.*

***Economy** Cyprus has been an EU member since May 2004, It is a free market economy and has established itself as a financial hub in the area.*

***Getting there** Cyprus is well connected to Europe ' s main cities and to cities in the Middle East. Available modes of transport are by road, sea and air.*

*For a luxurious apartment in the resort centre of Paphos, few properties can match Uptown Residences. Located close to the Fountain of Love in the town's main square, opposite the municipal gardens and 150 m from town hall, the development is close to all amenities, restaurants, cafes, banks, etc. The distance to the closest sandy beach is 1.5 km, and the picturesque harbour with the medieval castle is only 2 km away.*



## *DESCRIPTION*

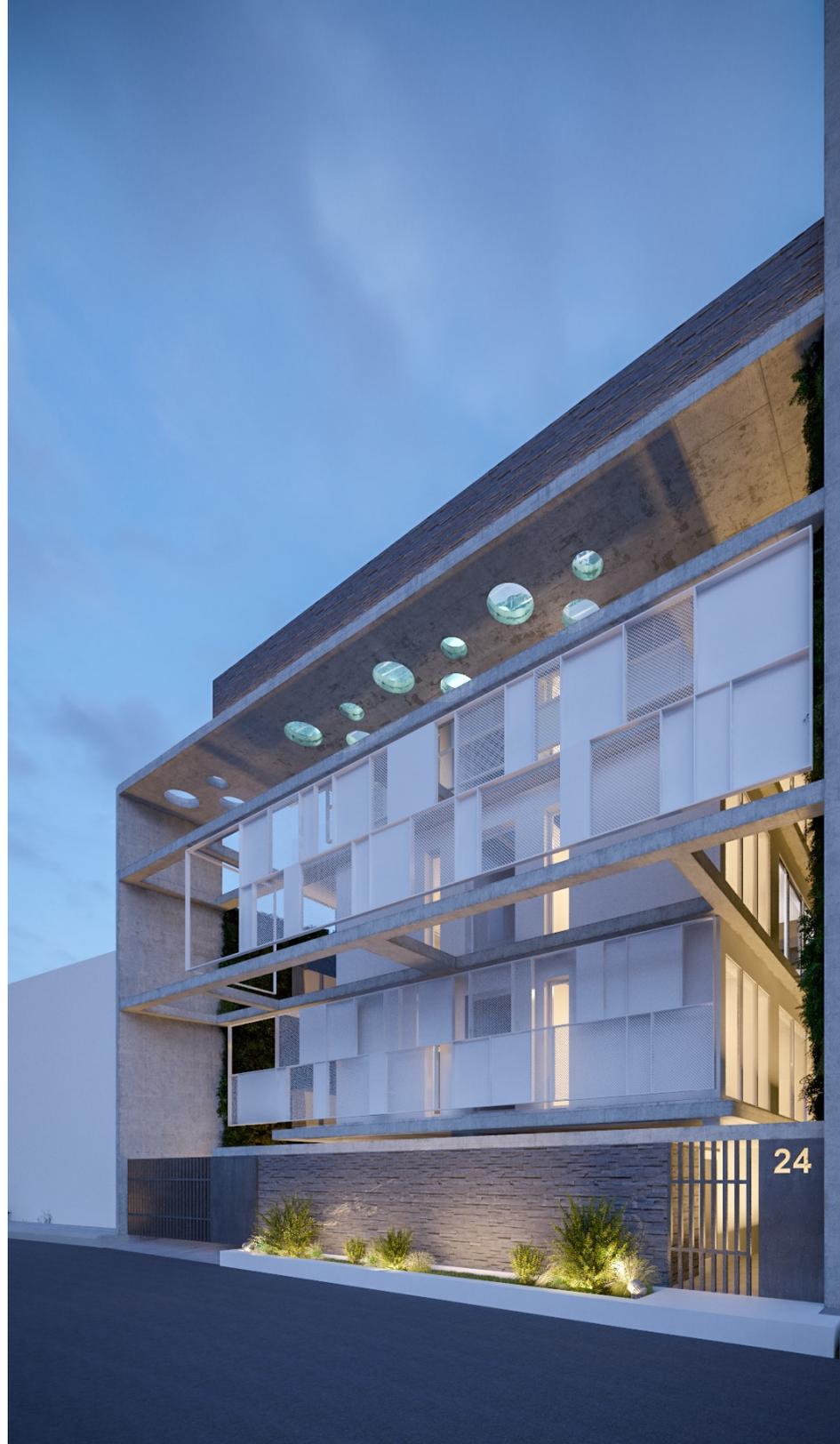
*The eye-catching 3-storey building houses only one 3-bedroom apartment on each floor, giving each owner a generous living area of 126 sq. m.*

*Practical comforts include an ensuite bathroom in the master bedroom and a shared bathroom for the other bedrooms, an additional guest WC, as well as a store room and covered parking space for each apartment.*

*The penthouse on the top floor takes luxury to another level: the private roof terrace with pool and BBQ area, and amazing views of the city and the sea.*







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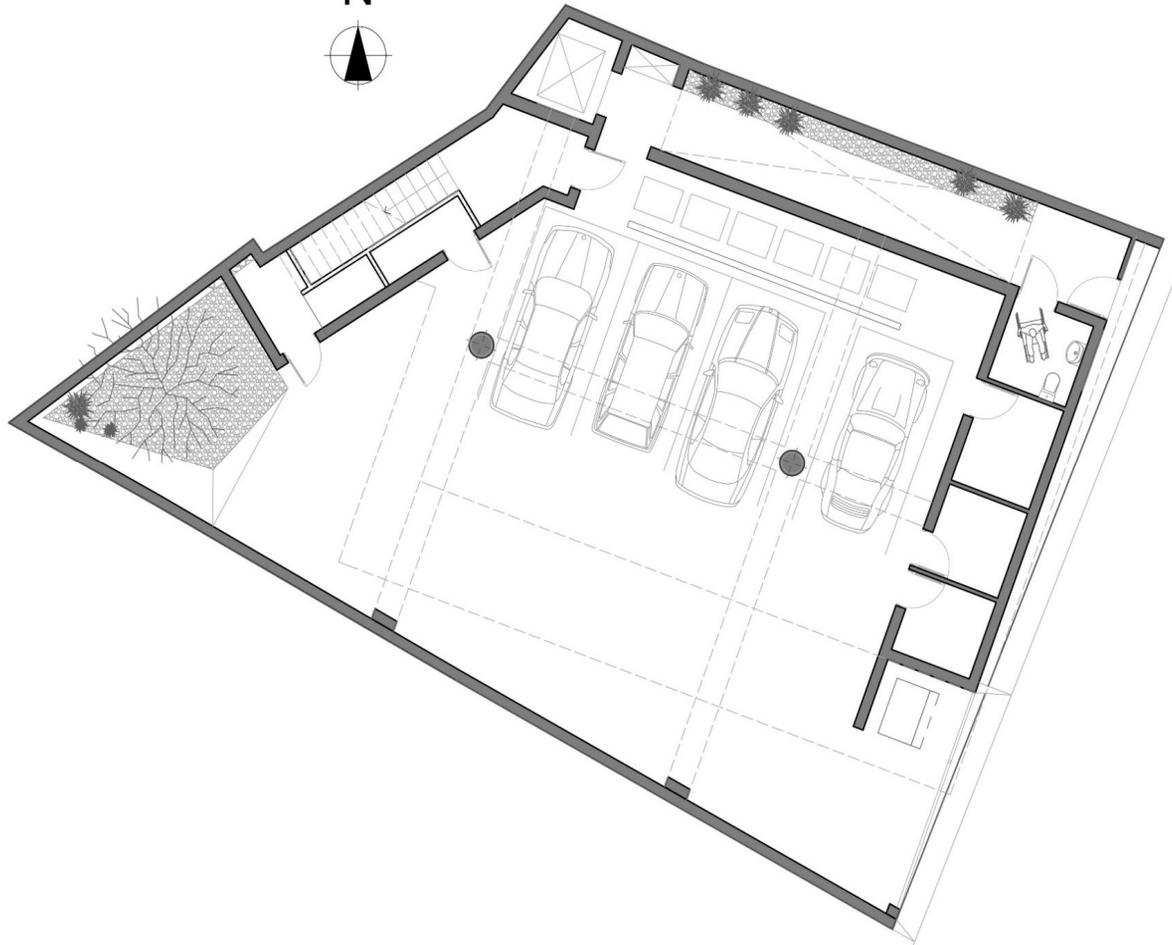
## Comfort & Class







GROUND FLOOR  
ENTRANCE LOBBY WITH DISABLE WC 30M<sup>2</sup>  
STORE ROOMS 13.5M<sup>2</sup>  
PARKING AREA 191M<sup>2</sup> ( COVERED 142M<sup>2</sup> )



*FIRST FLOOR 101*

*3 bedrooms  
2 bathrooms  
Guest toilet  
Living area: 126 m<sup>2</sup>  
Covered veranda: 24 m<sup>2</sup>  
Covered parking: 15 m<sup>2</sup>  
Store room: 6 m<sup>2</sup>  
Total covered area: 171 m<sup>2</sup>*

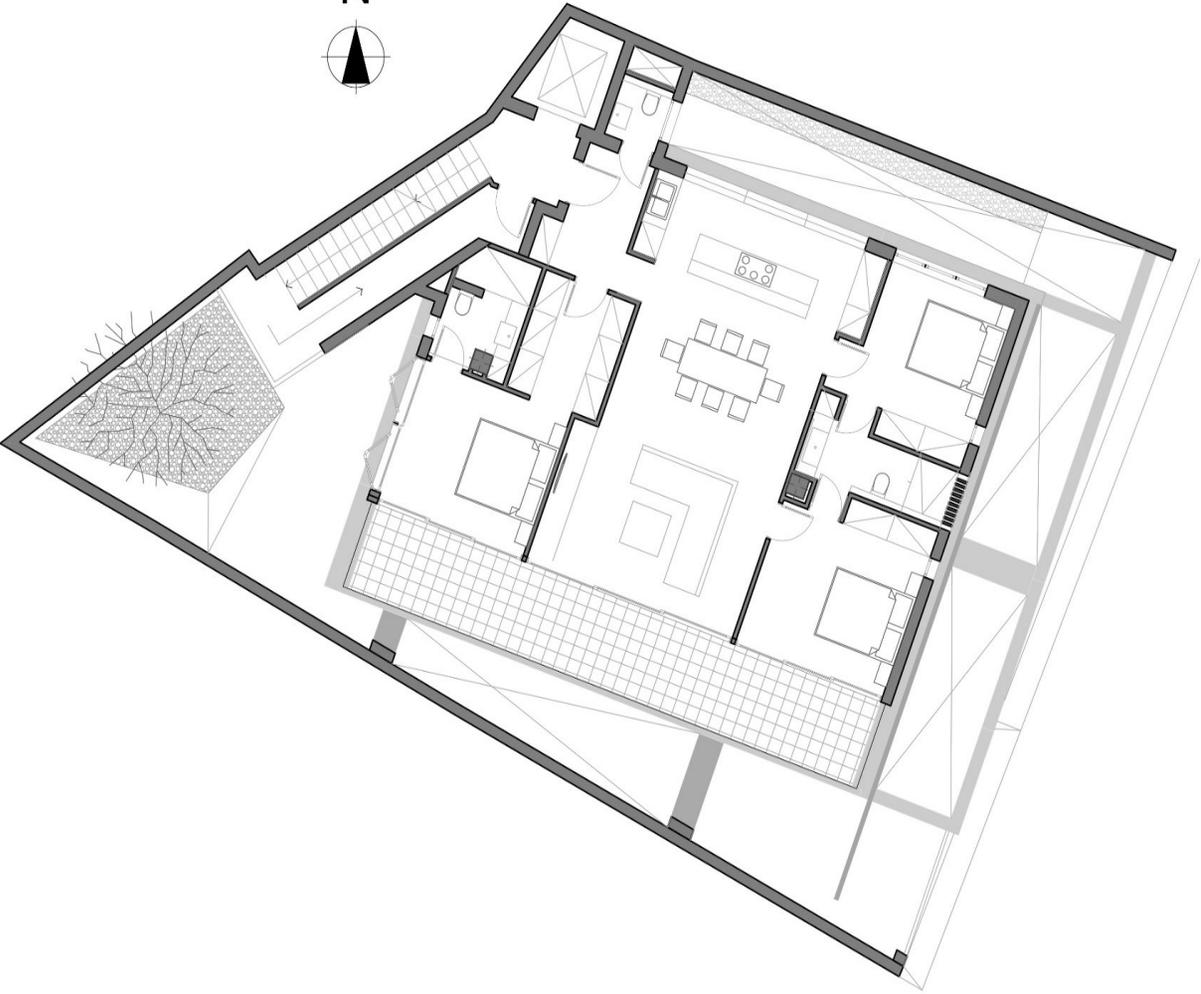
*SECOND FLOOR 201*

*3 bedrooms  
2 bathrooms  
Guest toilet  
Living area: 126 m<sup>2</sup>  
Covered veranda: 24 m<sup>2</sup>  
Covered parking: 15 m<sup>2</sup>  
Store room: 6 m<sup>2</sup>  
Total covered area: 171 m<sup>2</sup>*

*THIRD FLOOR  
PENTHOUSE 301*

*3 bedrooms  
2 bathrooms  
Guest toilet  
Living area: 126 m<sup>2</sup>  
Covered veranda: 24 m<sup>2</sup>  
Covered parking: 25 m<sup>2</sup>  
Store room: 6 m<sup>2</sup>  
Roof garden: 200 m<sup>2</sup>  
Private pool: 30 m<sup>2</sup>  
BBQ area: 30 m<sup>2</sup>  
Total covered area: 181 m<sup>2</sup>*

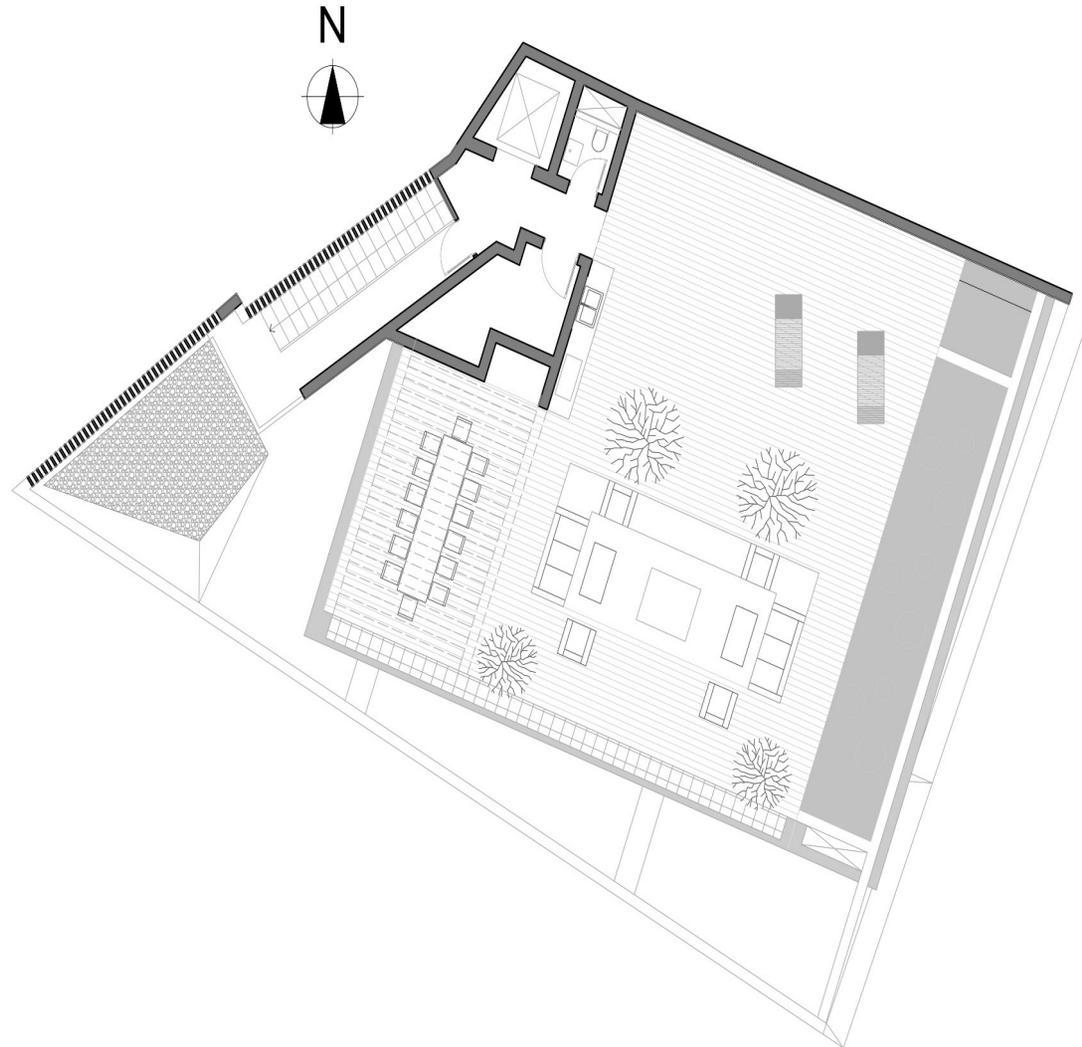
TYPICAL FLOOR  
124M2 LIVING SPACE  
26M2 COVERED VERANDAH



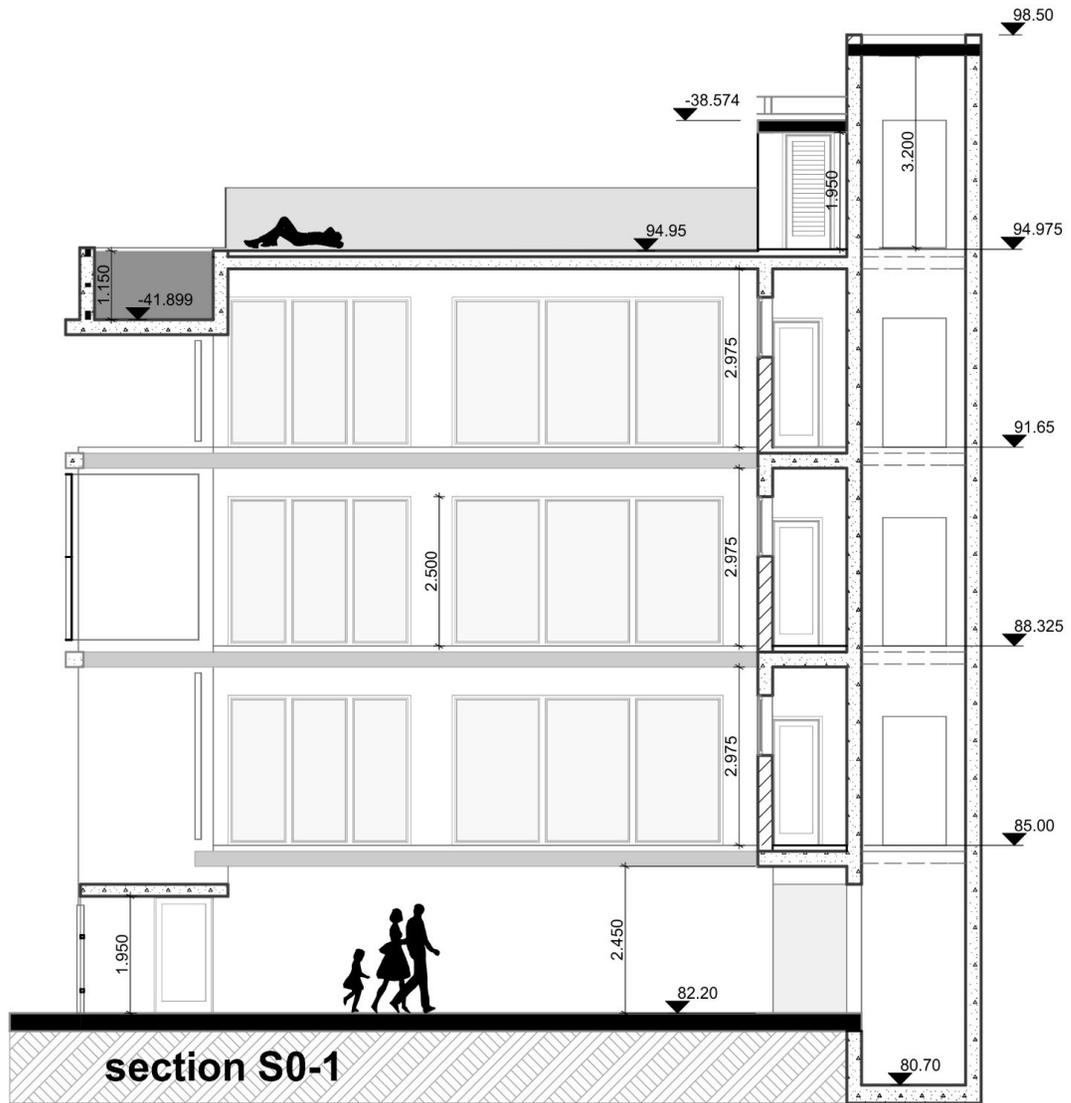


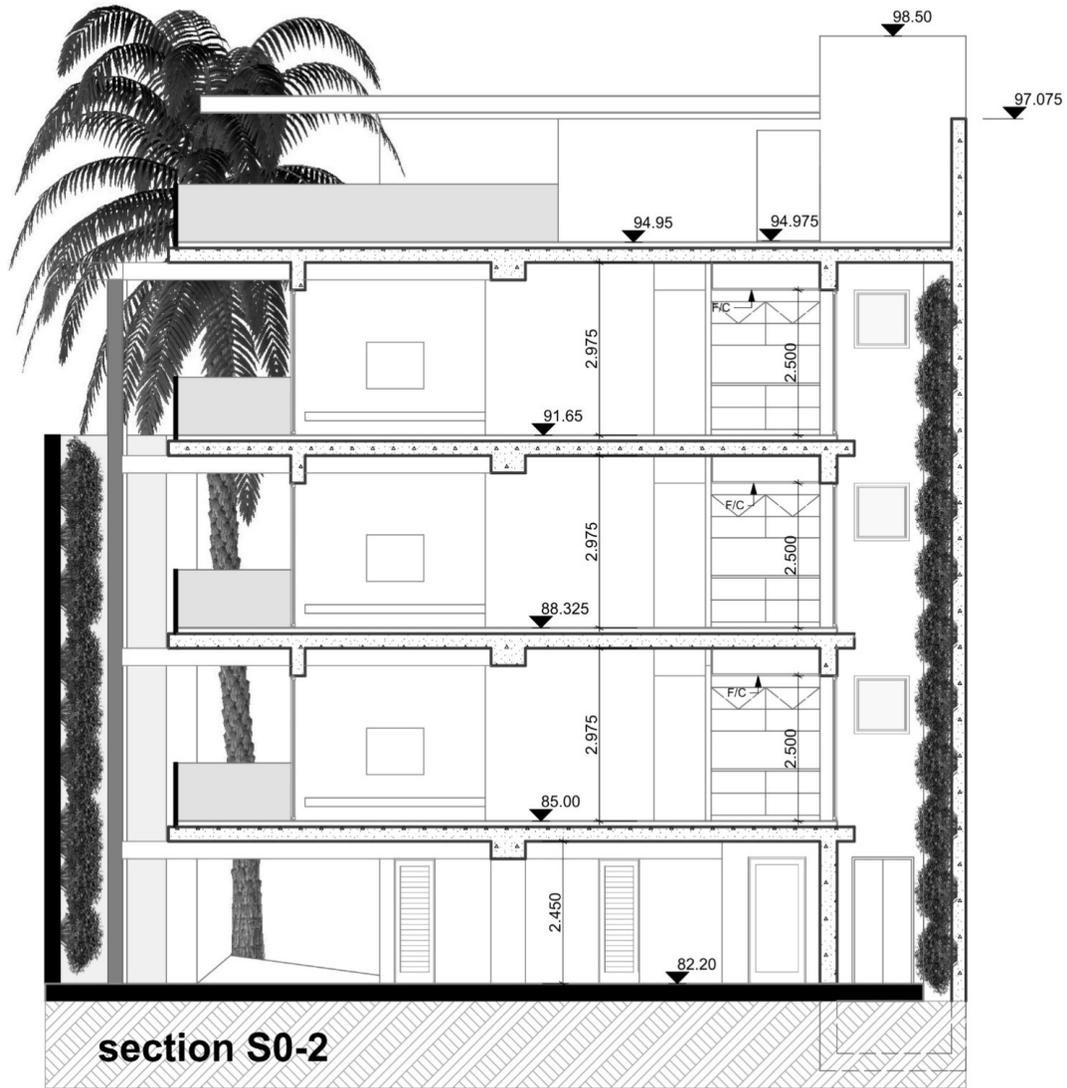


ROOF GARDEN TOTAL 201M2  
170M2 DECK INCLUDING LANDING, WC AND PUMP ROOM  
POOL 31M2









# SPECIFICATIONS

## *STRUCTURE*

*Reinforced concrete, beams and slabs, designed to seismic specifications (euro codes 2,8). Concrete category C30/37. Reinforcement category B500S (origin country to be member of European Union). Energy performance of building according to the 2019 regulations (category B+). External Walls isolation System StoTherm Classic, Aluminum System Rabel.*

## *WALLS AND PARTITIONS*

*External Walls: 25 cm thick of high quality hollow bricks(Ledra series 9LB25 thermal), two coats of plaster and finished with external wall insulation system type StoTherm Classic with 7cm expanded polystyrene insulation board (Sto-EPS Board), made in Germany.*

*Internal Walls: U15 ULTRA board system (Knauf, Germany or Rigips, Italy) of 10 cm with 11mm OSB boards on both sides and Rockwool internally.*

## *PLASTERING*

*External surfaces will be finished according to the specifications of the insulation system Sto Thermal Classic, Germany.*

*Internally all external (brick) walls will be finished with 3 coats of cement plaster. The internal partitions will be finished with at least 2 coats of spatula.*

*The exposed ceilings will be finished with acrylic rendering coating.*

## *PAINTING*

*1. Internally spatula and 3 coats of oil paint in bathrooms and toilets. The color of the paint to be approved by the client ' s Interior Designer.*

*2. All walls magnolia — ceilings white or other of the client ' s choice. The color of the paint to be approved by the client ' s Interior Designer.*

## *WALL FITTINGS*

*Walls in bathrooms and toilets generally will be lined with glazed tiles (Imported from Italy) or marble up to ceiling height with an allowance of €45.00 per square meter. The space between counter tops and cupboards in the kitchen will have Granite flash back with an allowance of €180.00 per square meter.*

## ***FLOORING / ALL AREAS***

*Italian Imported Ceramic tiles or marble or solid wood in all areas with an allowance of €45.00 per square meter. Marble for communal stairs, with an allowance of 100 Euros per meter. Calacatta Series from LEA Ceramica or Marble from Thassos or Solid Wood-Oak Rustic natural oiled from Germany.*

## ***DOORS AND WINDOWS***

*Entrance security door made of HPL solid wood, cost of €1500.00. All other doors and windows will be silver (or any of clients choice but approved by supervised architects) aluminum and will be double glazed with fly screen provision. The door / windows system must have  $U_w \leq 2.9 \text{ W/m}^2 \cdot \text{K}$ .*

*Italian design interior doors with high quality door furniture €350.00/each, imported from Italy, model GB DORICO.*

## ***WARDROBES***

*Italian design wardrobes €300.00/m<sup>2</sup>, imported from Italy model SANTA LUCIA ACRYLIC.*

## ***KITCHEN***

*Italian design kitchen with Granite worktops €200.00/r.m. and granite type sink or marble surfaces with stainless steel sink (FRANKE). Kitchen cost €400.00/m<sup>2</sup>.*

## ***SANITARY FITTINGS***

*White Italian fittings in bathrooms, W.C. Duravit-model Architect, washbasins Duravit-model Architect, bath Duravit- model Cube or shower Duravit-model Texas and accessories Hans Grohe. All mixers German - Hans Grohe —model Talise.*

*Allowance €2000 / bath or WC.*

## ***SEWAGE***

*Connection to main sewage system*

### ***DRAINAGE***

*Pipe in pipe system as per Local Authority Requirements. 2 taps in garden area and one on roof garden. Irrigation System with automation in the garden.*

### ***ELECTRICAL INSTALLATION***

*A complete electrical installation in accordance with the Electricity Authority's requirements. Provision for telephone, T.V, T.V antenna outlet and Cable TV, Alarm System.*

*Provision for Air Conditioning in each room. 3 double sockets in each room. Water proof double socket on roof-terrace and on the terrace outside the kitchen.*

### ***LIGHTING***

*All lights of each apartment internally/externally will be led technology, with an allowance of €1800. Supplier PGS Lighting, all fittings from Spain, Italy, Germany, UK.*

### ***HOT WATER SUPPLY***

*Solar and electric heater with two solar panels and a water tank with a capacity of 1200 liters and hot water cylinder of 220 liters. Water pressurizing system (type Grundfos MQ 3-45).*

*Water filter for all the apartments, QWater System.*

### ***ROOF / BALCONIES***

*10cm expanded polystyrene insulation board (type Sto-EPS Board Top32 CE) will be used for thermal insulation of roofs and balconies above internal spaces. Above the insulation, a 10cm C25 concrete screed (including Y6/20 steel mesh), will be made and a flexible fiber reinforced mortar type Sikalastic-1K will be used to seal and waterproof the roofs and balconies.*

*The tiles on roofs and balconies will be placed using cement mortar. A high polymer modified cementations water repellent joint filler (of the client's engineer approval) will be used for grouting the ceramic tiles.*

*Glass or steel protective railing will be installed on roof and balconies edges.*

*The type of the fixings of the glass will be of the client's choice, allowance of 200 Euros /m.*

*A Sink and a shower will be installed on the roof (with cold and hot water).*

*Wooden partitions will be used for hiding the mechanical installation on the roof.*

*Only mechanical installation belonging to the apartment should be placed on the roof.*

*The type of the fixings of the glass will be of the client ' s choice, allowance of 200 Euros /m.  
A Sink and a shower will be installed on the roof (with cold and hot water).  
Wooden partitions will be used for hiding the mechanical installation on the roof.  
Only mechanical installation belonging to the apartment should be placed on the roof.*

### ***FRONT ELEVATION***

*The materials used on the front elevation (wood and/or fair-faced concrete/ metal/glass) will be decided according to the architect ' s design and specifications. The material to be approved by the building architects engineer.*

### ***SWIMMING POOL( penthouse only)***

*The PENTHOUSE swimming pool ' s dimensions are 11m x 3m. Swimming Pool Construction Company is Saratoga Pools.*

*Swimming Pool Walls, will be monolithic Reinforced concrete. Water pump, motor and filtration System Pentair-America.*

*The swimming Pool will be finished with Italian ceramic tiles or 3D effect PVC Liner from Rinolit 3000 Touch, made in Germany.*

### ***ENTRANCE***

*Electrical Gates for pedestrians and cars, with remote controls.*

## DETAILED SPECIFICATION

### Kitchen

- *Marble or ceramic flooring (colour choice\* available);*
- *Italian handleless fittings (colour choice\* available);*
- *Individually designed layouts;*
- *Granite worktops (colour choice\* available);*
- *Granite under-slung sink with Italian chrome-finish mixer tap;*
- *MK wedge sockets under wall units;*
- *Provisions for washing machine, wash basin, fridge freezer, dish washer;*
- *Mixer with “pure water filter” system (Osmosis);*

*\* Subject to stage of construction*

### Bathroom

- *Marble or ceramic floor (colour choice\* available);*
- *Floor to ceiling marble walls (colour choice\* available);*
- *Italian white sanitary ware;*
- *Wall-mounted WC pan with concealed cistern and soft seat and cover;*
- *Italian ceiling-mounted shower arm and head with separate hand shower and wall-mounted recessed controls;*
- *Individually designed vanity unit with demister illuminated mirror cabinet incorporating a shaver socket;*
- *Italian chrome-finish brassware;*
- *Walk-in shower with contemporary fixed glass screen;*
- *Wall mounted heated towel rail and hooks.*

### Living Room & Inner Areas

- *Marble flooring in hall and living areas (colour choice\* available) or solid wood floor or calacata ceramic of 75x75cm;*

- Pressure-lacquered doors;
- Individually designed fitted wardrobes (colour choice\* available).

*\* Subject to stage of construction*

### *Climate Control*

- HEATING: Under-floor heating in all rooms and hallways with heat pump system — MITSUBISHI ELECTRIC or LG;
- COOLING: Independent comfort cooling concealed in all areas - MITSUBISHI ELECTRIC or LG.

### *Electrical Fittings*

- Recessed LED down lights in all rooms;
- Automations in bathrooms/sensors;
- Scene-setting dimmable lighting in principal rooms;
- LED lighting on all balconies;
- External power socket on all terraces and roof;
- Slim-line white sockets throughout;
- Satellite system or cable TV installation;
- Telephone and data points in principal rooms;
- Visual Intercom system at each apartment and the main entrance.

### *Other Specification*

- Solar system for heating water (220lt hot water cylinder, 1200lt cold water tank);
- Pressurized water system (type Grundfos MQ 3-45);
- Double glazing aluminum series with  $U_w \leq 2.9 \text{ W/m}^2 \cdot \text{K}$ ;
- Energy performance of building according to the 2019 regulations (category B+);
- Green walls on first and second floor;
- Lift by KONE.

*Any changes requested by the clients may be of additional extra cost.*

*COMPANY      A.G & G  
LUXURY HOMES*

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**A.G&G**  

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