

MAL PERFECT PROPERTIES LTD



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LOCATION



Limassol is known
as the city for everyone.

It is the second largest and by far the most flourishing city in Cyprus. It combines the fast pace of a city and the comfort of a first class Mediterranean city.



The MAL PERFECT properties LTD Complex is located in Limassol at the Polemidia Village.

Residents are never far from the city center and all its amenities and only 2km from the beach front.



The complex is consisted of two apartment buildings.

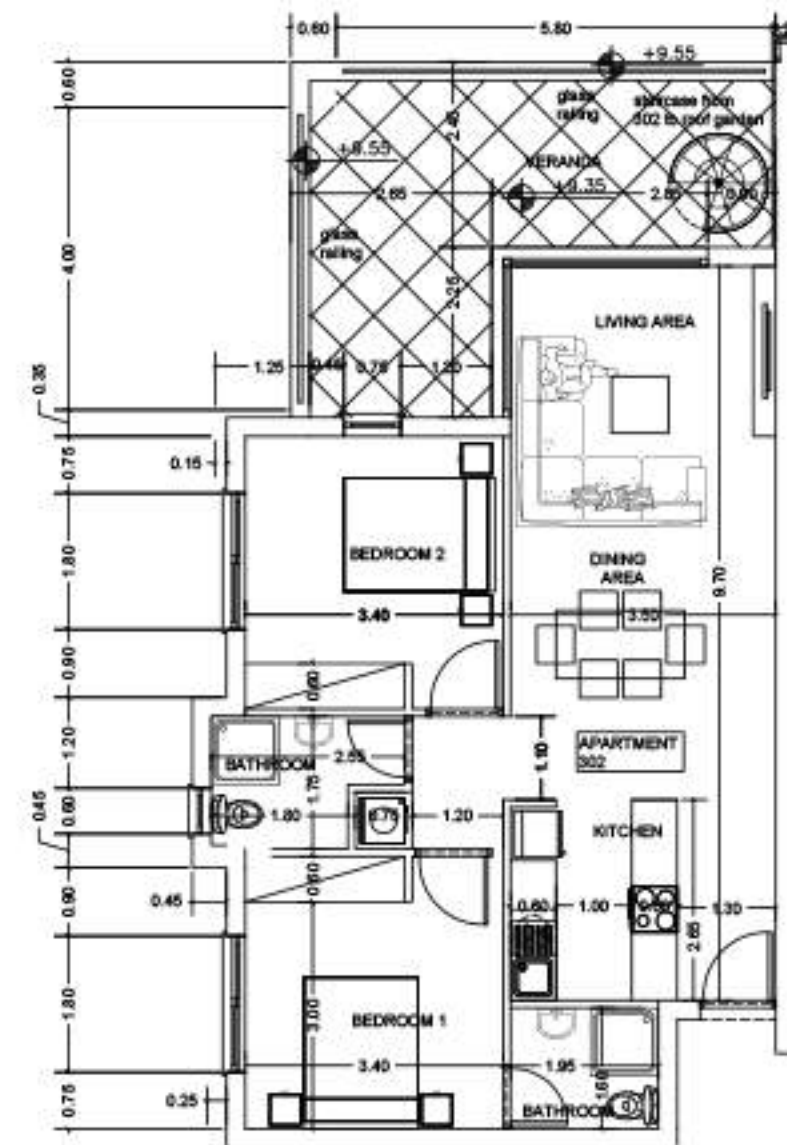
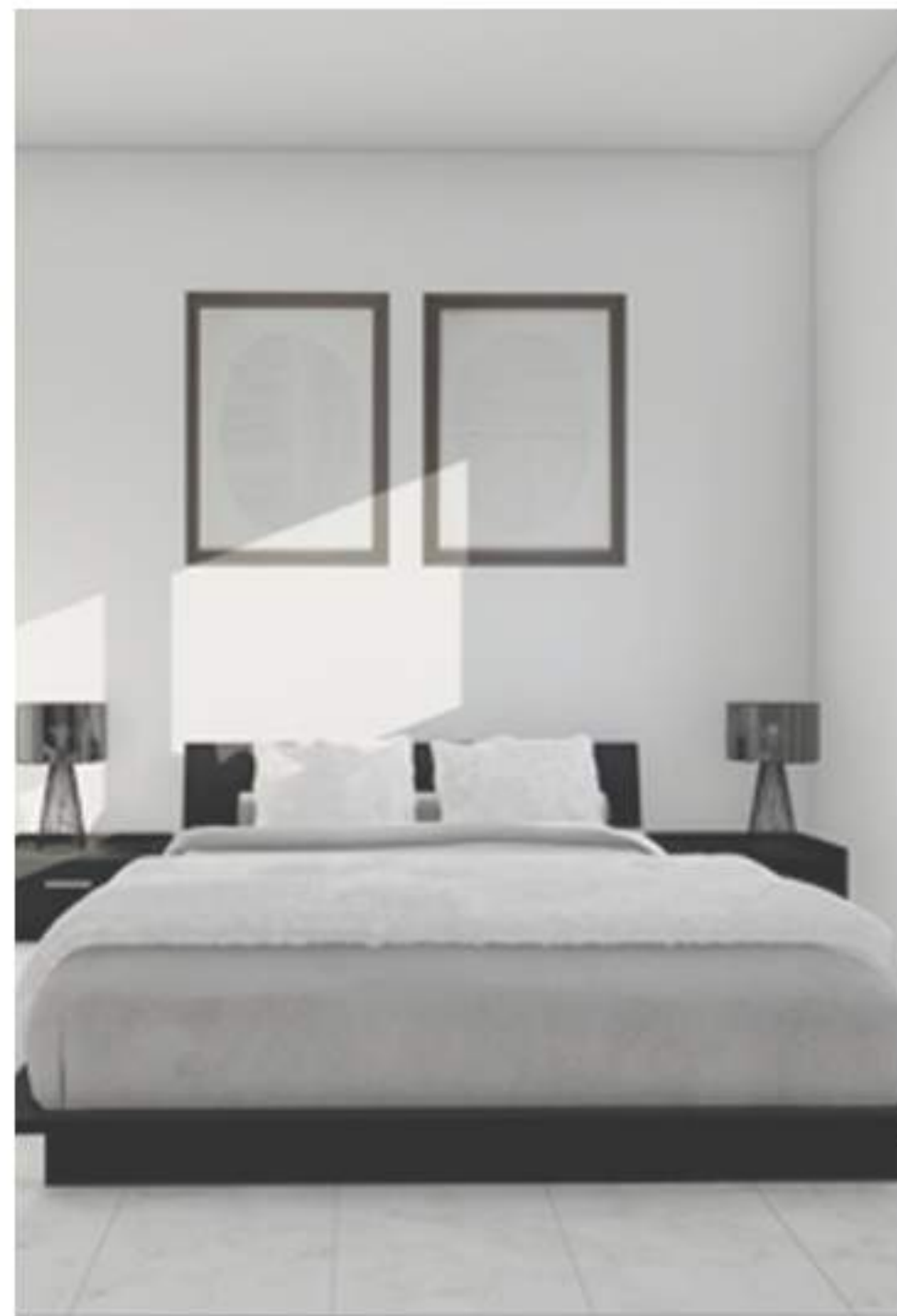
All apartments with open plan layout, 1-Bedroom and 2-Bedroom houses with en-suite bathrooms.

ELISABETH RESIDENCE

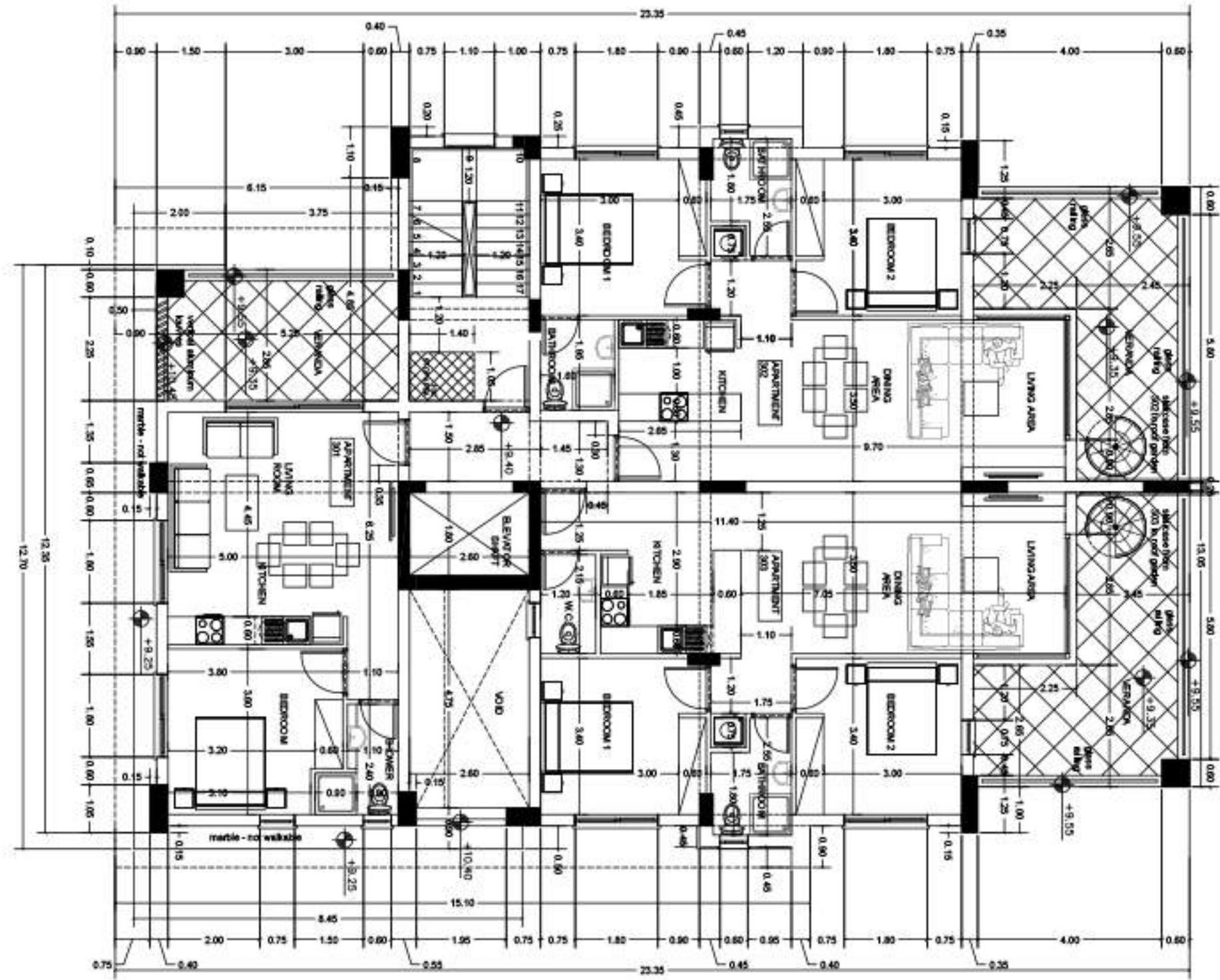


Apt 302

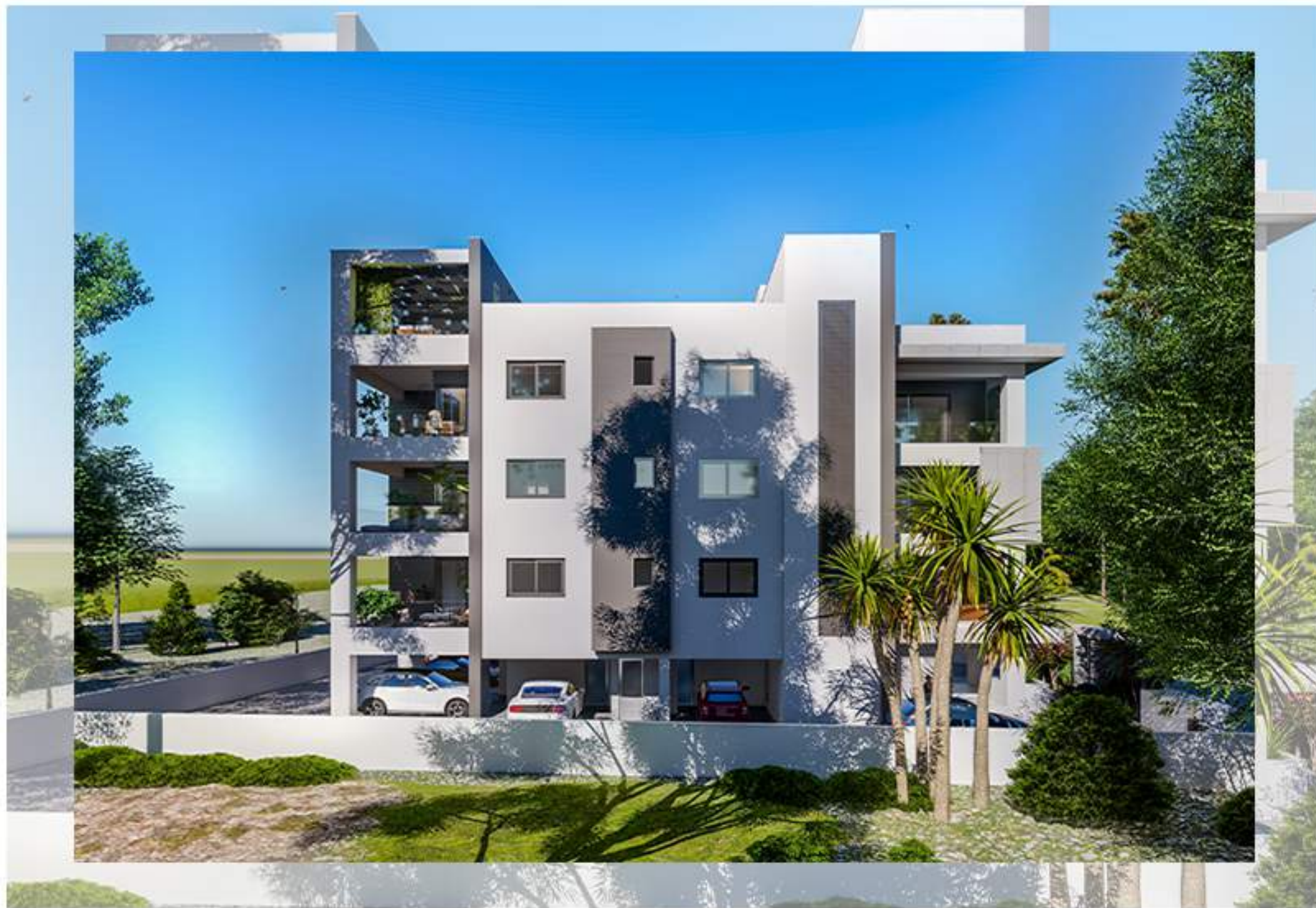




Typical Floor





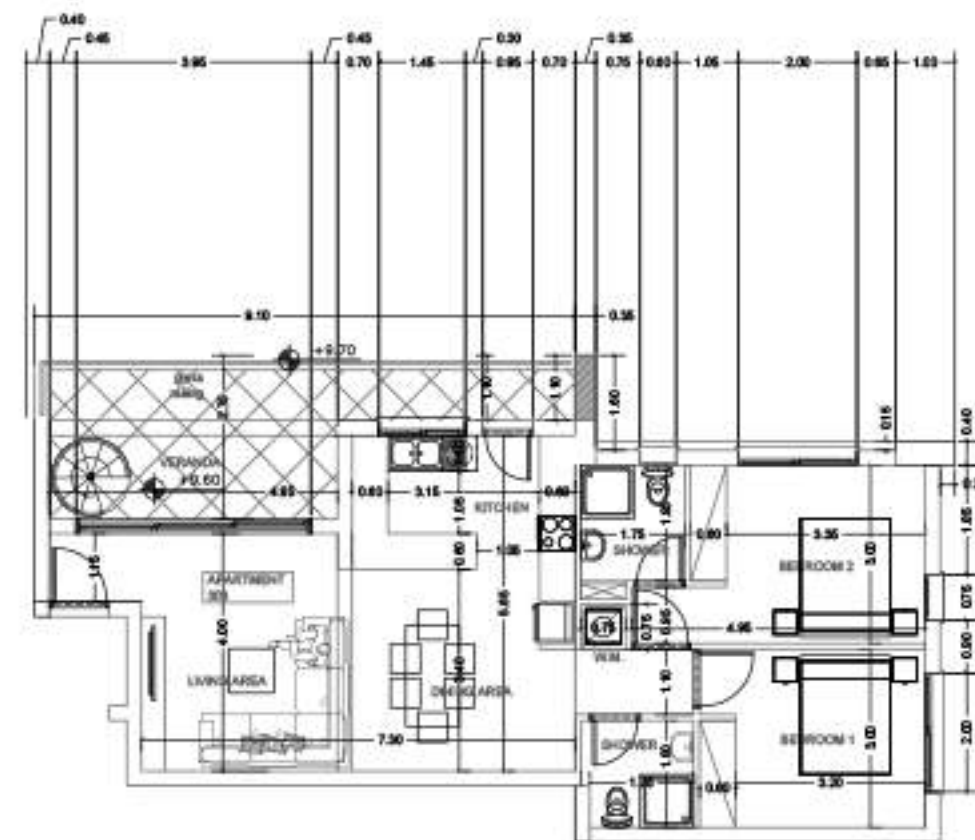


ANTRIANA RESIDENCE

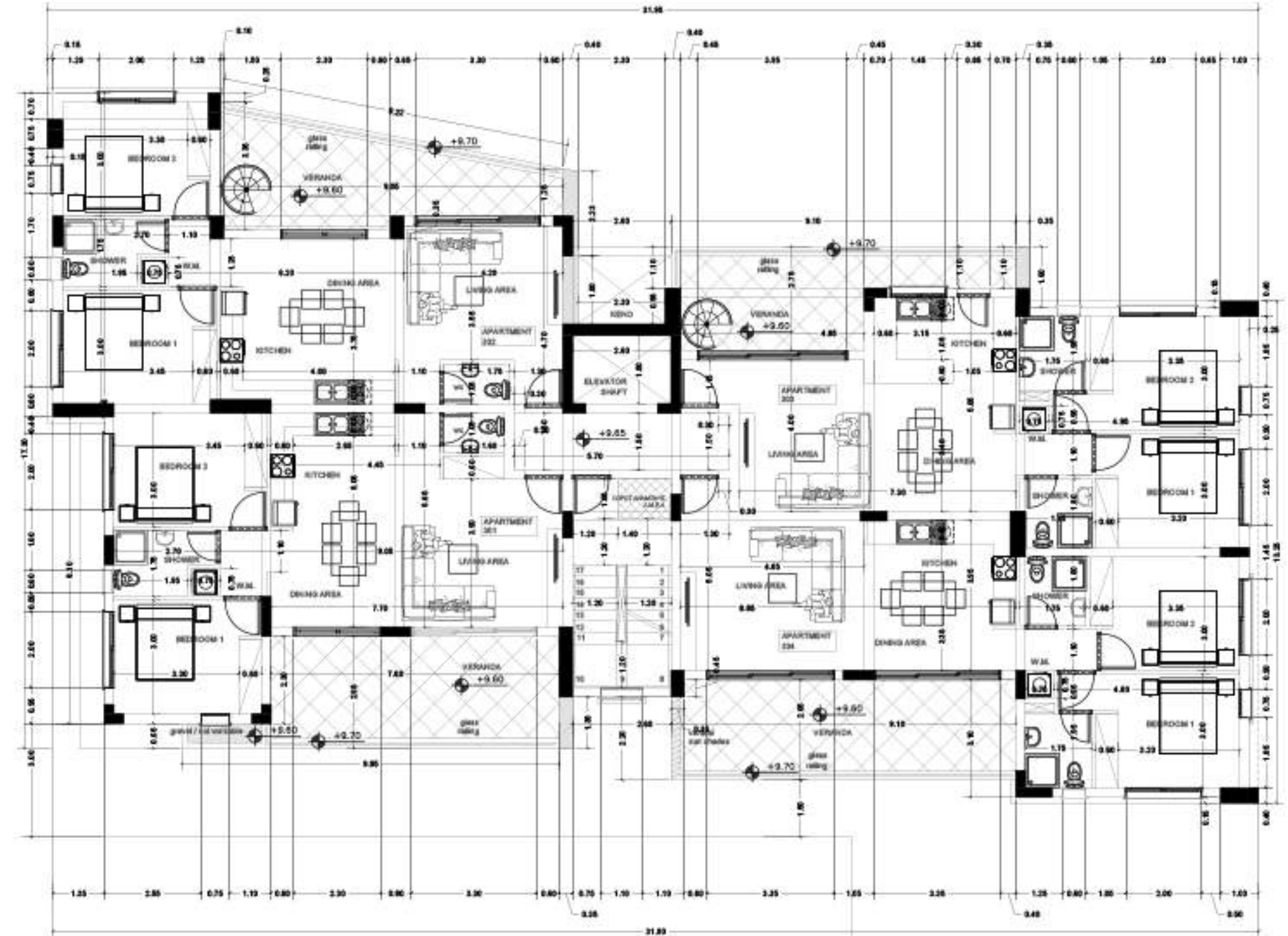


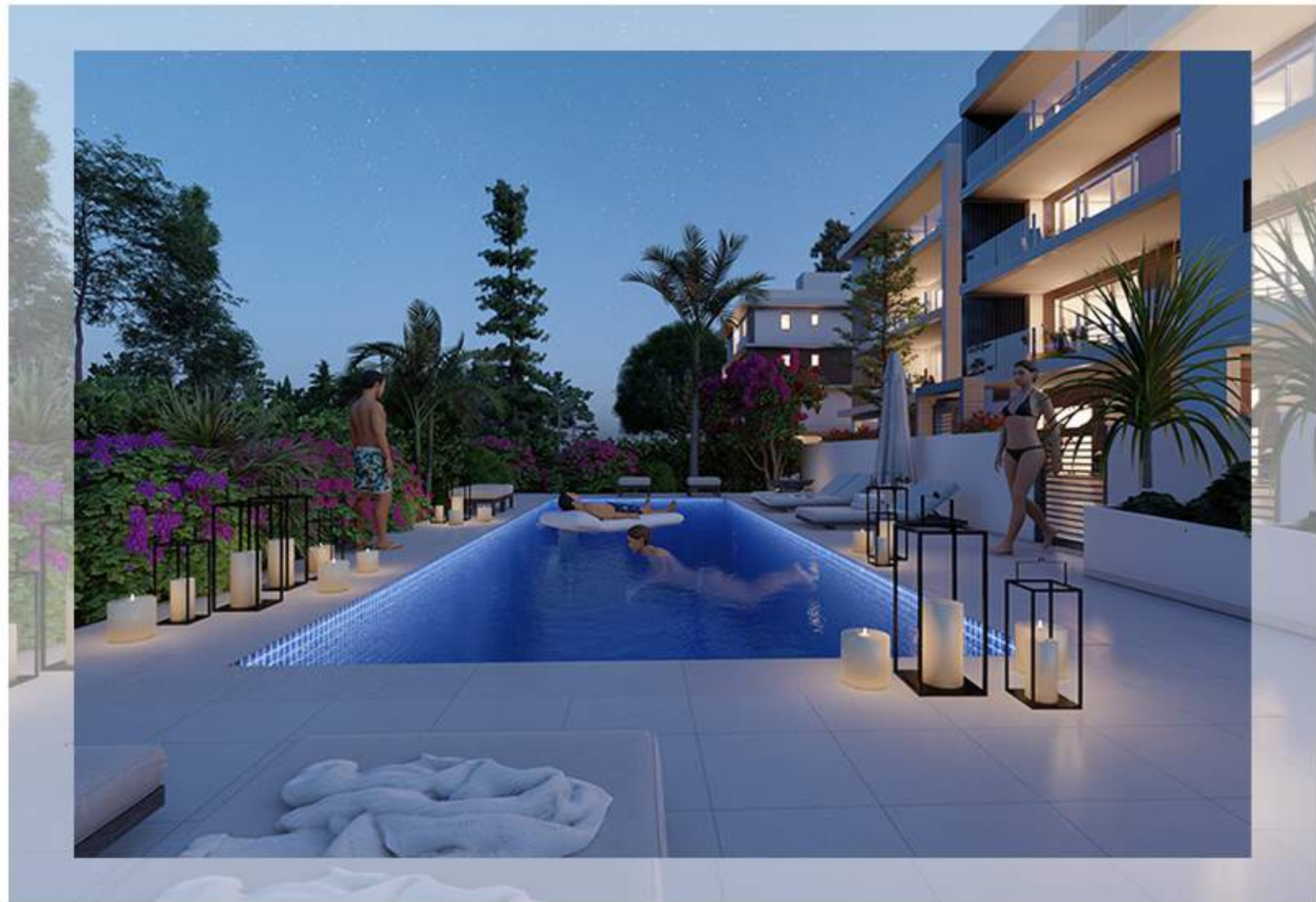
Apt 303

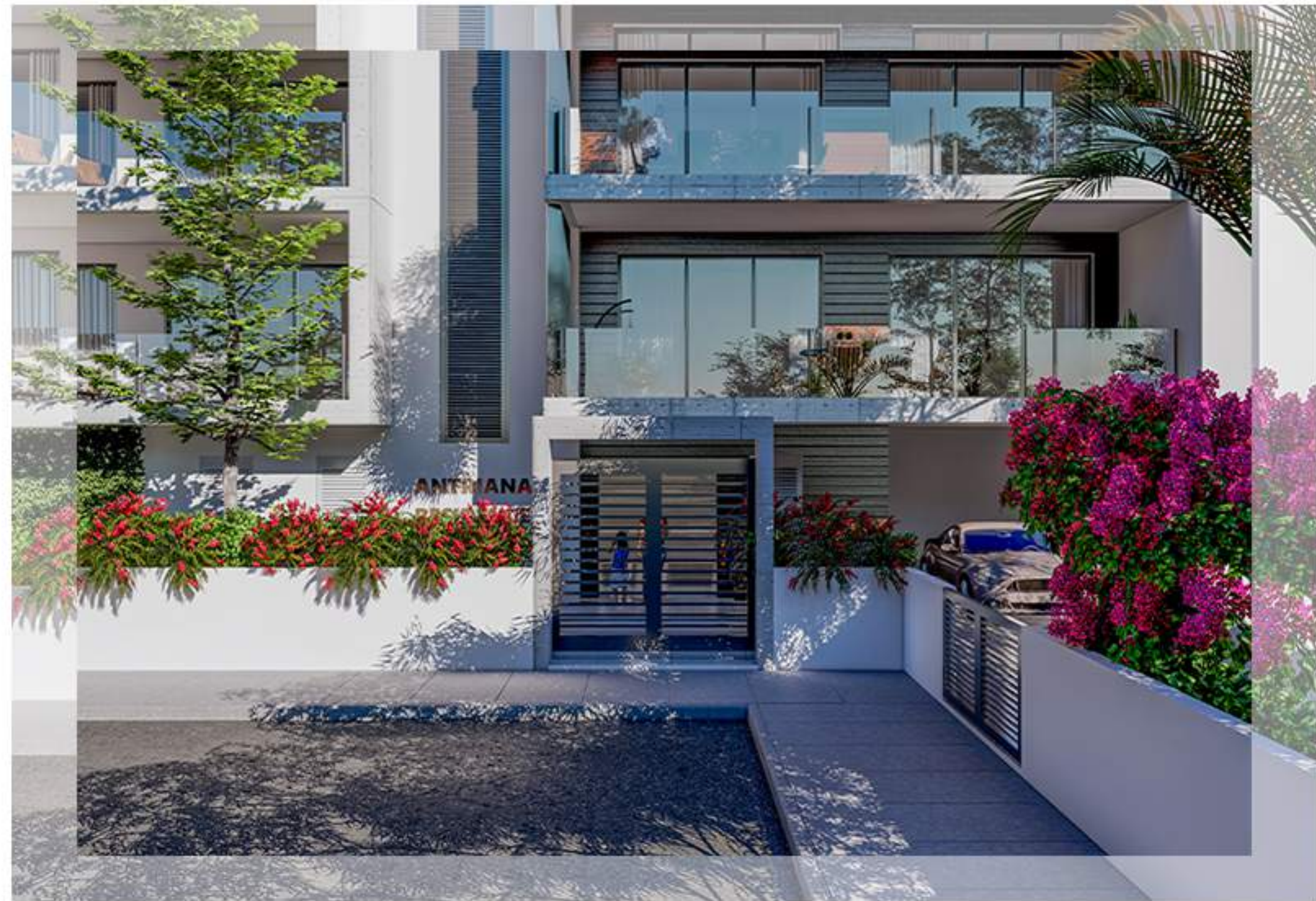




Typical Floor







TECHNICAL SPECIFICATIONS

PRELIMINARY TASKS

- Contracts & signs on site.
- Water/power Consumption by the Contractor.
- Laboratory tests of the durability of concrete and other materials.

EARTHWORKS

- All earthworks will be in accordance to the architectural plans.

INSULATIONS

- Water insulation at the base of the exterior brick walls.
- Polystyrene insulation of 8cm on roofs, plus screed and water insulation membrane on top.
- Thermal insulations (polystyrene), for the roofs (8cm) and the structure (5cm) in accordance to the specifications.

CONCRETE WORK

- Concrete Base: Concrete C25 According to the structural study.
- Structure: Concrete C35 According to the structural study.

PURCHASE AND PROCESSING OF STEEL REINFORCEMENTS

- Purchase of reinforcements in accordance with European specifications (structural study).
- Elaboration of reinforcement in accordance with design and civil engineering supervision.

BRICKWORKS

- External Brickwork with thermal bricks of 30cm thickness.
- Internal Masonry Bricks of 30cm thickness.

COATINGS

- External coatings with three layers plus finish - cement coating and graffiato
- Internally two layers of cement coating, spatula and paint.
- Insulations also of quality level Type – A-

INTERNAL WALL CLADDINGS

- Ceramic tiles Purchasing value € 22,00/m2 in the bathrooms
- Cladding in the kitchen between benches and cabinets with granite purchasing Value € 110,00/m2.

FLOOR TILES AND MARBLES

- Window Marble pads of the value of € 26,00/m2.
- Floor tiles value € 28,00/m2 in the living areas, kitchens, dining rooms, halls and bedrooms.
- Staircases dressed with marble or granite at the purchasing value of € 68,00/m2
- Bedroom Parquet or ceramic tiles at the purchasing value of € 30,00/m2
- Verandas - Ceramic floors at the purchasing value of € 20,00/m2.
- All floor tiles will be of Italian or Spanish origin of first quality, at the choice of the owner, from the stores – Evpala Showroom or Africanos Showroom.

ENTRANCE TO THE PARKING SITE AND MAIN ENTRANCE

- Concrete flooring and Shaping according to architectural plans.
- Ceramic flooring of Value €20,00 per sq/m for the floors of storages.
- Entrance lobby flooring - Granite or Marble and, cladding of walls, materials of value €110,00 per sq/m.

SANITARY WARE

- Bath hubs or Shower Basins of value €210,00 each.
- Toilets and basins of value of €200,00 each.
- All bathroom mixers, WCs and kitchen tabs will be one-armed of Hans Grohe.
- Kitchen bench tops of Double synthetic granite of the value of 110,00/ sq/m.
- Purchasing of kitchen Sinks at €230,00 each.

SEWAGE SYSTEM (INCLUDED)

STEEL WORKS

- Openable Urban Steel Gates €1800,00 (total).
- Metal railings of the internal staircases with metal handles.
- Glass railings at the verandas with tempered glass of value of € 115,00 per m.

ALUMINUM WORKS

- Silver Aluminum Series 3000 plus.
- Double Glazing Low-E & UV for Balcony doors.
- Aluminum entrance door with glass at value of € 3.200,00.
- Frames and provisions for electric shutters on windows.

TIMBER WORKS

- Cases of interior doors of wood beech or white lacquer display.
- Interior doors of wood beech or white-lacquered display.
- Kitchen cabinets of wood beech or white-lacquered display.
- Bathroom cabinets of wood beech or white-lacquered display.
- Piped washbasins in the bathrooms.
- Door handles for cabinets, wardrobes and doors of the value of €500 (total).

COLORING AND PAINTWORKS ACCORDING TO PLANS AND 3DS

WINDOW VALANCES (BASE FOR CURTAINS ON WINDOWS)

- Not included.

CENTRAL HEATING

- Provisions for electrical heating system (electric heating boiler) in each room.
- Provisions and wiring of electric lights in each room.

SOLAR PANELS AND WATER PRESSURE SYSTEM

- Included in the price.

ELECTRICAL INSTALLATIONS

- Wiring, switches, sockets, and lights in accordance to the electrical study.
- Decorative lamps are not included.

PROVISIONS FOR PHOTOVOLTAIC PANELS ARE INCLUDED

VIDEO INTERCOM SYSTEMS INCLUDED

- Included for each apartment.

ELEVATORS

- Installation and mounting of elevators from Colbeck Ltd. Purchasing value €23,500,00.

GYPSTUMBOARD CEILING DECORATIONS

- Included for master bedrooms, living rooms and kitchens.

NOTES

- THE SWIMMING POOL AND POOL AREA ARE NOT INCLUDED IN THE OFFER.
- The buyer can request any change in materials or architectural designs*
The cost of which is negotiable with the contractor, and has the right to refuse changes that will be deemed not to be compatible with the architectural character of the building and/or that will affect the final approval license by the authorities.
- All requests of this type must be approved by the architect and the engineer.
- All extra works will be agreed upon and paid before construction. All subcontractors and suppliers are defined by Crystaliso Construction Ltd with the agreement of the architect. Crystaliso Construction LTD Provides two years warranty after the delivery date of the project.

TECHNICAL SPECIFICATIONS

ELISABETH RESIDENCE - 733 sq/m

FLOOR	Apt. No.	Apt. Type	Area (m ²)	Area per Floor	Covered Balconies (m ²)	Covered Parking	Storage	Common Swimming Pool (m ²)
G.F.	Useful Area		128.30			✓		
	101	1 Bedroom	50.00		15.00	✓	✓	
1st Floor	102	2 Bedroom	78.45		21.90	✓	✓	
	103	2 Bedroom	80.50		21.90	✓	✓	
	Common Area		21.75	230.70				
2nd Floor	201	1 Bedroom	50.00		15.00	✓	✓	
	202	2 Bedroom	78.45		21.90	✓	✓	
	203	2 Bedroom	80.50		21.90	✓	✓	
3rd floor	Common Area		21.75					
	301	1 Bedroom	50.00		15.00	✓	✓	
	302	2 Bedroom	78.45		21.90	✓	✓	
Roof	303	2 Bedroom	80.50		21.90	✓	✓	
	Common Area		21.75	230.70				

ANTRIANA RESIDENCE - 1167 sq/m

FLOOR	Apt. No.	Apt. Type	Area (m ²)	Area per Floor	Covered Balconies (m ²)	Covered Parking	Storage	Common Swimming Pool (m ²)
G.F.	Useful Area		128.30			✓		
	101	2 Bedroom	82.00		23.00	✓	✓	
1st Floor	102	2 Bedroom	82.00		23.00	✓	✓	
	103	2 Bedroom	81.50		18.65	✓	✓	
	104	2 Bedroom	81.35		24.00	✓	✓	
2nd Floor	Common Area		23.00	349.85				
	201	2 Bedroom	82.00		23.00	✓	✓	
	202	2 Bedroom	82.00		23.00	✓	✓	
3rd floor	203	2 Bedroom	81.50		18.65	✓	✓	
	204	2 Bedroom	81.35		24.00	✓	✓	
	Common Area		23.00	789.85				
Roof	301	2 Bedroom	82.00		23.00	✓	✓	
	302	2 Bedroom	82.00		19.20	✓	✓	
Roof	303	2 Bedroom	81.50		17.35	✓	✓	
	304	2 Bedroom	81.35		24.00	✓	✓	
Roof	Common Area		23.00					
	Common Area		17.65					

