Blue Life Developments LTD

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 Blue Life Complex is located in
Limassol at the Berengaria Village.

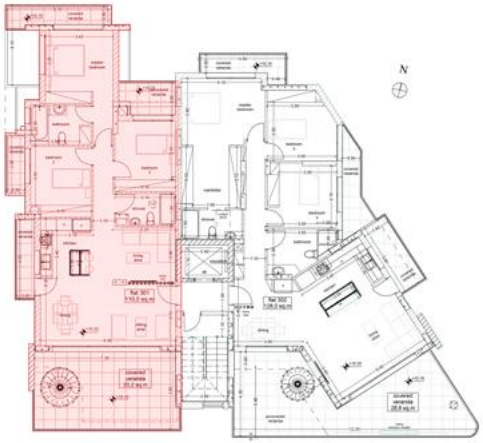
Residents are never far
from the city center and all its
amenities and only 2km from
the beach front.

The complex is consisted of two
appartment buildings.

All appartments with open plan
layout and three 3-Bedroom houses
with en-suite bathrooms.

Blue Life A

301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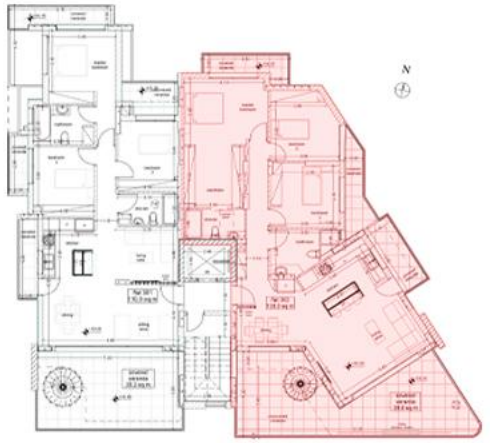
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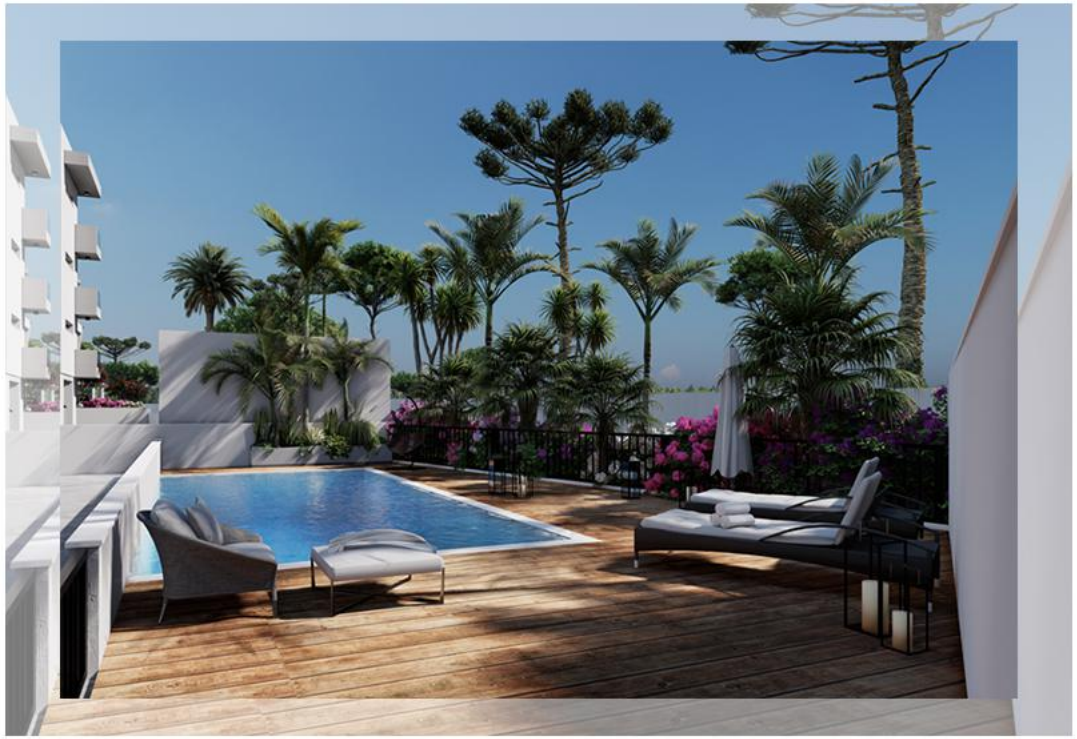

Blue Life B

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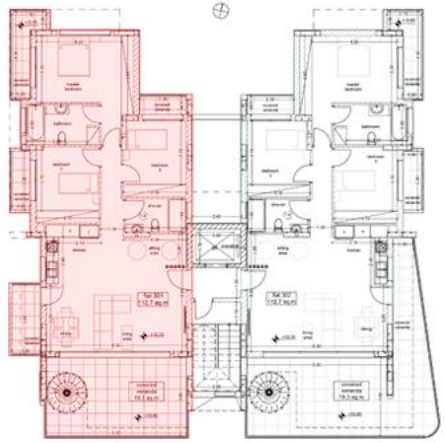

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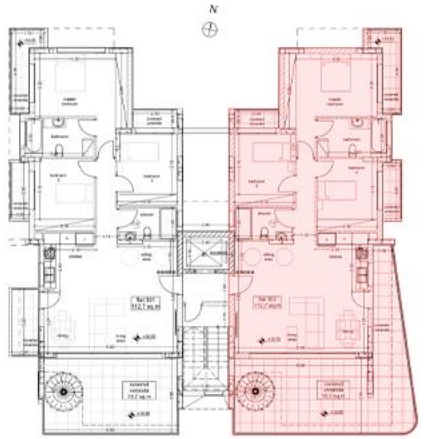
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Blue Life Villas

C1

GREEN AREA
PLOT C
533.6 sqm

C2

GREEN AREA
PLOT C
533.6 sq.m.

C3

GREEN AREA

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 10cm 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 – Evpalia 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 Double 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 glass.
- Double Glazing Low-E & Low-E Balcony doors.
- Aluminum entrance door with glass at value of € 3.200.00.
- Frames and provisions for electric shutters on windows.

TIMBER WORKS
- Doors 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.
- Bedroom cabinets of beech wood or white lacquer display.
- Fitted 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 (electrical heating bodies) in each room.
- Provisions and wiring of A/C systems 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.

GYPSUMBOARD 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 and architectural designs*.
  The cost of which is negotiable but the contractor, and has the right to refuse changes that will be deemed not to be safe or alter the architectural character of the building and/or 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 Crystalise Construction Ltd with the agreement of the architect.
- Crystalise Construction LTD Provides two years warranty after the delivery date of the project.

TECHNICAL SPECIFICATIONS

Blue Life A - 830.50 sq/m

App. No	Area	Covered Balcony	Uncovered Roof Garden	Covered Parking	Storage	Common Areas	Common Swimming Pool	
101	119.20	44.00		22.90	5.90	30.50	17.00	
102	117.60	43.20		21.70	5.90	30.50	17.00	
201	119.20	44.00		31.60	5.90	30.50	17.00	102.00
202	117.60	43.00		27.30	5.90	30.50	17.00	
301	110.00	45.80	33.30	27.90	5.90	30.50	17.00	
302	128.00	46.40	59.80	28.60	6.50	30.50	17.00	

Blue Life B - 805 sq/m

App. No	Area	Covered Balcony	Uncovered Roof Garden	Covered Parking	Storage	Common Areas
101	113.20	46.00		23.20	7.70	13.30
102	113.20	42.50		20.80	7.10	13.30
201	112.70	40.50		24.50	3.40	13.30
202	112.70	40.90		25.60	7.10	13.30
301	112.70	42.40	41.00	27.20	4.20	13.30
302	112.70	46.20	46.90	27.80	3.40	13.30

382.80

GREEN AREA

Blue Life C - Detached Houses

House No	Plot Size	House Density	Covered Verandas	Roof Garden
C1	174.60	145.10	13.80	66.00
C2	161.80	137.30	21.60	73.96
C3	208.40	171.50	5.40	97.30