



VICTORIA SUITES
OLD TOWN





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This modern residential three storey building consist of 5 apartments

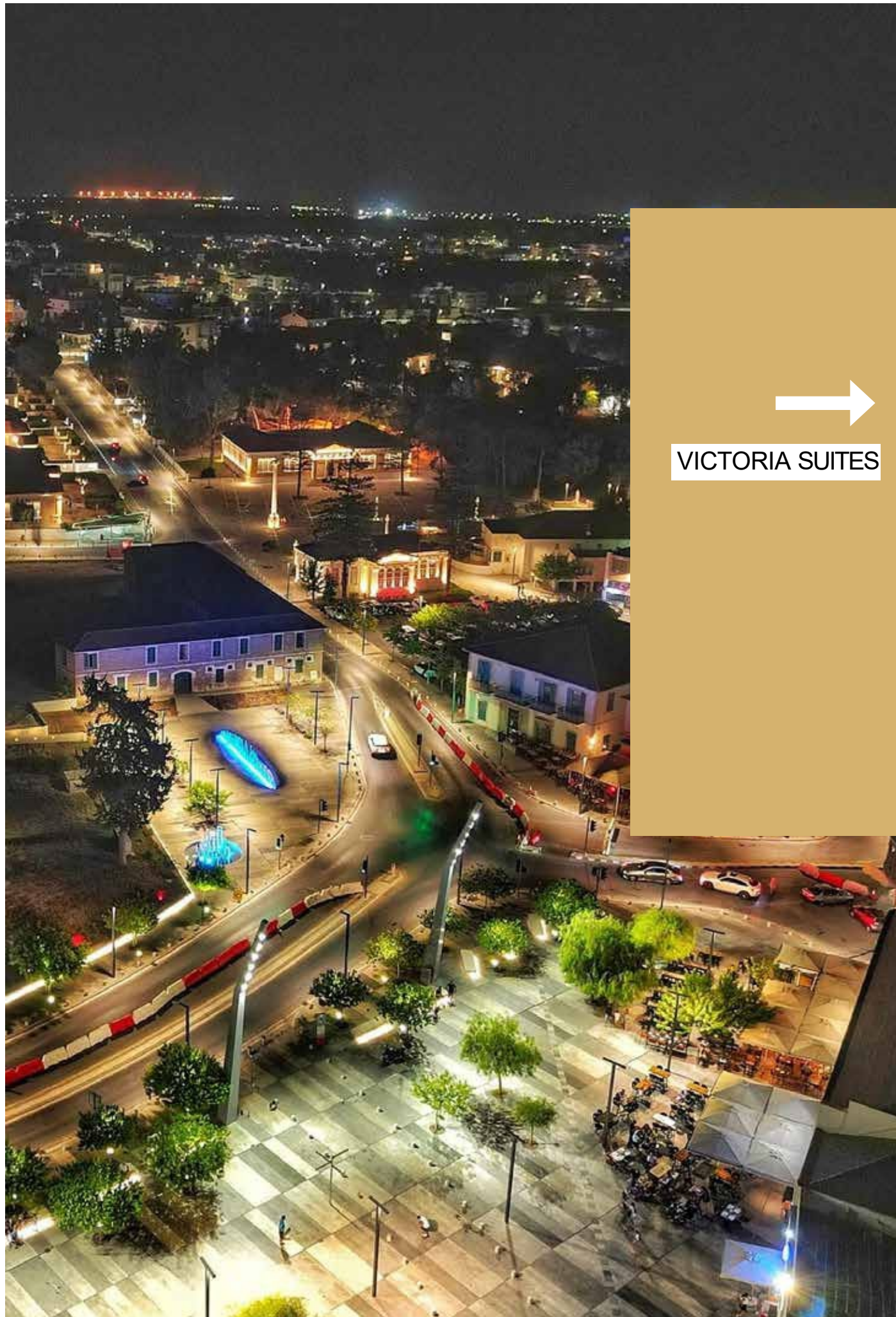
One bedroom and Two bedroom apartment on the First and Second floor.

Three bedroom luxurious Penthouse on the Third floor.

Most of the apartments combines breath taking views to the sea and to the city.

CITY CENTER

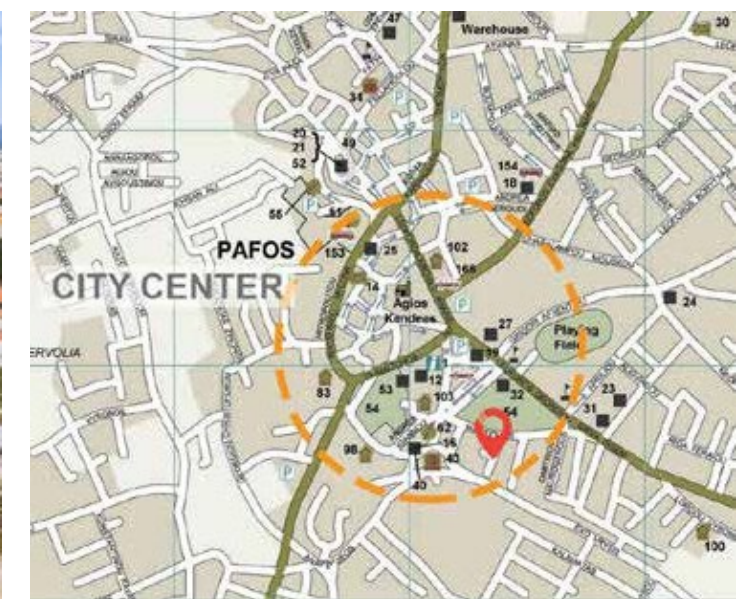
- 1.5 km to the closest sandy beach
 - 2 km Harbor with the historic Medieval castle
-



VICTORIA SUITES

LOCATION

Victoria Suites is situated in a quiet, historic center of Paphos close to the Fountain of Love in the Town Hall's square and opposite the municipal gardens. The development is a step away to all the amenities: restaurants/cafes/bars, banks and schools.



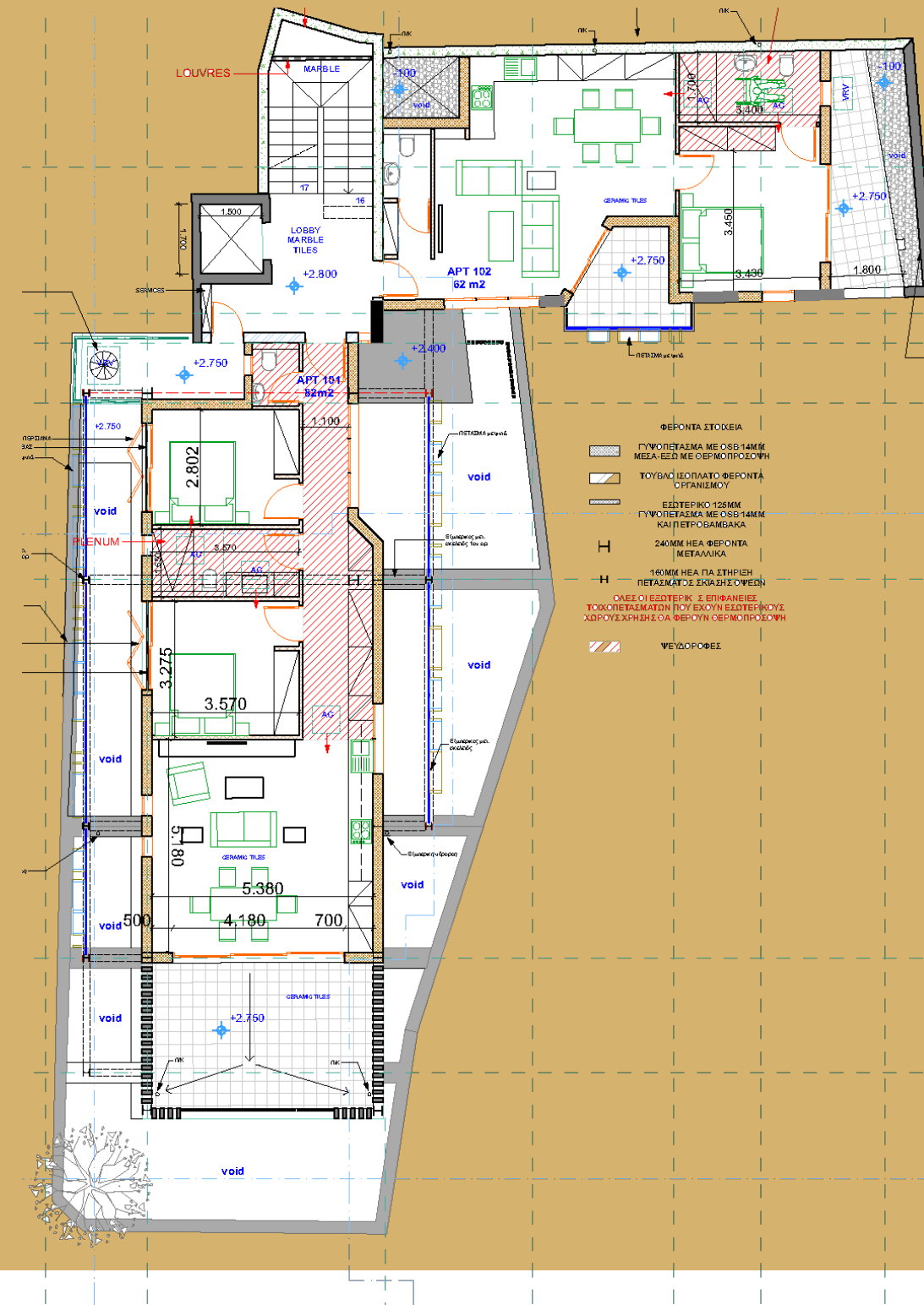
FIRST FLOOR

APARTMENT 101 (01 AS PER DRAWINGS) 2 BEDROOMS

LIVING AREA:	85 sqm
COVERED VERANDA:	17 sqm
COVERED PARKING:	12 sqm
STORAGE:	3 sqm
TOTAL COVERED:	102 sqm

APARTMENT 102 (02 AS PER DRAWINGS) 1 BEDROOM

LIVING AREA:	62 sqm
COVERED VERANDA:	15 sqm
COVERED PARKING:	12 sqm
TOTAL COVERED:	77 sqm



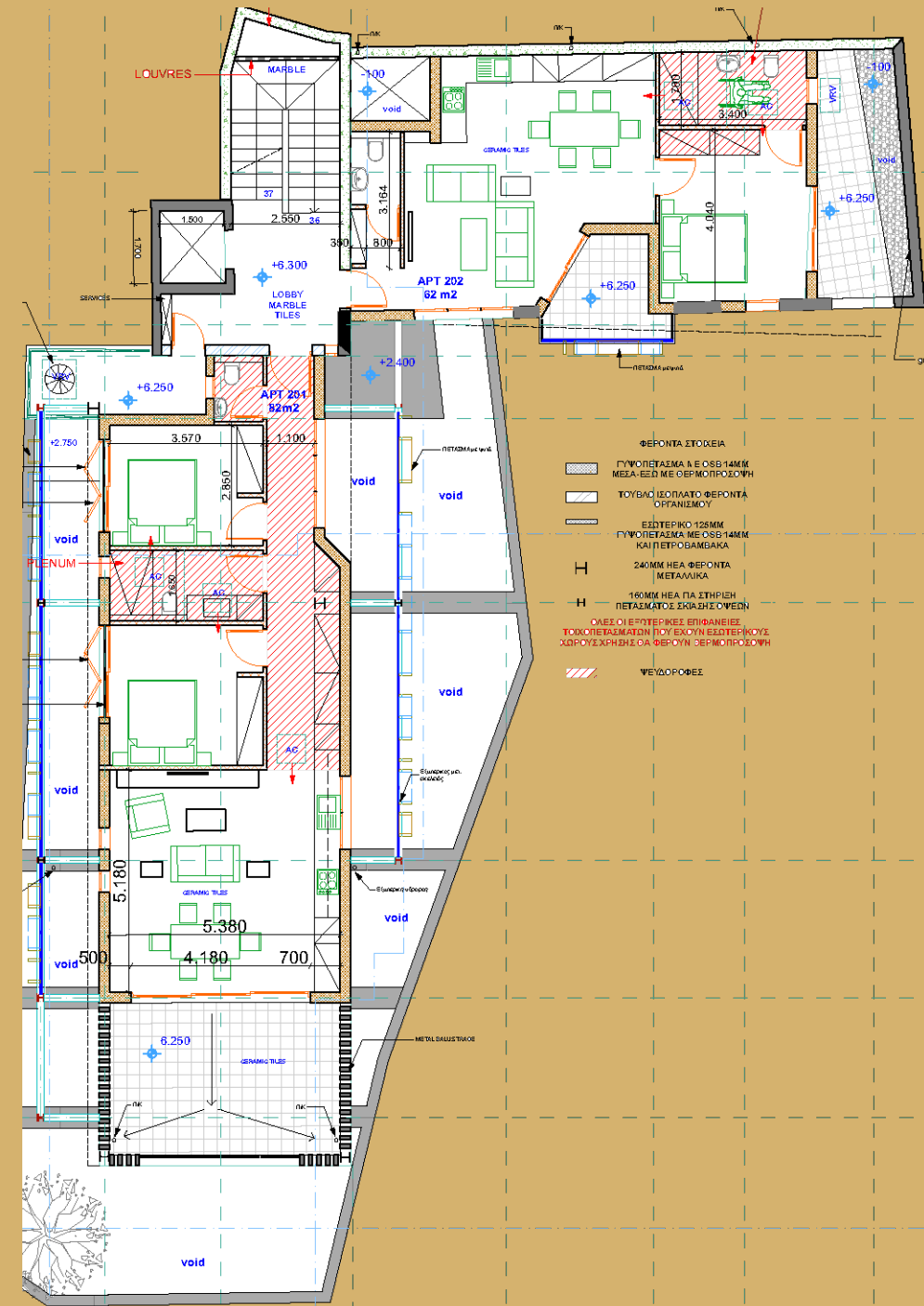
SECOND FLOOR

APARTMENT 201 (03 AS PER DRAWINGS) 2 BEDROOMS

LIVING AREA:	85 sqm
COVERED VERANDA:	17 sqm
COVERED PARKING:	12 sqm
STORAGE:	3 sqm
TOTAL COVERED:	102 sqm

APARTMENT 202 (04 AS PER DRAWINGS) 1 BEDROOM

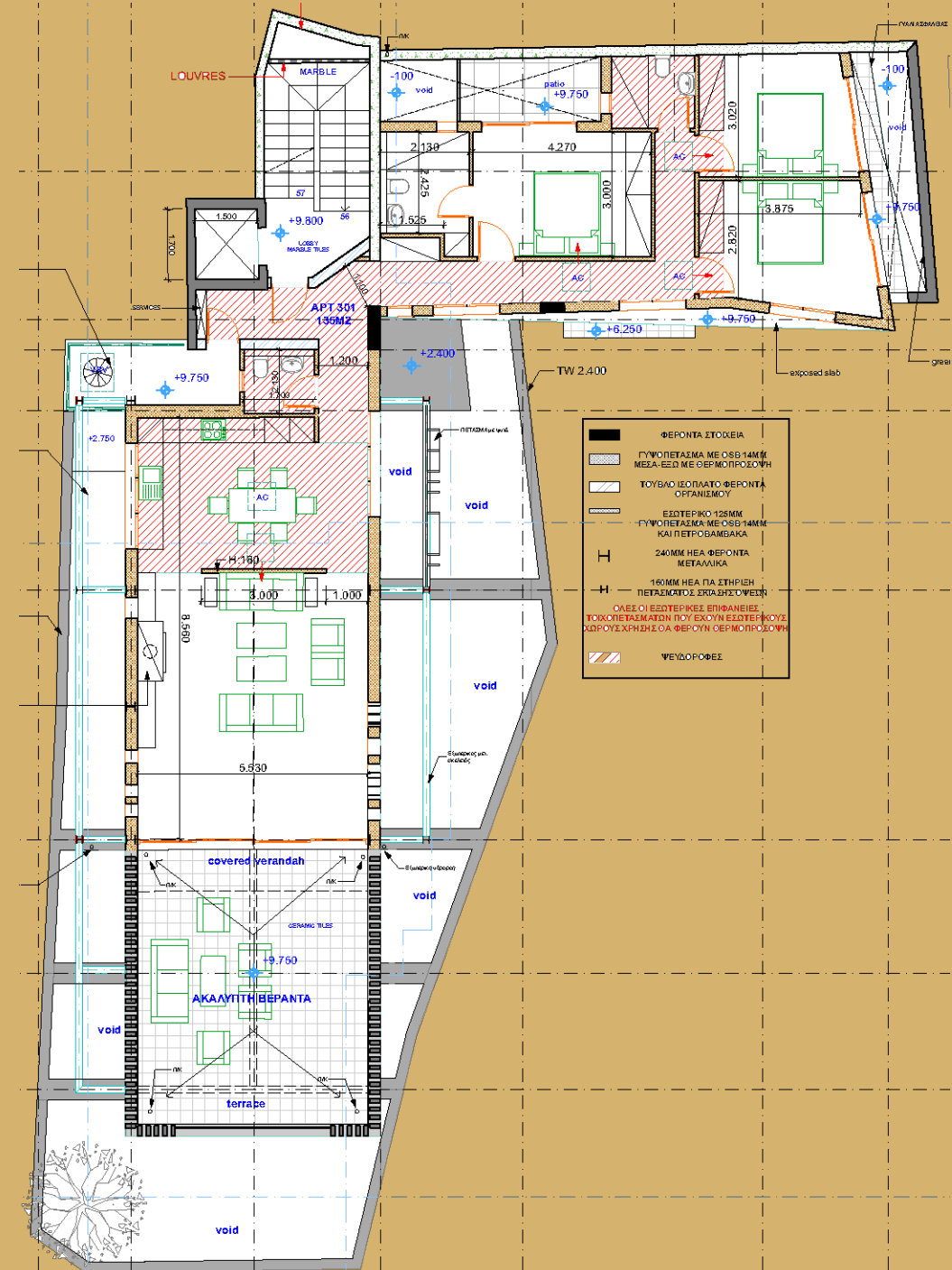
LIVING AREA:	62 sqm
COVERED VERANDA:	15 sqm
COVERED PARKING:	12 sqm
TOTAL COVERED:	77 sqm



THIRD FLOOR

PENTHOUSE 301 (05 AS PER DRAWINGS)
3 BEDROOMS

LIVING AREA: 145 sqm
COVERED VERANDA: 9 sqm
UNCOVERED VERANDA: 42 sqm
COVERED PARKING: 12 sqm
STORAGE: 6 sqm
TOTAL COVERED: 154 sqm





SPECIFICATIONS

STRUCTURE

Reinforced concrete, beams and slabs, designed to seismic specifications.

WALLS AND PARTITIONS

- External Walls: 30cm thick of high quality hollow bricks, EU standards for thermal & energy saving.
- Internal Walls: U15 ULTRA board system (Knauf, Germany or Rigips, Italy) of 10 cm on both sides and Rockwool internally

PLASTERING

- External surfaces will be finished with 2 coats rough texture plaster.
- Internally all walls and partitions will be finished with 3 coats plaster.
- The ceilings will be finished with spatula.

PAINTING

- Internally spatula and 3 coats oil paint in bathrooms and toilets.
- All walls white-white ceilings.
- Externally paint and rough concrete due to architectural plans.

KITCHEN

- European ceramic tiles (colour choice available), allowance: €35/m²
- European handleless fitting (colour choice available)
- Individually designed layouts.
- Techno granite worktops (colour choice available), allowance €180/m²
- Techno granite under slung sink with Italian chrome finish mixer tap, allowance €350

BATHROOMS

- European ceramic tiles (colour choice available), allowance €30/m²
- European white sanitary ware, allowance €250/piece. Models: Ideal Standard or Laufen
- Wall mounted WC pan with concealed cistern and soft seat and cover, allowance €350/piece
- European ceiling mounted shower arm and head with separate hand shower and wall mounted recessed controls, allowance €350/piece
- Individually designed vanity unit, mirror, and a shaver socket €450/piece
- European chrome finish brassware €150
- Walk in shower with contemporary fixed glass screen

LIVING ROOM & INNER AREAS

- European ceramic flooring in hall and living areas (colour choice available) or laminate wood floor €35/m²
- Pressure lacquered doors €280/piece
- Individually designed fitted wardrobes (color choice available) €280/m²

CLIMATE CONTROL

- HEATING: Under floor heating in all rooms and hallways with heat pump system.
- COOLING: Independent comfort cooling concealed in all areas.

ELECTRICIAL FITTINGS

- Dimmable lighting in living area and bedrooms
- LED lighting on all balconies
- External power socket on all terraces
- Slim line white sockets throughout €10/piece
- MK wedge sockets under wall units, allowance €10 per piece





SEWAGE

Connection to main sewage system.

DRAINAGE

Pipe in pipe system as per Local Authority Requirements. Irrigation System with automation in the garden.

OTHER SPECIFICATIONS

- Solar System for heating water
- Pressurized water system
- Double glazing
- Fly screens on all windows
- Energy saving building (built according to the latest EU standards) / Category A

COMMUNAL AREAS, SERVICES & FACILITIES

- Video controlled security entrance
- Lift to all floors
- Landscaped communal gardens
- Covered parking on ground level
- Electric charging points for electric cars
- Multipurpose area

