



# ADONIDOS

## GARDENS



# Overview

**Location** Geroskipou, Paphos

## **Description**

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Adonidos Gardens is conveniently located in Geroskipou, the second largest municipality located in the Paphos district of Cyprus. The town is known for its long history, which dates to ancient times and is rich in history and culture. It retains the charm of a typical Mediterranean village that is peaceful and beautiful, but still offers all the necessary amenities you need. A wide selection of restaurants, supermarkets, banks, and stores are conveniently available in the town. Tranquil and welcoming, Geroskipou is adjacent to the Paphos city centre, with the airport only a few kilometers away.





## Key Distances



Geroskipou Beach  
3.5 km | 8 min



Paphos Harbour  
5 km | 11 min



Paphos Airport  
7 km | 10 min



Geroskipou Village  
Centre 1 km | 4 min



Blue Cross Clinic  
2.3 km | 6 min



Limassol Highway  
2 km | 4 min



General Hospital  
6.5 km | 8 min



Golf Resort  
1.8 km | 5 min



Paphos Mall  
4.7 km | 10 min



Paphos Old Town  
4.4 km | 8 min



## Type

Apartment Blocks

## Total Residences

44 Units 5 Blocks

## Bedrooms

Studio, 1 and 2

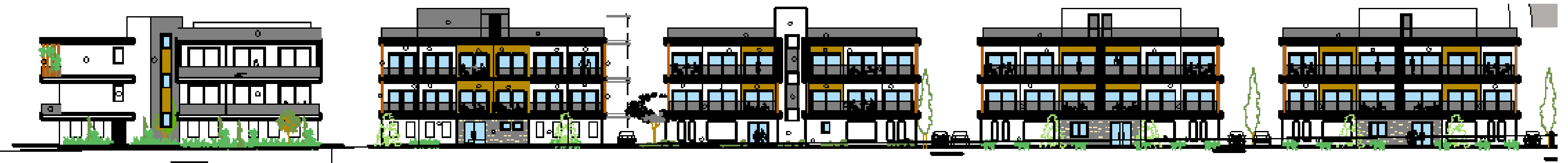
## Plot Area

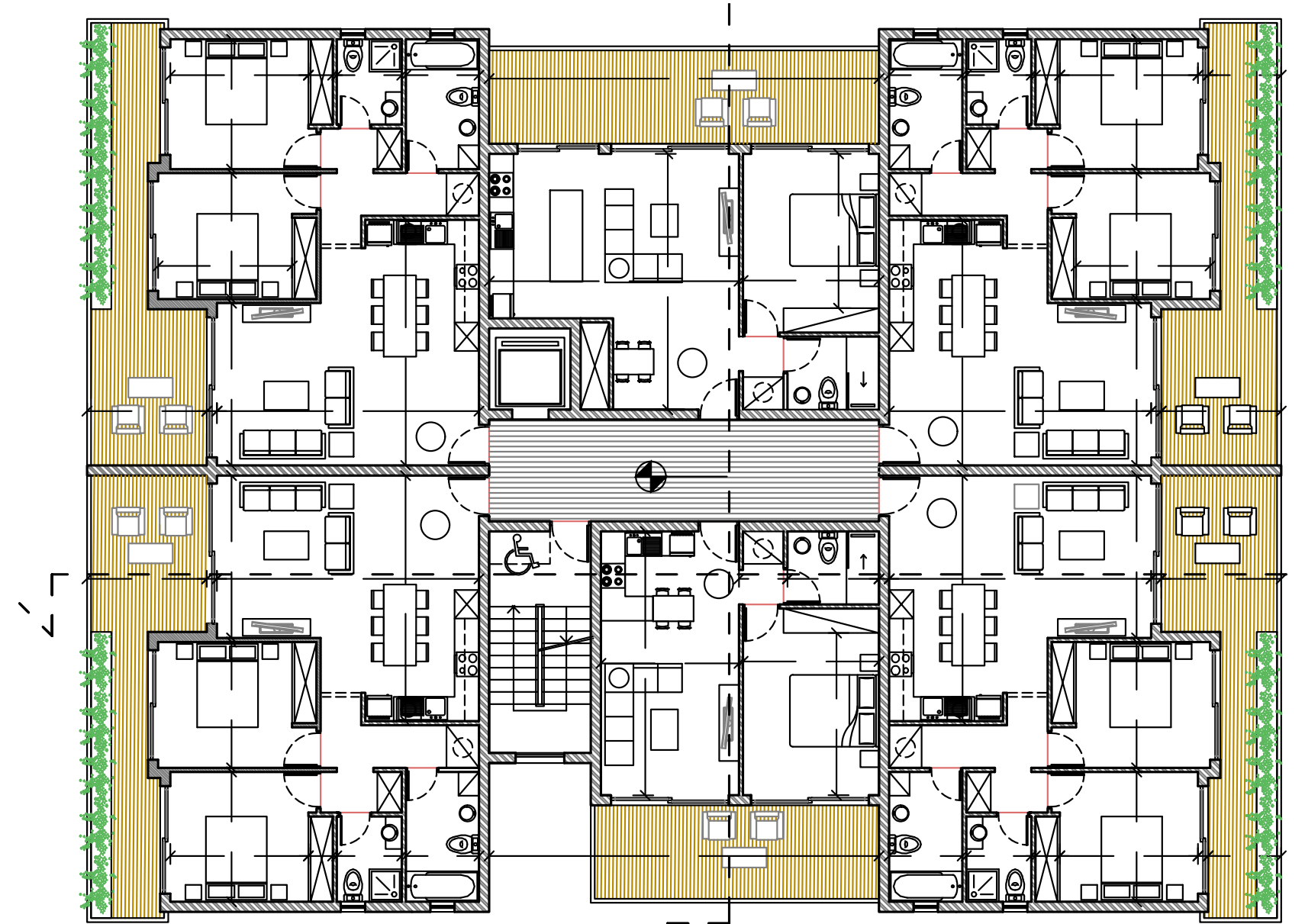
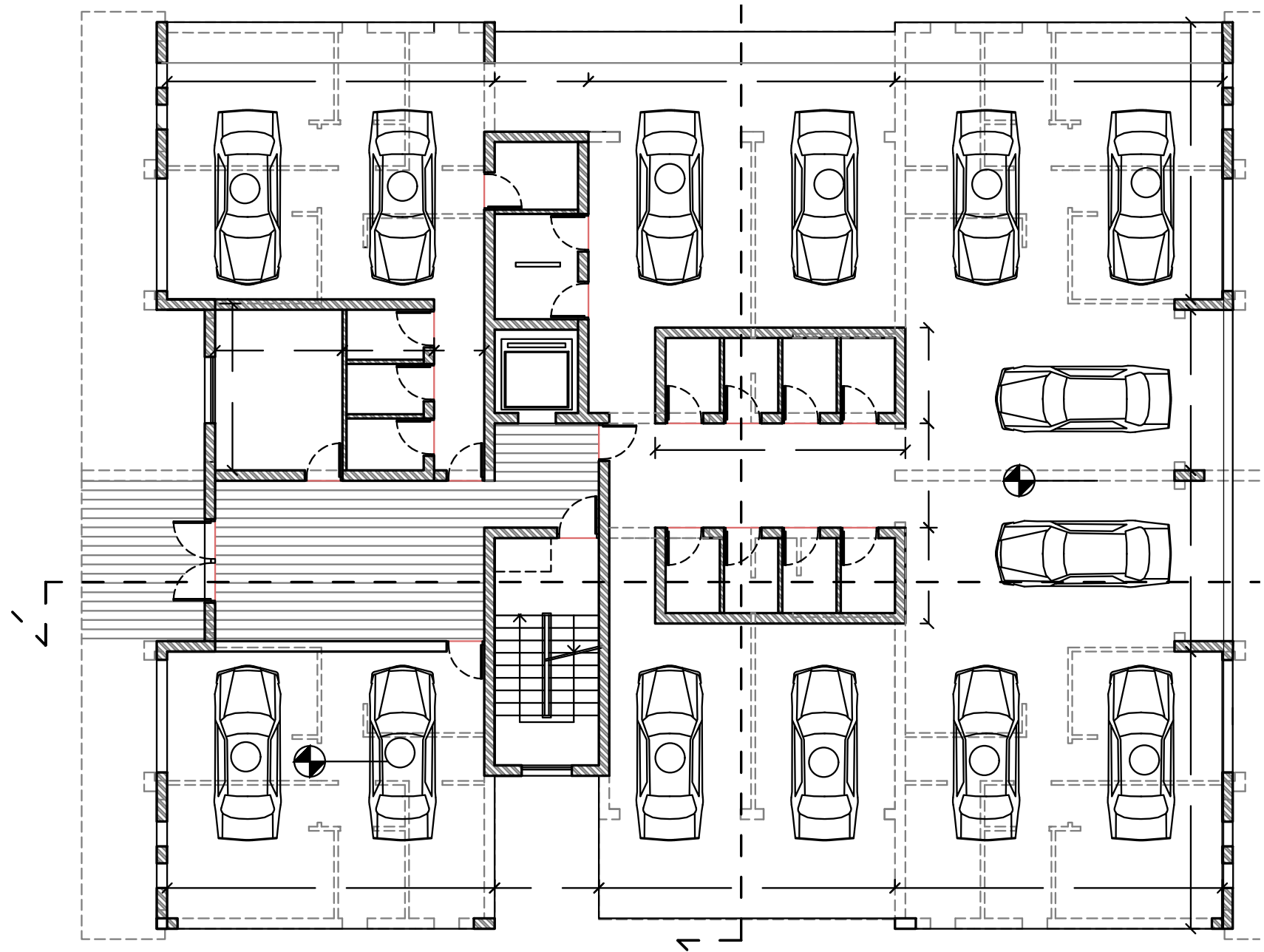
85 to 50m<sup>2</sup>

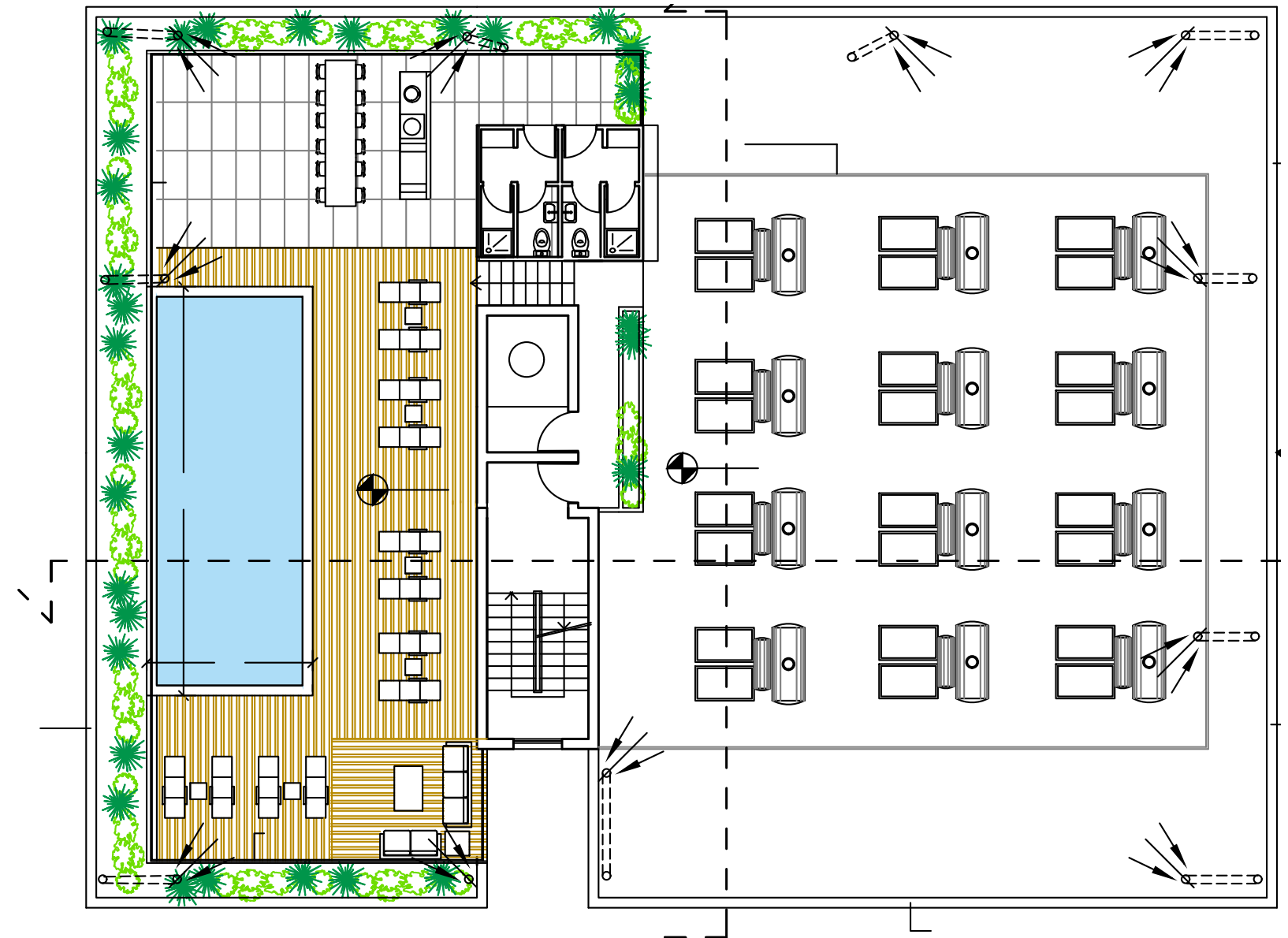
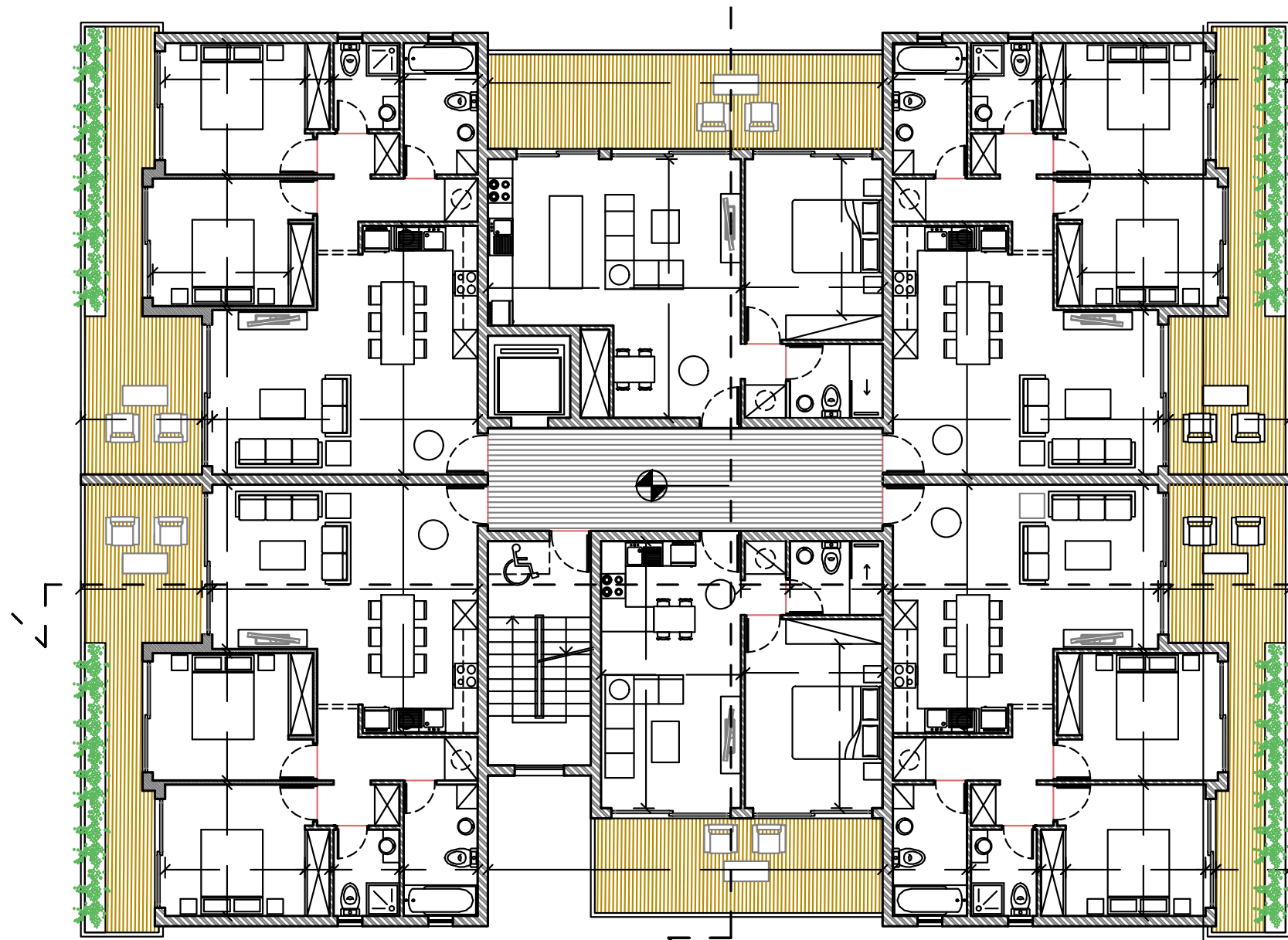
## Project Highlights

- VRV technology cooling system
- Alarm system
- External thermal insulation
- Communal Roof top pool
- High-end countertops and finishes
- Under floor heating
- Private parking space
- Optionally furnished
- Spacious areas
- Upgraded thermal aluminium series
- Water pressure system
- Wall mounted toilets & walk in showers
- Italian tile floors in all areas
- Laminate floors in bedrooms
- Energy efficient, sustainable design
- Relaxing Residential area
- Close to facilities and amenities
- High-quality fittings throughout









# ADONIDOS GARDENS - APARTMENTS

44 UNITS - GEROSKIPOU VILLAGE

UNIT NUMBER	BED RMS	BATH RMS	COVERED INTERNAL AREA m2	COVERED VERANDA AREA m2	TOTAL COVERED AREA m2	POOL
BLOCK Q						
Q101	2	2	84.5	23	107.5	COMMUNAL
Q102	2	2	84.5	23	107.5	COMMUNAL
Q103	1	1	60	23	83	COMMUNAL
Q104	2	2	84.5	23	107.5	COMMUNAL
Q105	2	2	84.5	23	107.5	COMMUNAL
Q106	1	1	50	17	67	COMMUNAL
Q201	2	2	84.5	23	107.5	COMMUNAL
Q202	2	2	84.5	23	107.5	COMMUNAL
Q203	1	1	53	17	70	COMMUNAL
Q204	2	2	84.5	23	107.5	COMMUNAL
Q205	2	2	84.5	23	107.5	COMMUNAL
Q206	1	1	50	17	67	COMMUNAL



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## FOUNDATION AND SKELETON

Reinforced concrete frame consisting of a raft foundation, columns, beams, and slabs according to the seismic code of Cyprus and EU. The concrete used is a ready mixture from the supplier's factory according to the construction drawings

## EXTERNAL AND INTERNAL WALLS

All the external walls are 250 mm thickness bricks covered with a thermal facade system with 8cm polystyrene including the frame of the house.

The internal walls are 100mm thickness bricks or gypsum board with all services placed inside..

## WALL FINISHES

Internal: 3 coats of plaster plus 2 coats of spatula and 3 coats of emulsion white color.

External: 2 coats of plaster for levelling and Grafato for finishing.

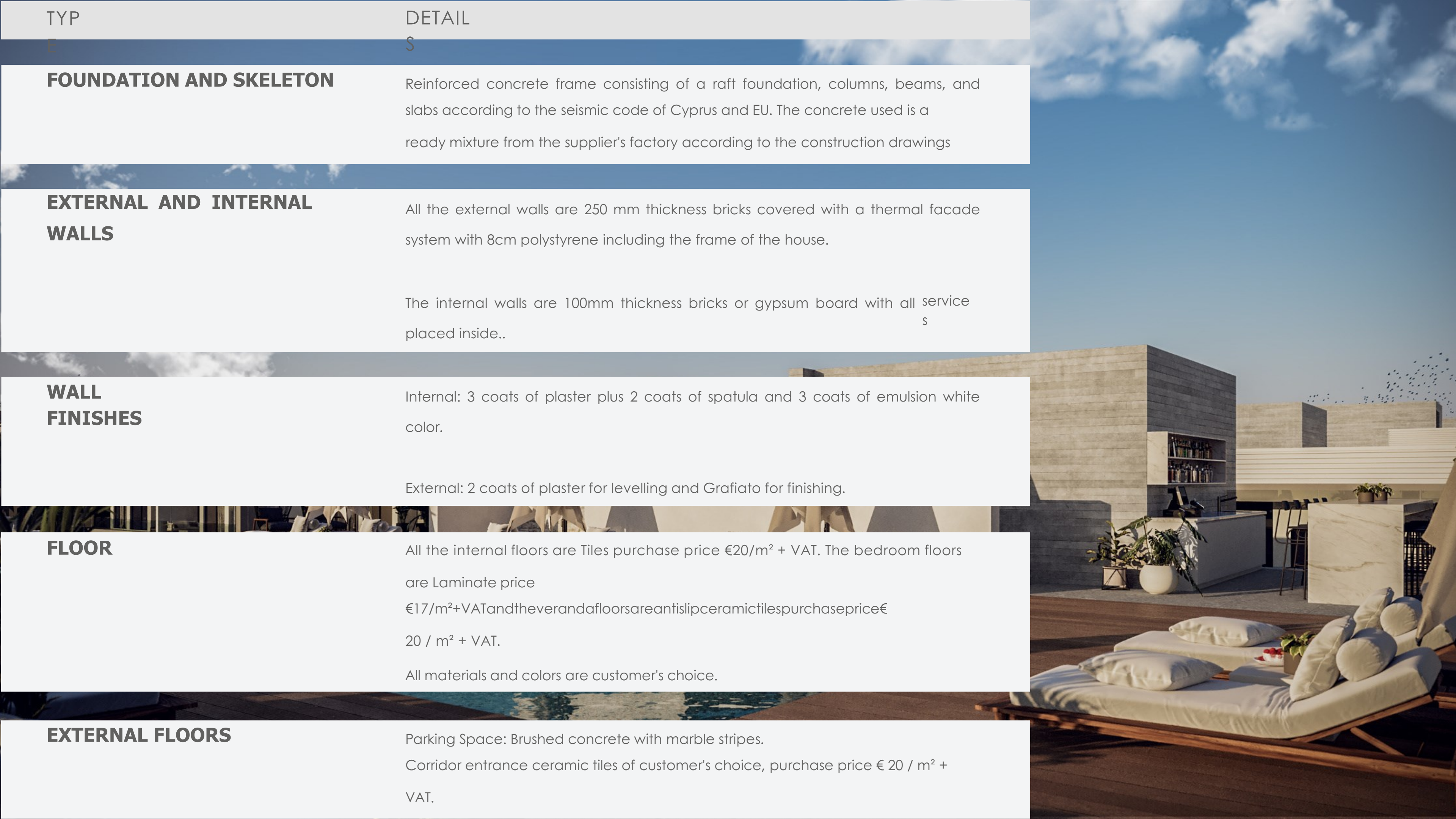
## FLOOR

All the internal floors are Tiles purchase price €20/m<sup>2</sup> + VAT. The bedroom floors are Laminate price €17/m<sup>2</sup>+VATandtheverandafloorsareantislipceramictilespurchaseprice€20 / m<sup>2</sup> + VAT.

All materials and colors are customer's choice.

## EXTERNAL FLOORS

Parking Space: Brushed concrete with marble stripes.  
Corridor entrance ceramic tiles of customer's choice, purchase price € 20 / m<sup>2</sup> + VAT.



## KITCHEN

The kitchen units are made of oak wood with glossy finish, produced locally at a Carpentry Factory in Cyprus. The worktop is made of granite, color of customers' choice, purchase price € 170/m + VAT. Sink: Single or Double stainless steel, customer's choice

## WARDROBES

Built-in wardrobes with sliding doors 2.60 m - minimum height, with lacquered finish, color customer's choice. The remaining height up to the roof is covered with plasterboard. All wardrobes are made by a local carpentry company..

## DOORS

Iroko wood entrance door with security lock. Interior doors lacquered doors of Italian design, height at least 2.20m, color customer's choice. All doors are made by a local company.

## STONE AND WOOD

- Stone KYVIDES: According to the architectural drawings
- HPL: According to the architectural drawings

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## **THERMAL INSULATION AND WATERPROOFING:**

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1. Thermal insulation: Thermal system with 8cm polystyrene according to EU regulation All works are according to the manufacturer's instructions.
2. Roof waterproofing: Extruded polystyrene 8cm thickness on the slab.
3. Balcony waterproofing: Waterproofing with Mapelastic insulation.

## **SANITARY FITTINGS:**

- Sanitary ware: European brands with all the necessary accessories
- Shower-Baths: Client can select between a ready bathtub or a buildup shower. Showers are built up with ceramic tiles and shower glass screen.

## **SANITARY WARE**

- All mixers are concealed (toilet, wash basin, shower or bathtub)
- European brands with all the necessary accessories (Duravit, Logis, Grohe, Hansgrohe)
- Vanity units at bathrooms are made of the carpenter, dimensions according to the drawings.

## **ELECTRICAL PROVISIONS:**

Concealed circuits and installations according to the Electricity Authority of Cyprus (EAC) regulations, including circuits for lighting, power points for kitchen appliances, TV aerial sockets, telephone – internet point in bedrooms, living room and kitchen area and waterproof socket at veranda.

## **PLUMBING:**

Plastic piping (pipe to pipe) for hot and cold water. Central water system with pressure.

- Cold water: Continuous flow of water from the local water supply to an individual one-tone storage tank.
- Hot water supply: Dual system of electric water heater/solar panel heater (installed on the roof). Storage cylinder for 0.2 tones. Hot water return circulator included.

## **HEATING**

All houses are designed with underfloor heating system that supported from VRF system LG type.

## **AIR CONDITIONING - SUSPENDED CEILINGS**

Concealed Split Units for cooling. The Concealed units have high aesthetic impact on each room and the grilles diffuse the cool air throughout the space. High efficiency Air Conditions LG type or equivalence, with inverter compressors, Energy Class A, that operate with VRV system.