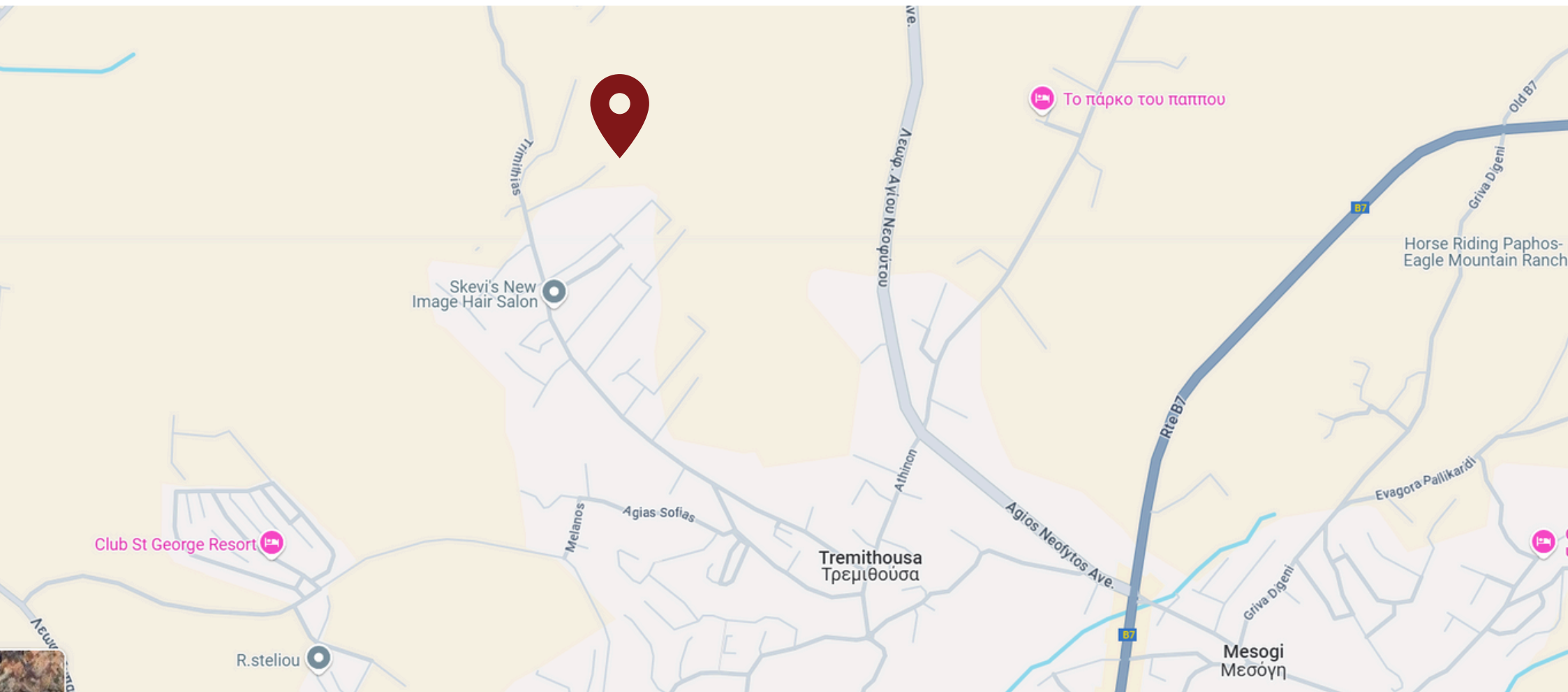


An architectural rendering of a modern residential complex. The buildings are multi-story, white, and feature balconies with light-colored wooden railings. Some units have rooftop terraces with pergolas. The complex is surrounded by lush greenery, including trees and a well-manicured lawn. A swimming pool is visible in the foreground. The sky is blue with scattered white clouds. The overall aesthetic is clean, modern, and serene.

RR
RHEA RESIDENCES



LOCATION
TRIMITHIAS AVENUE
TREMITHOUSA, PAPHOS
[HTTPS://MAPS.APP.GOO.GL/IBJJZBNZO9DLE1BR9](https://maps.app.goo.gl/IBJJZBNZO9DLE1BR9)

MASTER PLAN



**MASTER PLAN
PART A**

**MASTER PLAN
PART B**



PILOT BOUNDARY

PILOT BOUNDARY

PILOT BOUNDARY

PART B

PRIVATE ROAD

INDOOR AREA: 134 SQ.M.
COVERED VERANDAS: 31.5 SQ.M.

INDOOR AREA: 134 SQ.M.
COVERED VERANDAS: 31.5 SQ.M.

PLOT 1
AREA: 223 SQ.M.

PLOT 10
AREA: 225 SQ.M.

PLOT 2
AREA: 176 SQ.M.

PLOT 9
AREA: 218 SQ.M.

INDOOR AREA: 134 SQ.M.
COVERED VERANDAS: 31.5 SQ.M.

INDOOR AREA: 134 SQ.M.
COVERED VERANDAS: 31.5 SQ.M.

PLOT 3
AREA: 181 SQ.M.

PLOT 8
AREA: 301 SQ.M.

INDOOR AREA: 134 SQ.M.
COVERED VERANDAS: 31.5 SQ.M.

INDOOR AREA: 145 SQ.M.
COVERED VERANDAS: 15 SQ.M.

PLOT 4
AREA: 241 SQ.M.

PLOT 7
AREA: 328 SQ.M.

INDOOR AREA: 134 SQ.M.
COVERED VERANDAS: 31.5 SQ.M.

TYPE A

SPOOL
2.5x5 m
OPTIONAL EXTRA

TYPE A

SPOOL
2.5x5 m
OPTIONAL EXTRA

PLOT 5
AREA: 356 SQ.M.

PLOT 6
AREA: 335 SQ.M.

TYPE A

INDOOR AREA: 145 SQ.M.
COVERED VERANDAS: 15 SQ.M.

INDOOR AREA: 145 SQ.M.
COVERED VERANDAS: 15 SQ.M.

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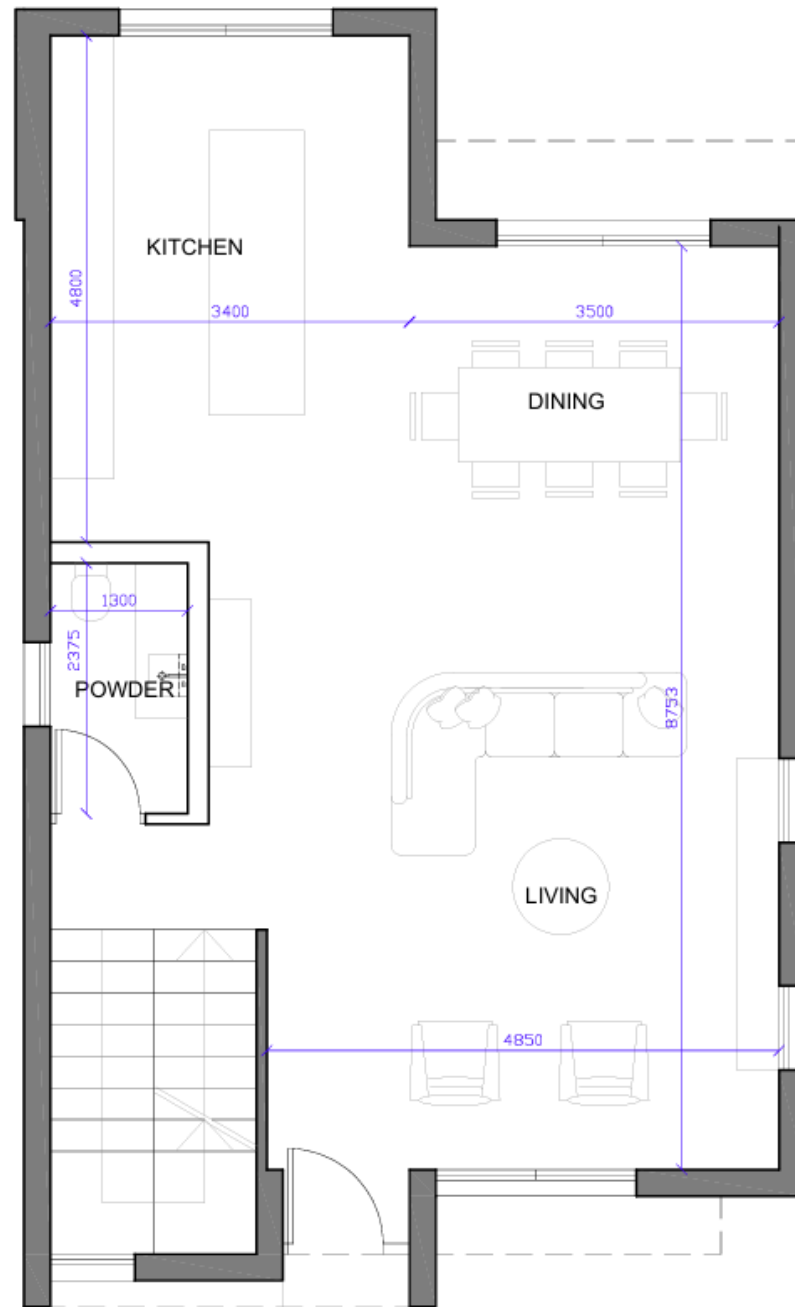
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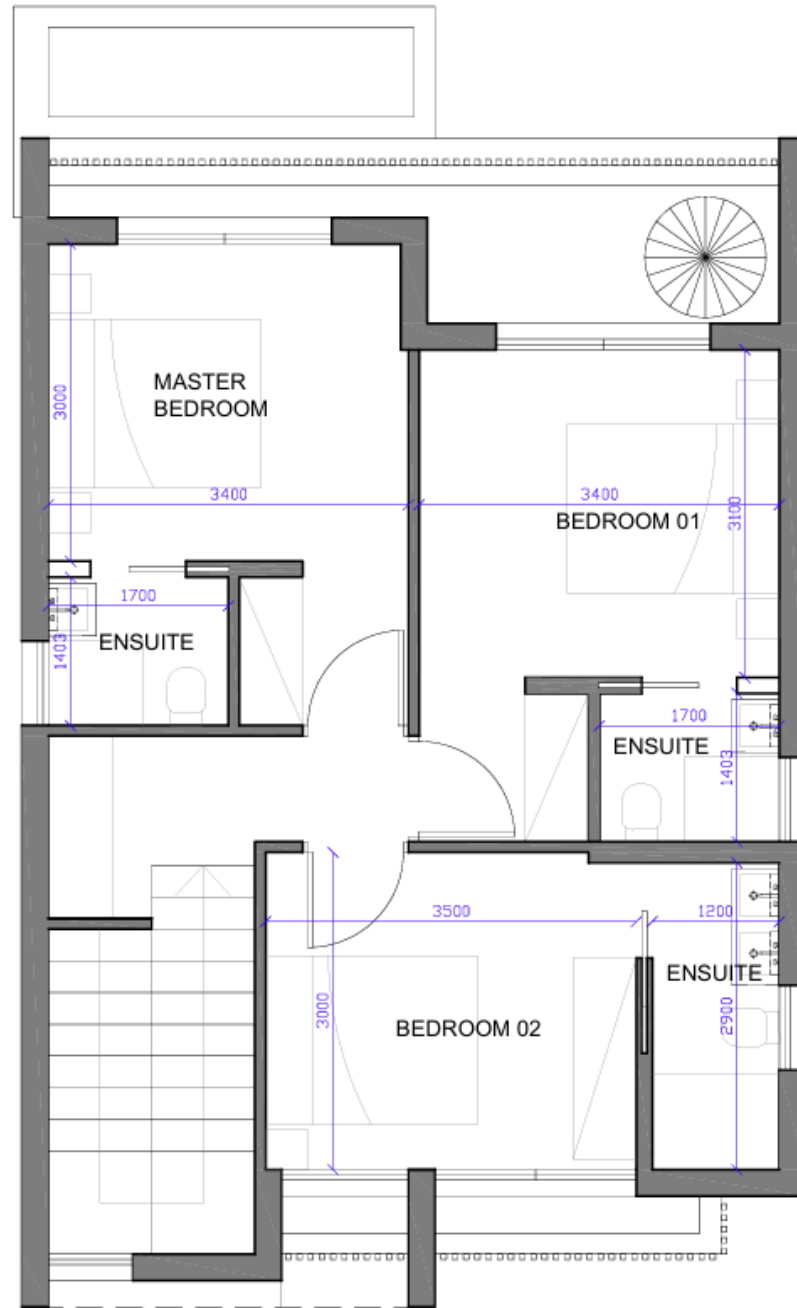
FLOOR PLANS

**RESIDENCE
TYPE A**

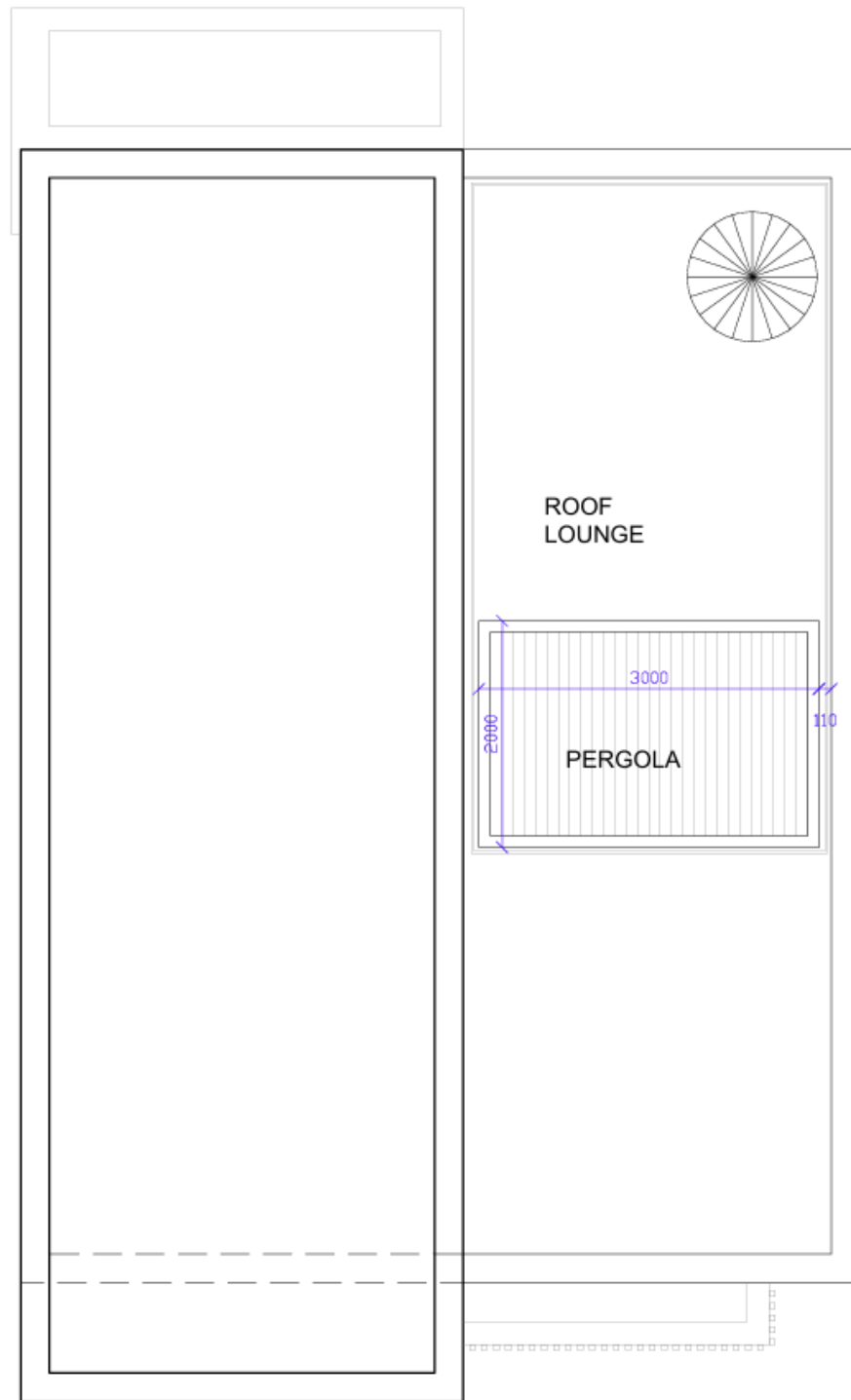
INDOOR AREA: 145 SQ.M.
COVERED VERANDAS: 15 SQ.M.



GROUND FLOOR



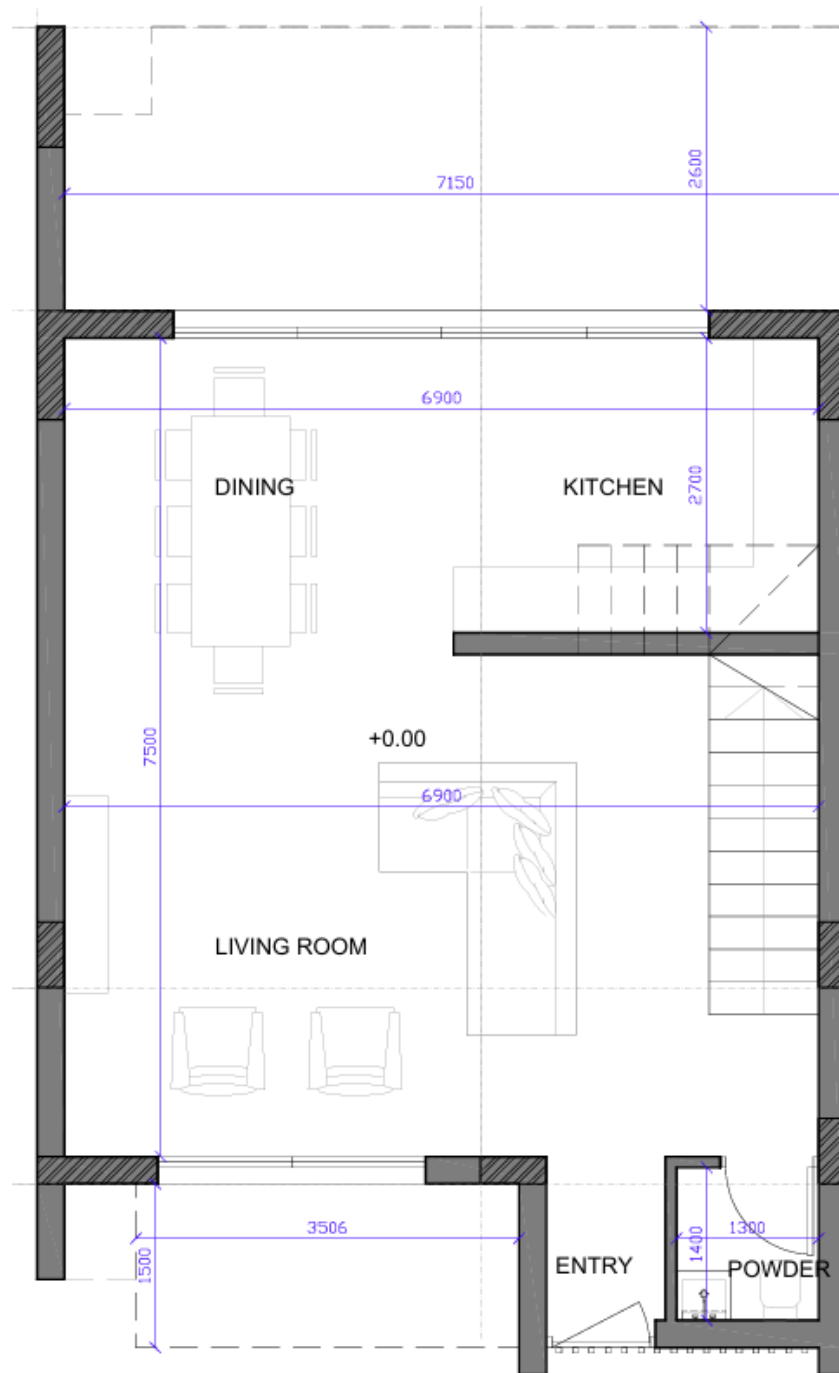
FIRST FLOOR



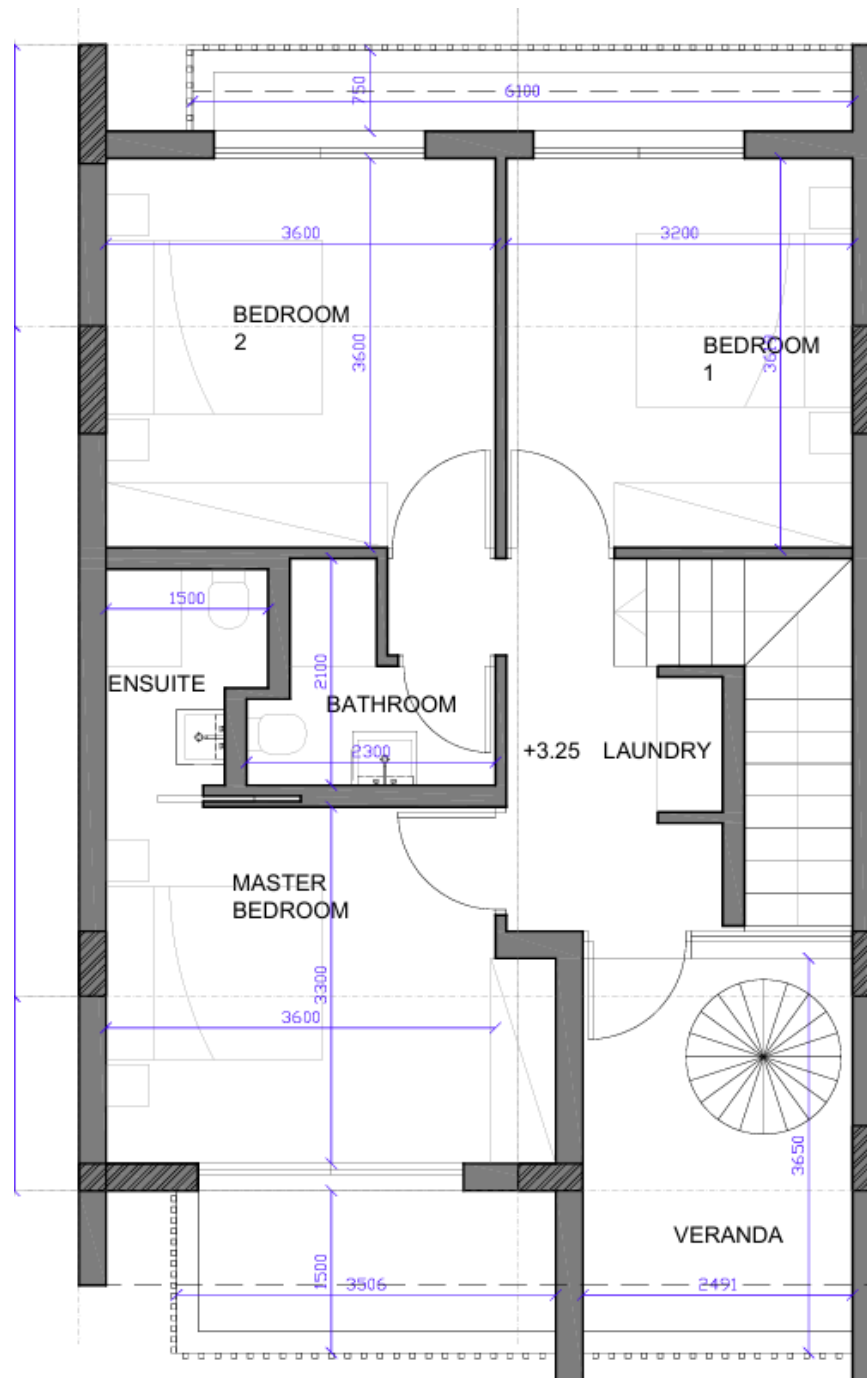
ROOF PLAN

**RESIDENCE
TYPE B**

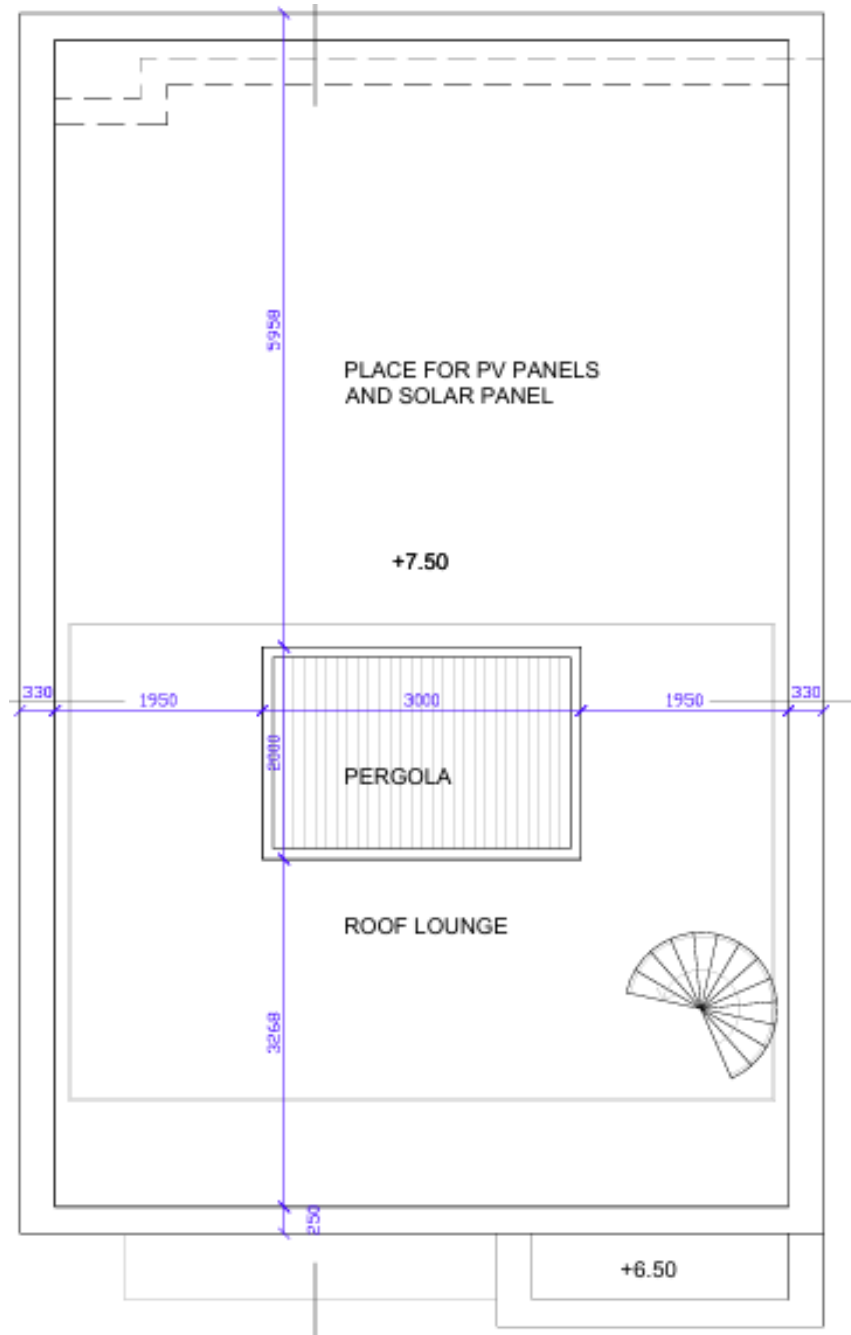
INDOOR AREA: 134 SQ.M.
COVERED VERANDAS: 31.5 SQ.M.



GROUND FLOOR



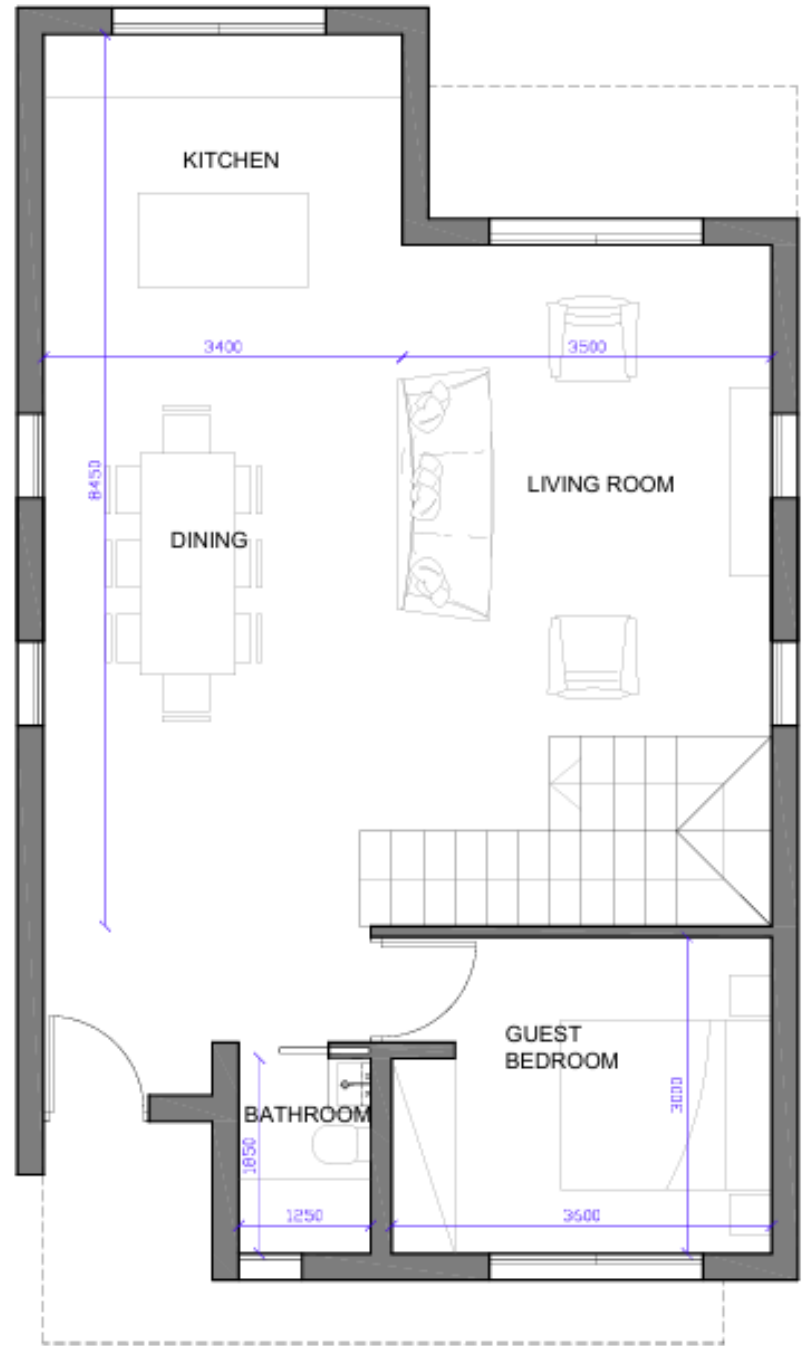
FIRST FLOOR



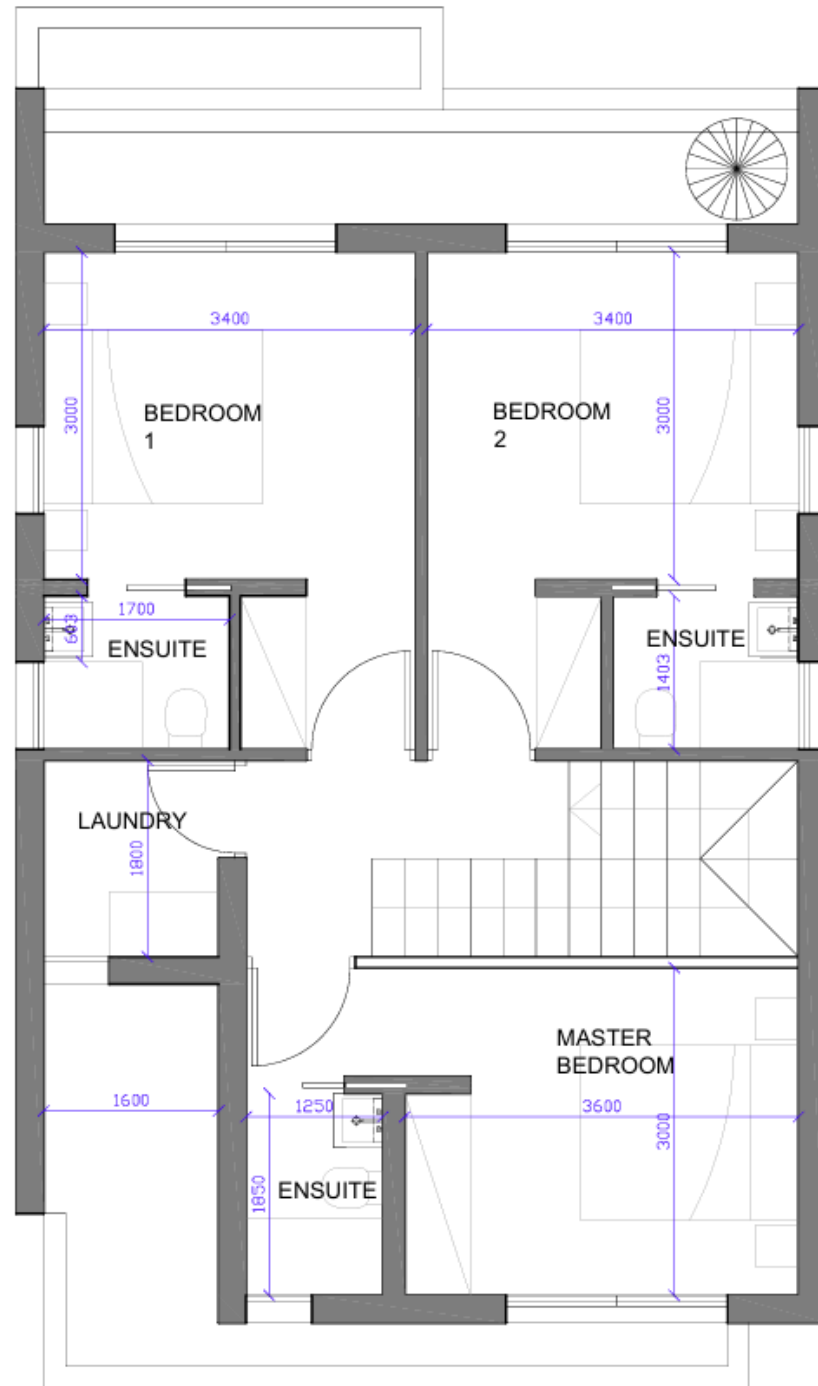
ROOF PLAN

**RESIDENCE
TYPE C**

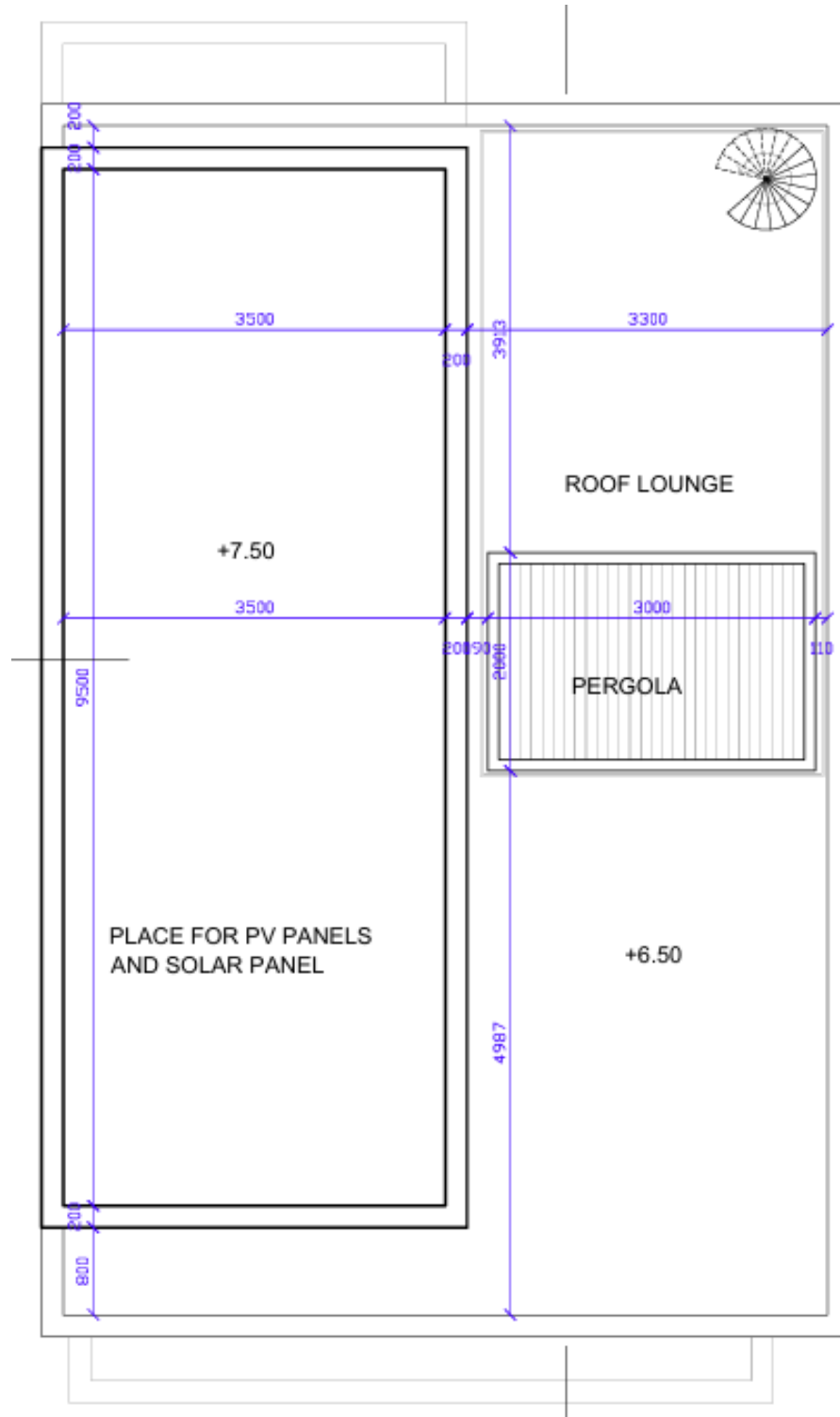
INDOOR AREA: 148 SQ.M.
COVERED VERANDAS: 16 SQ.M.



GROUND FLOOR



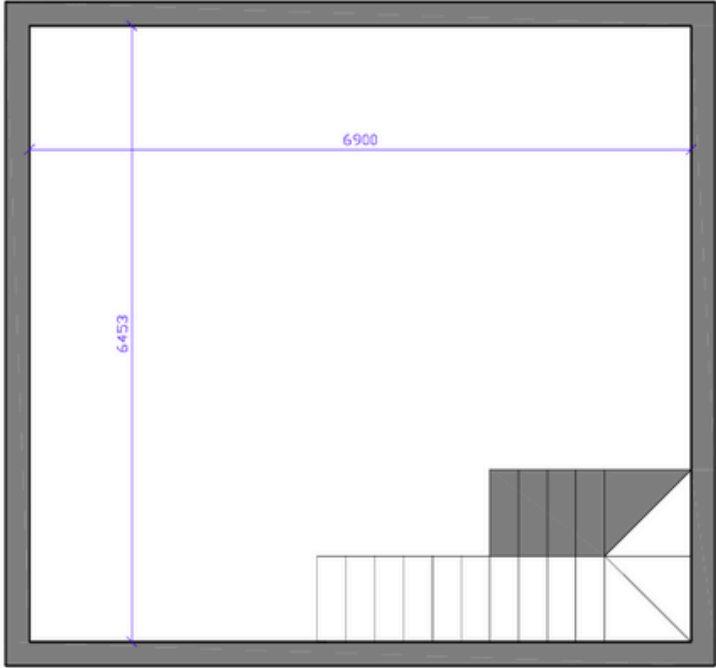
FIRST FLOOR



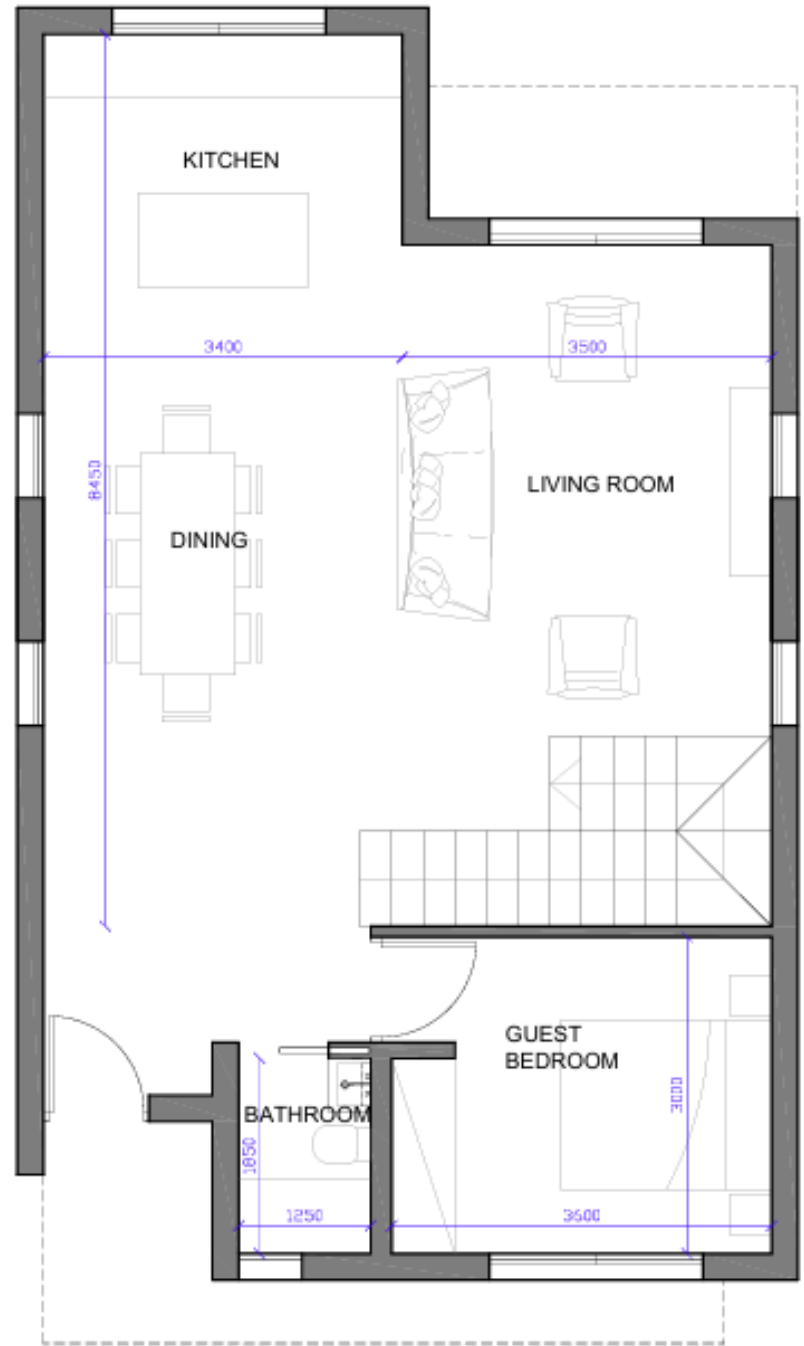
ROOF PLAN

**RESIDENCE
TYPE D**

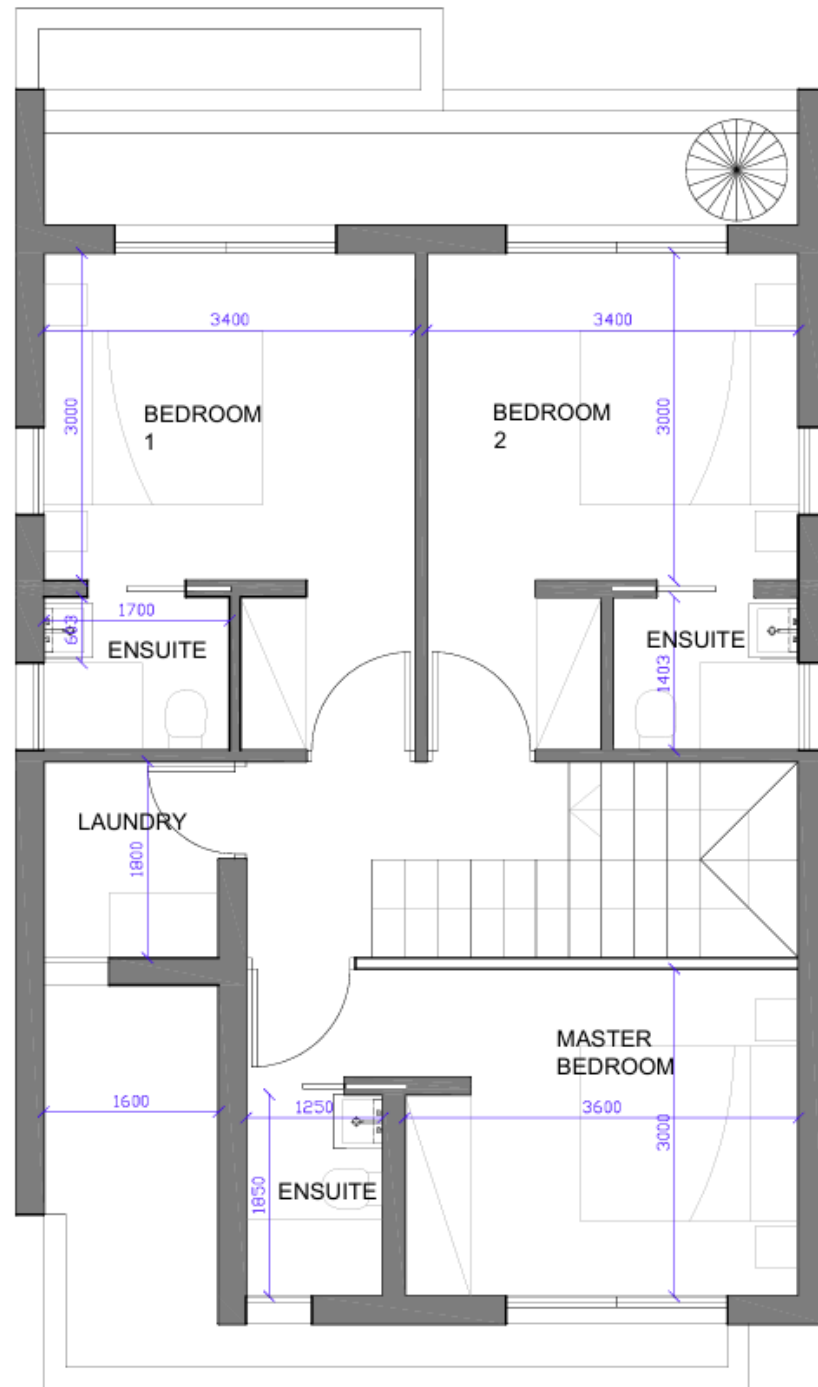
INDOOR AREA: 148 SQ.M.
BASEMENT INDOOR AREA: 52 SQ.M.
COVERED VERANDAS: 16 SQ.M.



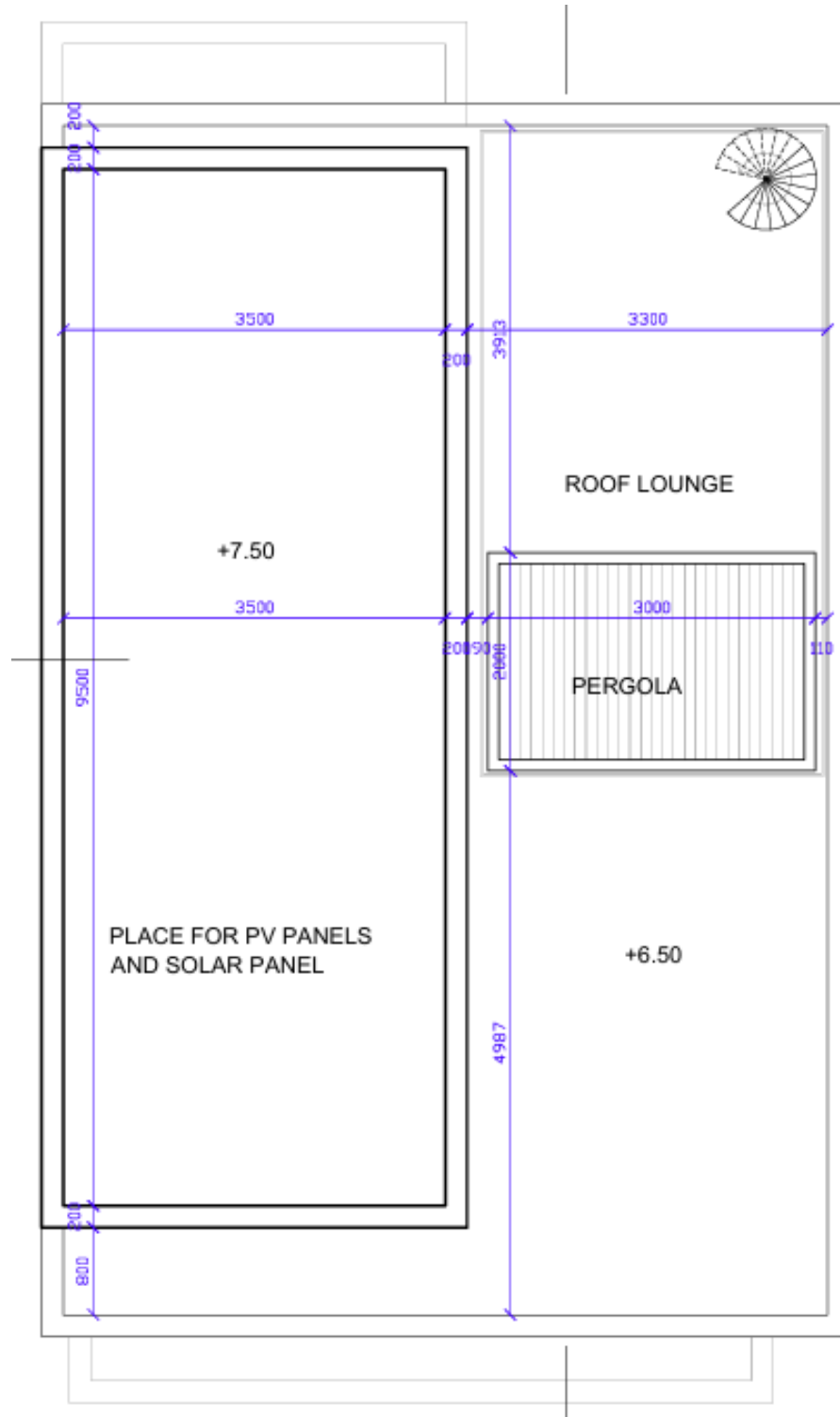
BASEMENT



GROUND FLOOR



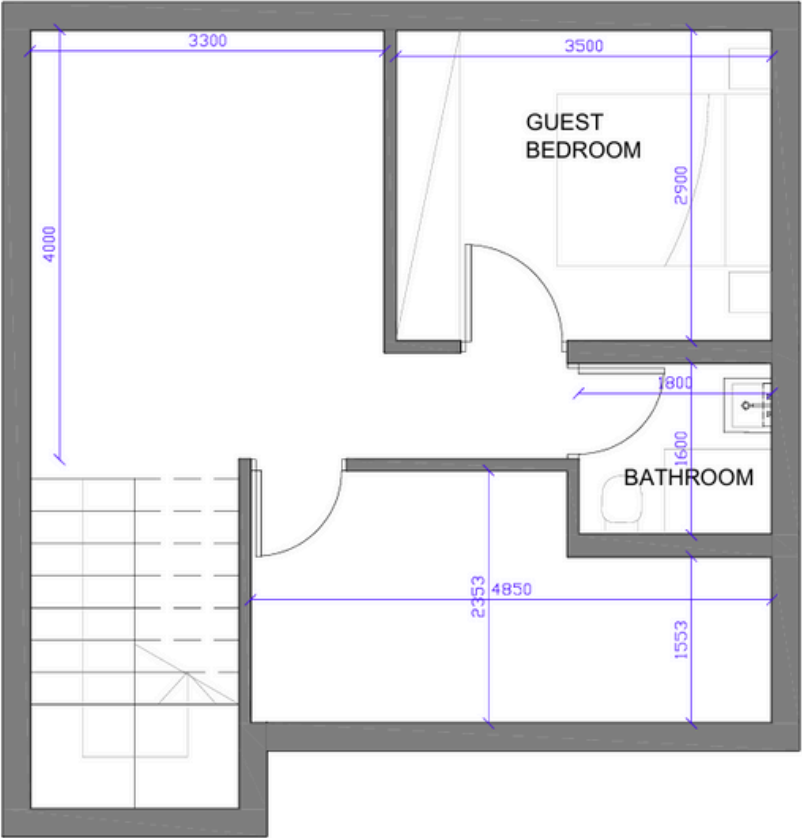
FIRST FLOOR



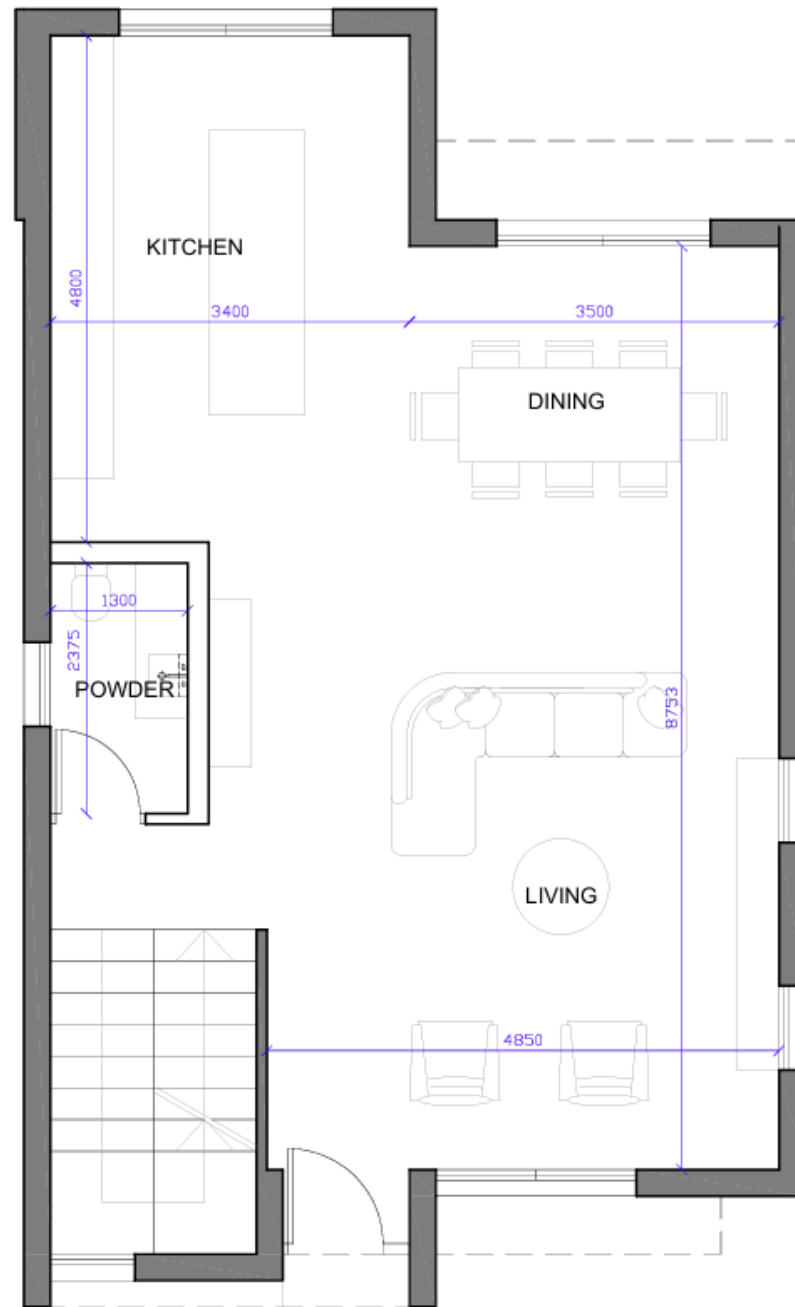
ROOF PLAN

**RESIDENCE
TYPE E**

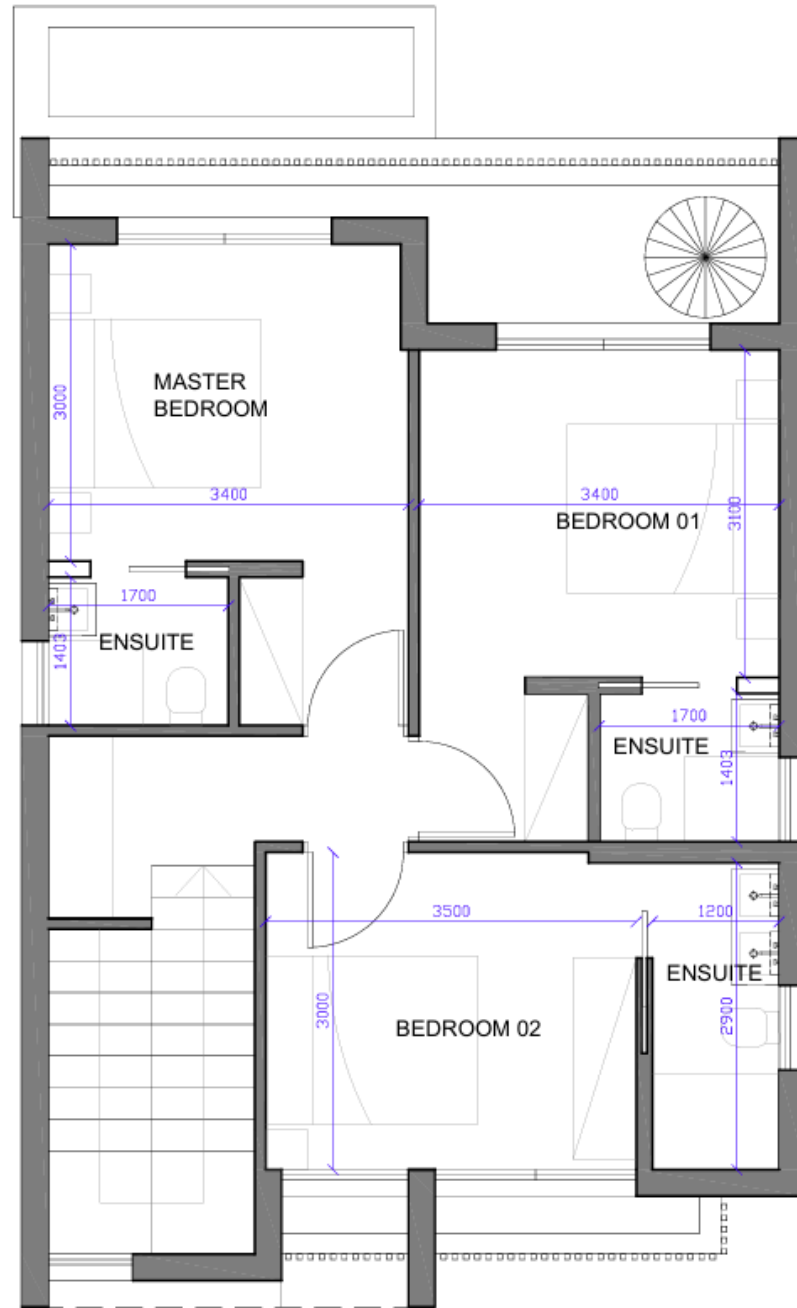
INDOOR AREA: 145 SQ.M.
BASEMENT INDOOR AREA: 55 SQ.M.
COVERED VERANDAS: 15 SQ.M.



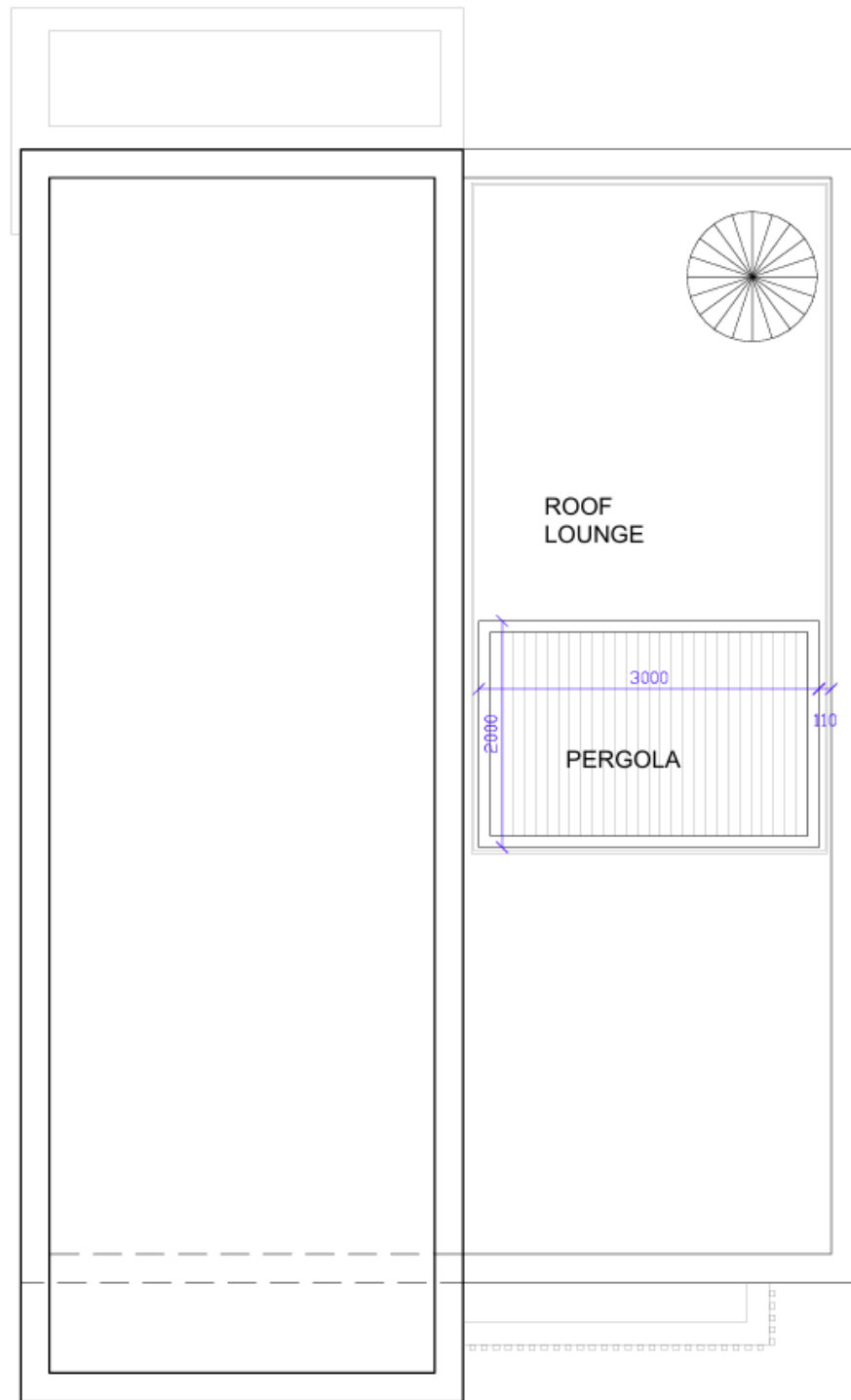
BASEMENT



GROUND FLOOR



FIRST FLOOR

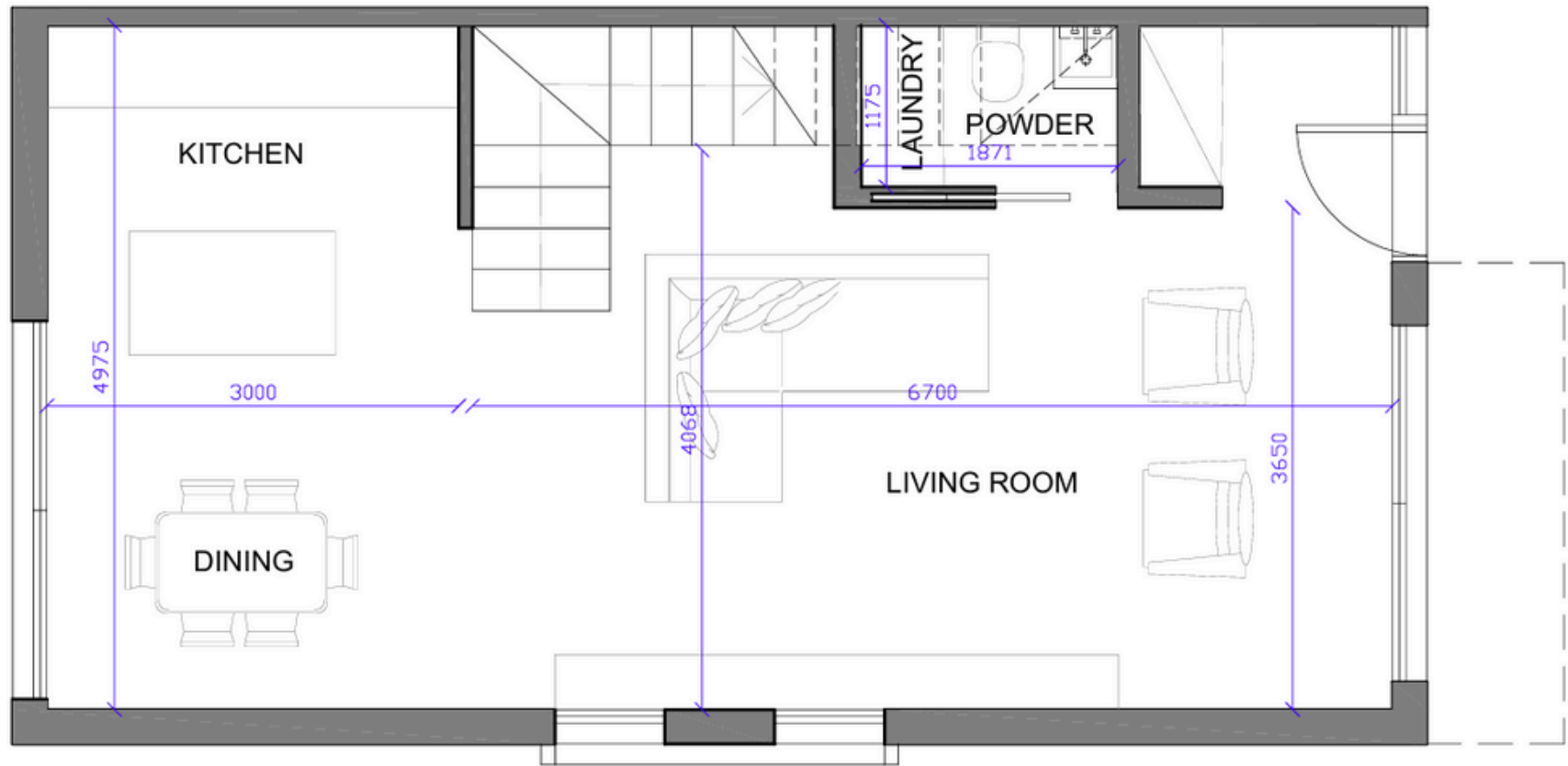


ROOF PLAN

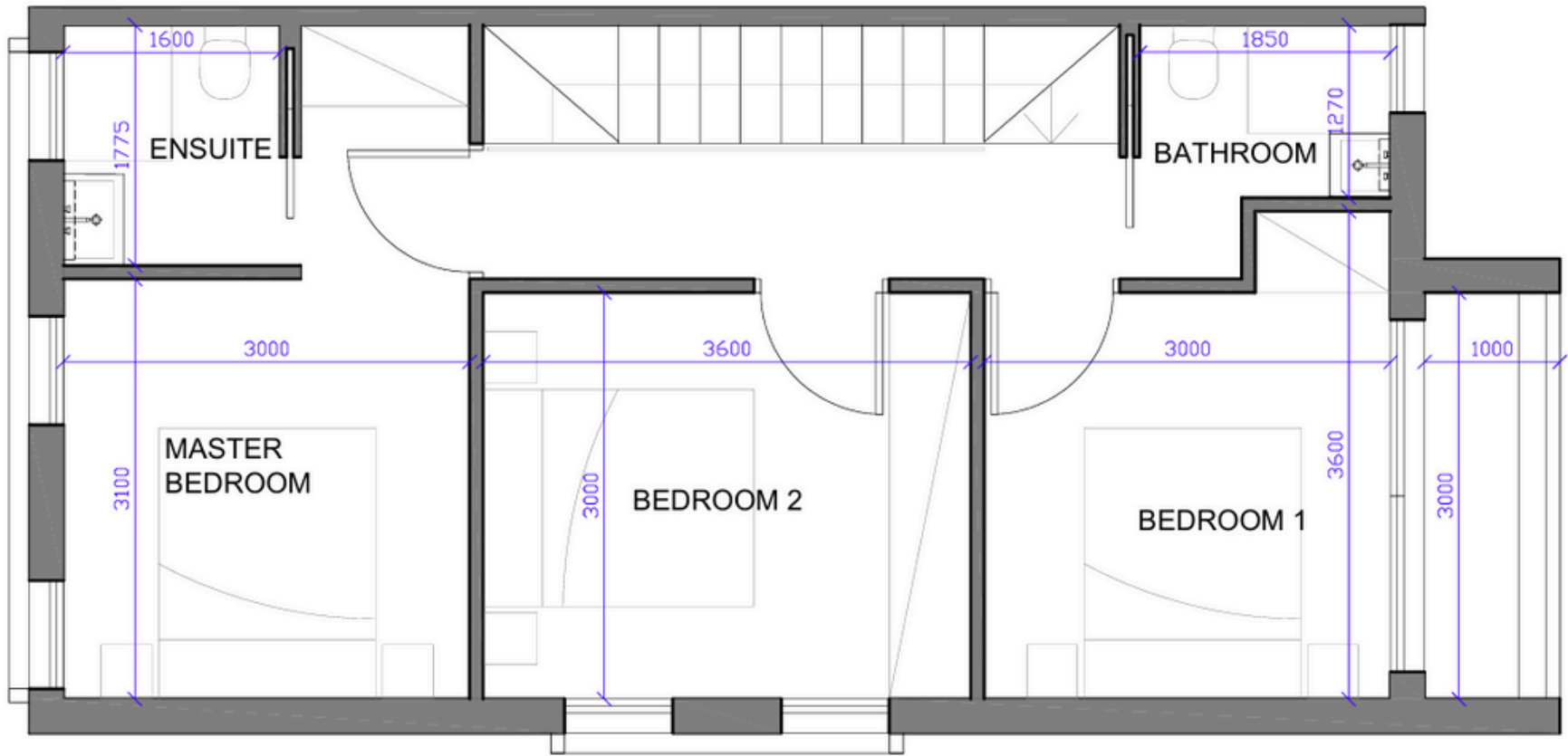
MAISONNETTES

TYPE M1

INDOOR AREA: 110 SQ.M.
COVERED VERANDAS: 6 SQ.M.



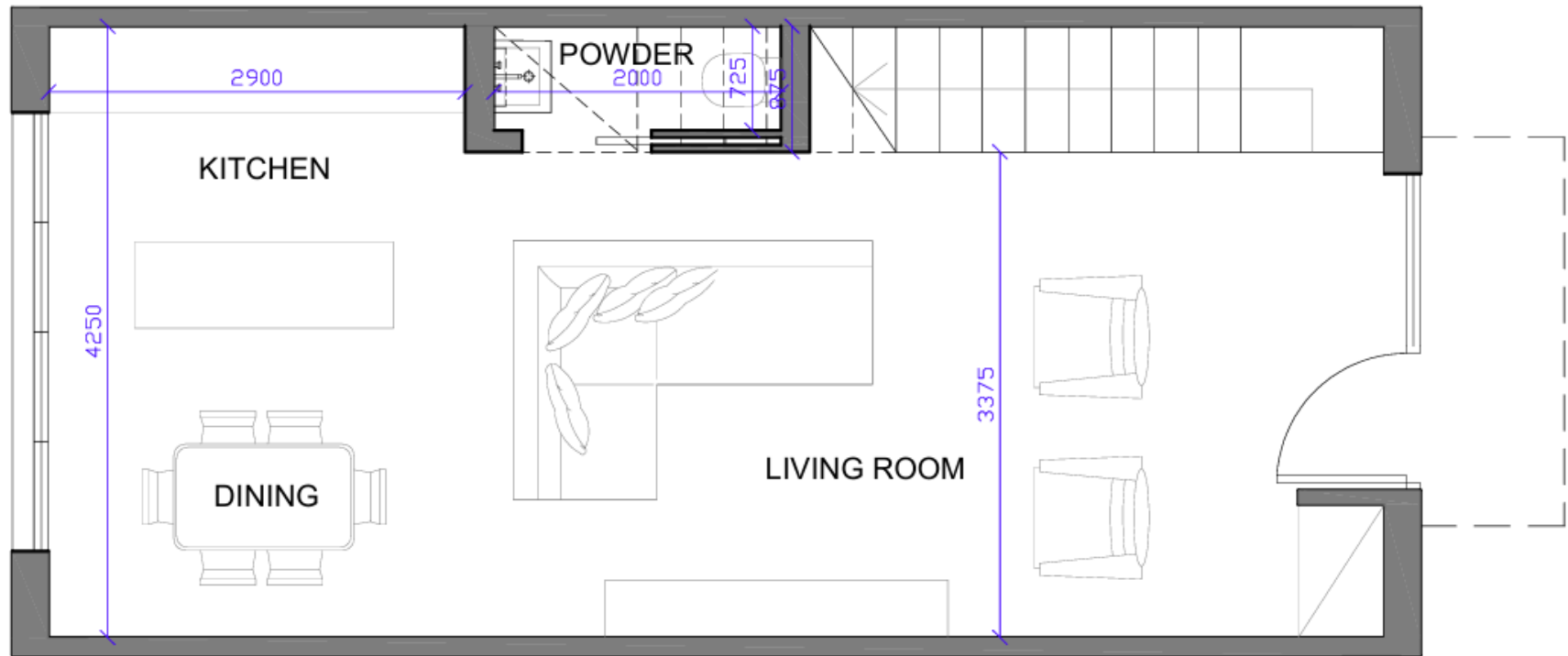
GROUND FLOOR



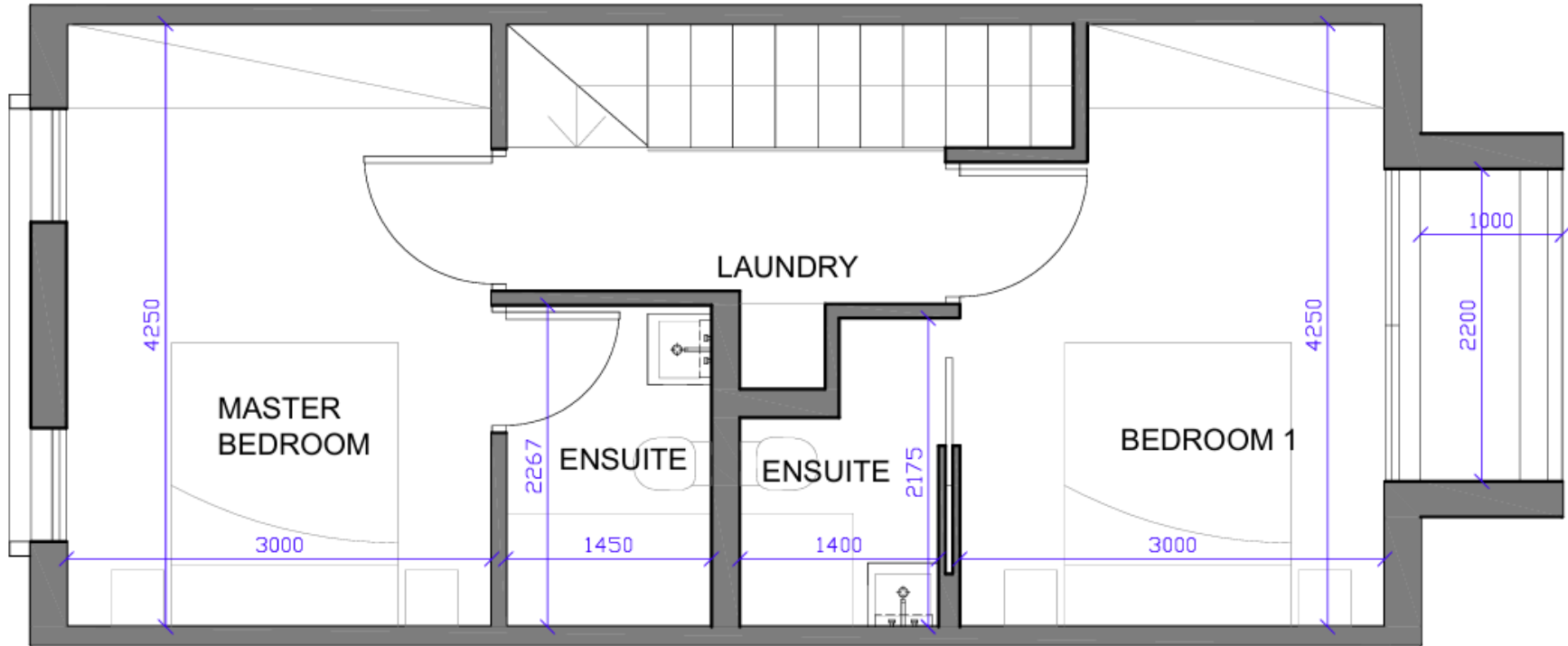
FIRST FLOOR

TYPE M2

INDOOR AREA: 88 SQ.M.
COVERED VERANDAS: 4 SQ.M.



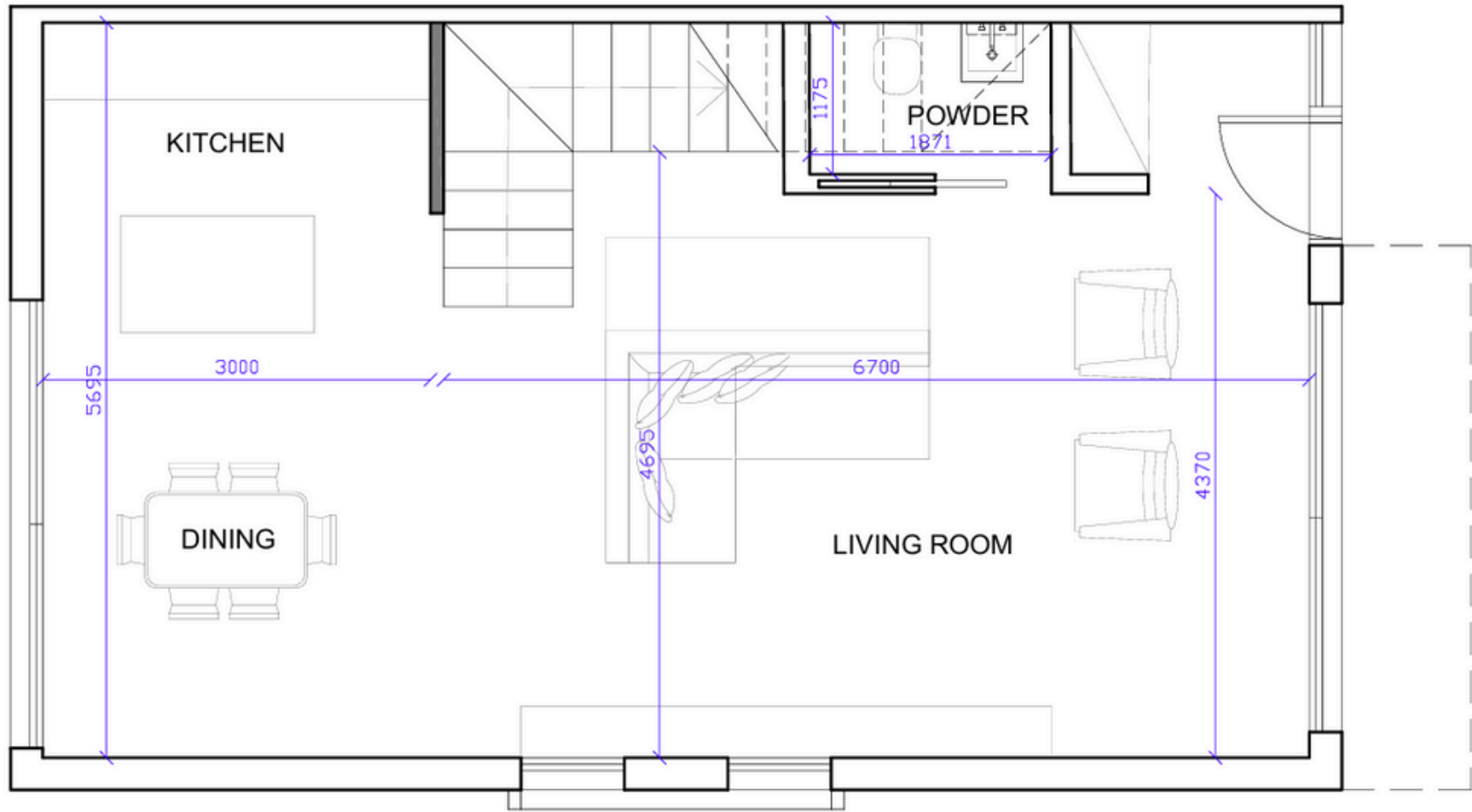
GROUND FLOOR



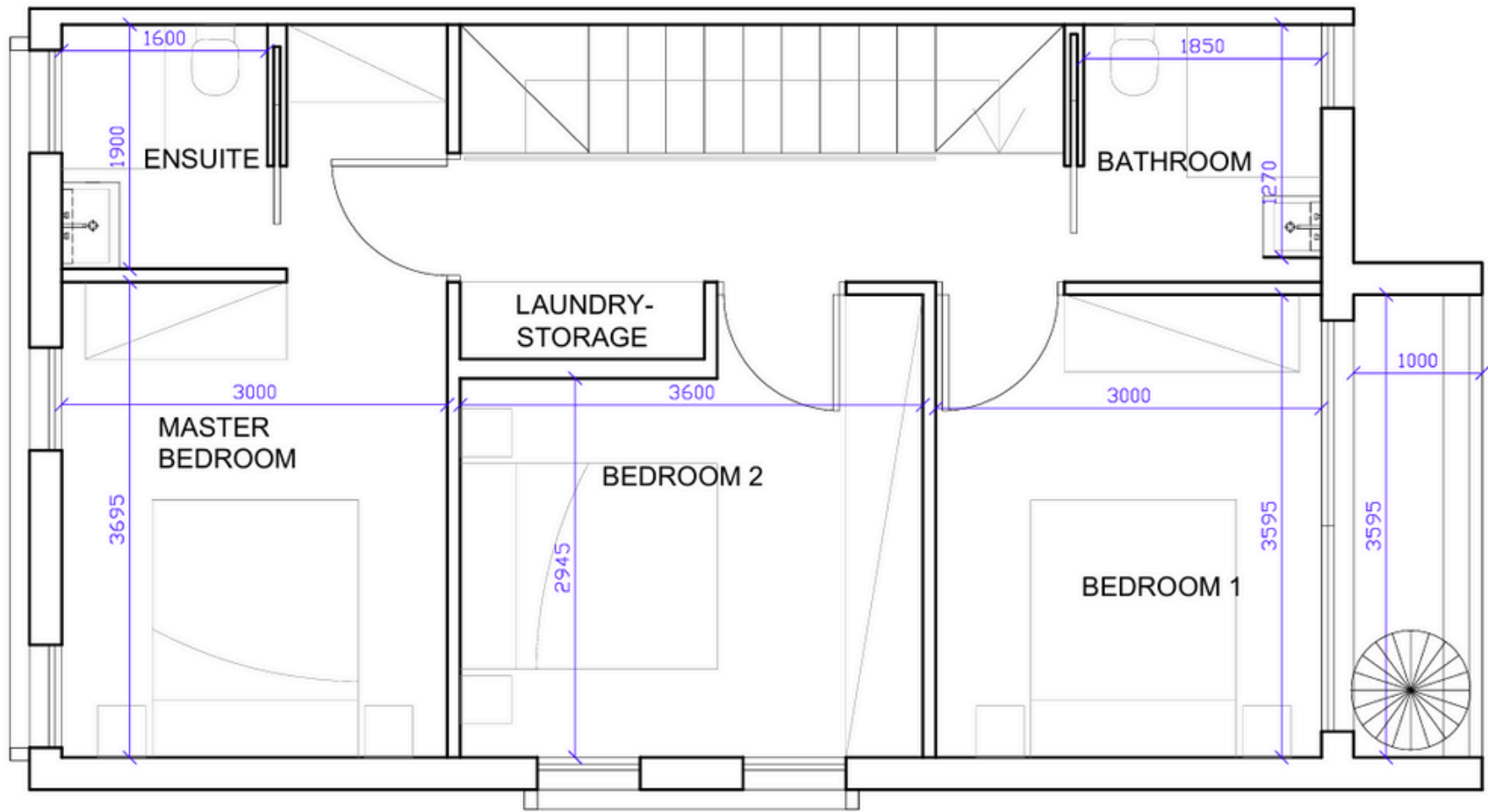
FIRST FLOOR

TYPE M3

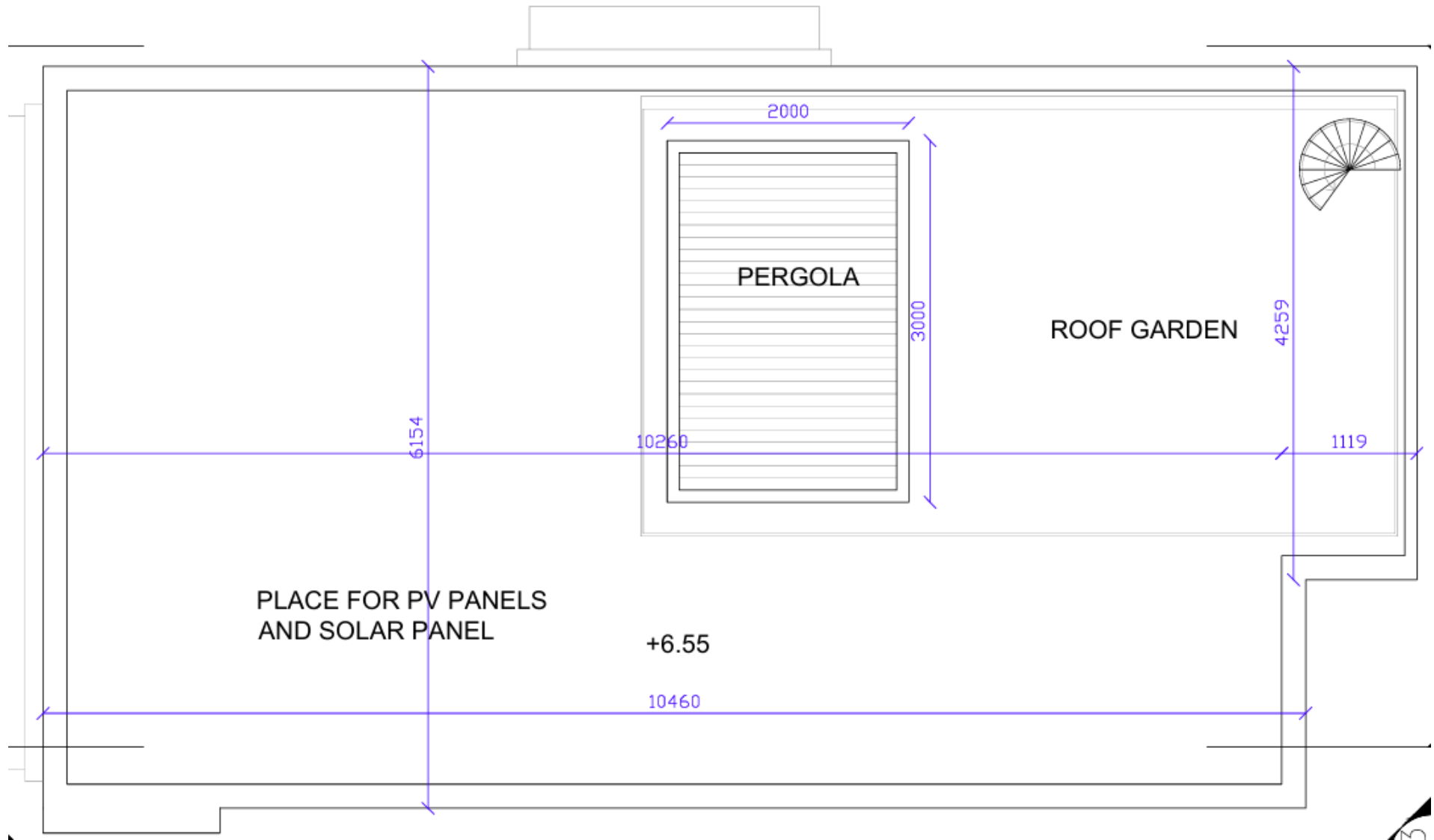
INDOOR AREA: 125 SQ.M.
COVERED VERANDAS: 8 SQ.M.



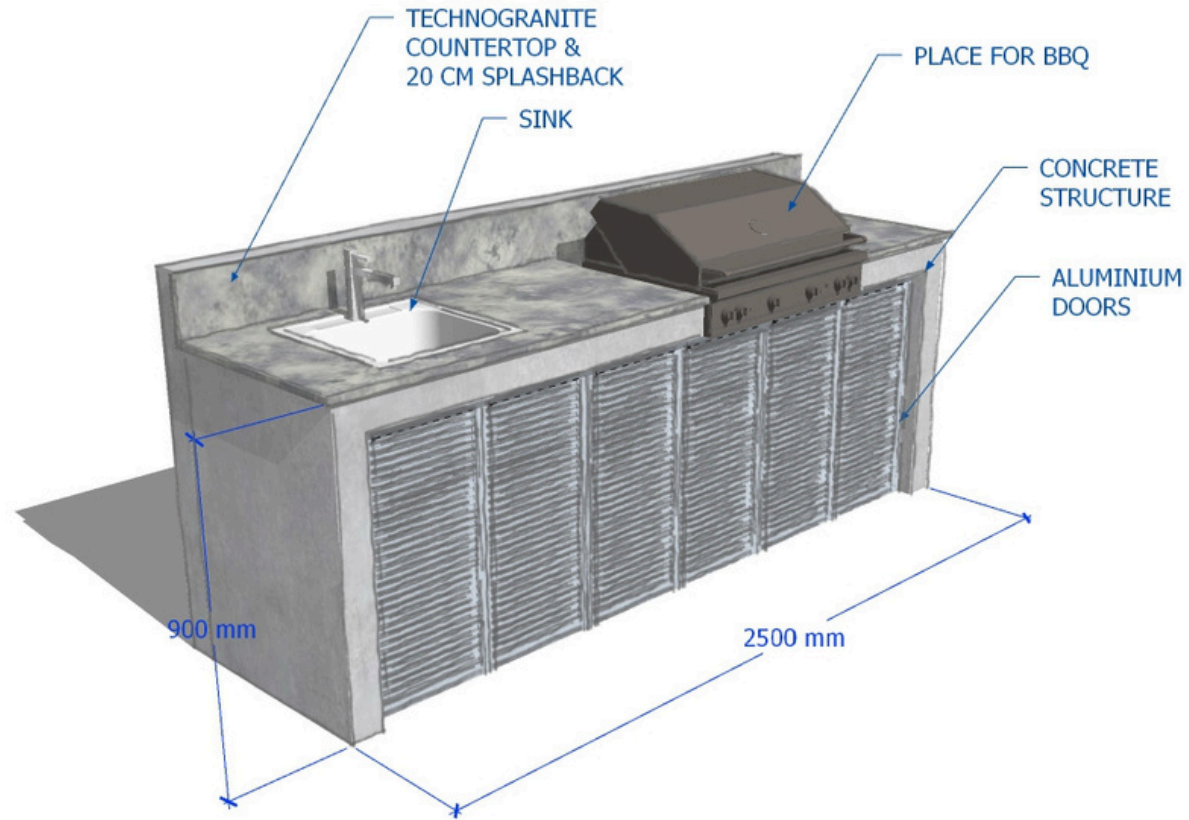
GROUND FLOOR



FIRST FLOOR



ROOF PLAN



**BBQ COUNTER INCLUDED IN ALL RESIDENCES
WITH ROOF GARDENS**

A R E A S

RESIDENCE NO	PLOT AREA (SQ.M.)	INDOOR AREA (SQ.M.)	COVERED VERANDAS (SQ.M.)	NUMBER OF BEDROOMS	ROOF GARDEN (SQ.M.)	PRICES (NOT INCLUDING VAT)
A1 - TYPE M3	201	125	8	3	20	€360.000
A2 - TYPE M2	86	88	4	2	-	€250.000
A3 - TYPE M1	102	110	6	3	-	€310.000
A4 - TYPE M1	104	110	6	3	-	€310.000
A5 - TYPE M2	88	88	4	2	-	€250.000
A6 - TYPE M1	195	110	6	3	-	€330.000
A7 - TYPE B	313	134	31,5	3	30	€440.000
A8 - TYPE B	223	134	31,5	3	30	€395.000
A9 - TYPE B	231	134	31,5	3	30	€395.000
A10 - TYPE A	332	145	15	3	30	€480.000
B1 - TYPE B	223	134	31,5	3	30	€395.000
B2 - TYPE B	176	134	31,5	3	30	€375.000
B3 - TYPE B	181	134	31,5	3	30	€375.000
B4 - TYPE B	241	134	31,5	3	30	€405.000
B5 - TYPE A	356	145	15	3	30	€495.000
B6 - TYPE A	335	145	15	3	30	€480.000
B7 - TYPE A	328	145	15	3	30	€470.000
B8 - TYPE A	301	145	15	3	30	€480.000
B9 - TYPE B	218	134	31,5	3	30	€390.000
B10 - TYPE B	225	134	31,5	3	30	€395.000

TYPE	INDOOR AREA (SQ.M.)	BASEMENT AREA (SQ.M.)	COVERED VERANDAS (SQ.M.)	NUMBER OF BEDROOMS	ROOF GARDEN (SQ.M.)	ADDITIONAL EXTRA (NOT INCLUDING VAT)
C	148	-	16	4	30	€20.000
D	148	52	16	4	30	€124.000
E	145	55	15	4	30	€110.000

AVAILABLE REPLACEMENTS ONLY FOR TYPE A RESIDENCE

S P E C I F I C A T I O N S

CONSTRUCTION

Reinforced concrete frame of high specifications based on Eurocodes, including EC8 regarding anti-seismic regulations and the Cyprus Standard.
ENERGY EFFICIENCY A

EXTERNAL AND INTERNAL WALLS

- External walls: Clay bricks
- Interior walls: Clay bricks
- Thermal insulation and waterproofing of the roof of high standards
- Thermal insulation of external walls based on Energy Performance Certificate
- Interior and exterior wall plastering
- Interior walls painted white
- Exterior walls painted or coated based on architectural plans

LINING OF INTERNAL WALLS

- Bathroom walls lined with European-standard ceramics up to the height of the ceiling
- Kitchen walls from counter-top level to high cabinets covered with techno-granite

FLOORS

- Ceramic floors of high European standards allowance €30.00/sq.m.

DOORS AND WINDOWS

- Security and fireproof door at the main entrance of the project
- Interior doors 2.20 meters high in white color
- High specification aluminum series MU114 or corresponding series in the color of the architect's choice with class glass $V_g=1.4W/(m^2, k)$

WOODWORKING

- Cupboard and drawer doors for wardrobes, kitchen and bathroom furniture in high quality melamine or mdf in white color.
- Door handles worth €10/piece
- Cabinet handles worth €5/piece

KITCHEN

- Techno-granite counters worth €200/meter
- Stainless steel sink worth €150
- Household appliances, provision of stove, oven and kitchen hood, washing machine, dishwasher and refrigerator.
- Sink mixer (hot, cold and drinking water) worth €100

SEWERS

- Connection to central area drainage system

WATER SUPPLY AND RAINWATER

- Piping system based on local regulations
- Rainwater management system for the roof and for all covered and uncovered terraces
- Plastic piping system for hot and cold-water supply, drains and drainage system. Central pressure system
- Cold water from a central water supply system with an independent automated consumption meter, combined with a storage tank.
- Hot water from a dual energy solar heater mounted on the roof

INDOOR CLIMATE MANAGEMENT

- Provision for air-condition system in the common areas
- Provision for air-conditions in all bedrooms
- Provision for wall heater units
- Provisions for heated towel rails in the sanitary areas

Provision for CCTV system and alarm

HYGIENE ITEMS

- Washbasins of European specifications worth €100/piece
- Wall-hung toilets with flush cistern and soft close lid worth €250/piece
- European standard shower mixer worth €150/piece
- Shaver socket in all sanitary areas
- European standard washbasin mixer worth €50/piece
- Fixed single shower glass worth €250/piece
- Bathroom accessories
- Bathtub of European specifications as shown in the architectural plans €200/piece

ELECTRICAL INSTALLATIONS

Electrical installation according to EAC specifications.

- Lighting system in all rooms and terraces
- LED technology lamps with a total value of €1000
- Sockets in all rooms
- Outdoor sockets on the terraces
- Telephone and internet points in all main rooms
- Intercom system

EXTERIOR SPACES

- Configuration based on architectural plans

All houses of 3 and 4 bedrooms have roof garden contains:

- Pergola with tent
- BBQ counter with sink, plugs and provision for bbq grill
- Provisions for electricity and water
- Optional extra swimming pools as indicated on master plan
additional cost from 20.000 to 25.000 euros plus Vat

PUBLIC SPACES

- Electric vehicle charging point

R E N D E R S

T Y P E A



FRONT VIEW



SIDE VIEW



SIDE VIEW



BACK VIEW



BACK VIEW



BACK VIEW



BACK VIEW

T Y P E B



FRONT VIEW



FRONT VIEW



SIDE VIEW



BACK VIEW



BACK VIEW



BACK VIEW

TYPE C



FRONT VIEW



SIDE VIEW



SIDE VIEW



BACK VIEW



BACK VIEW



BACK VIEW

MAISONNETTES



FRONT VIEW



FRONT VIEW



SIDE VIEW



SIDE VIEW



SIDE VIEW



SIDE VIEW



BACK VIEW



BACK VIEW



POOL VIEW



POOL VIEW

W H O L E D E V E L O P M E N T



AERIAL VIEW



AERIAL VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



NEIGHBORHOOD VIEW



NEIGHBORHOOD VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



NEIGHBORHOOD VIEW



PERSPECTIVE VIEW