

# Elder

A contemporary project with  
captivating city views

**Panthea** | Limassol, Cyprus

A photograph of a modern building facade with a white finish and large windows. The windows are partially covered by dark, horizontal slatted shutters. A teal-colored rectangular overlay is positioned in the lower-left quadrant, containing white text. The background shows a clear sky and some greenery on the left side.

A CONTEMPORARY PROJECT  
WITH CAPTIVATING CITY VIEWS



# Elder

- An exclusive building of 3 floors, consisting a total of 4 spacious apartments.
- Featuring curtain walls made of aluminum that create natural lighting conditions and offer privacy.
- 1st floor: Two 2-bedroom apartments of generous proportions.
- 2nd floor: One 3-bedroom apartment that occupies the entire floor.
- 3rd floor: A stunning 3-bedroom penthouse with private roof garden and panoramic city views.

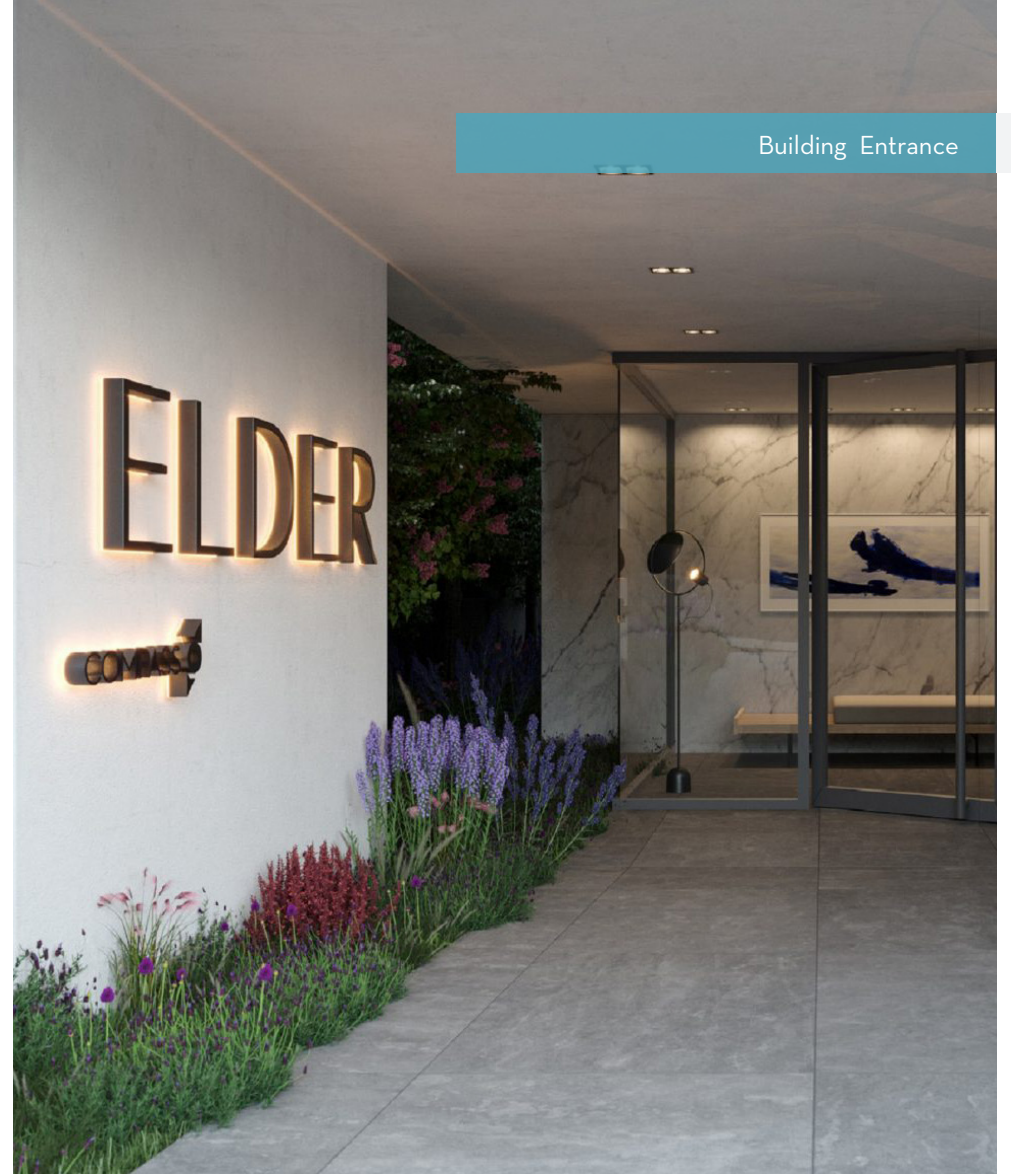
Completion: **September 2021**



External View



External View



Building Entrance



External View



Penthouse / Conceptual View



Penthouse / Conceptual View

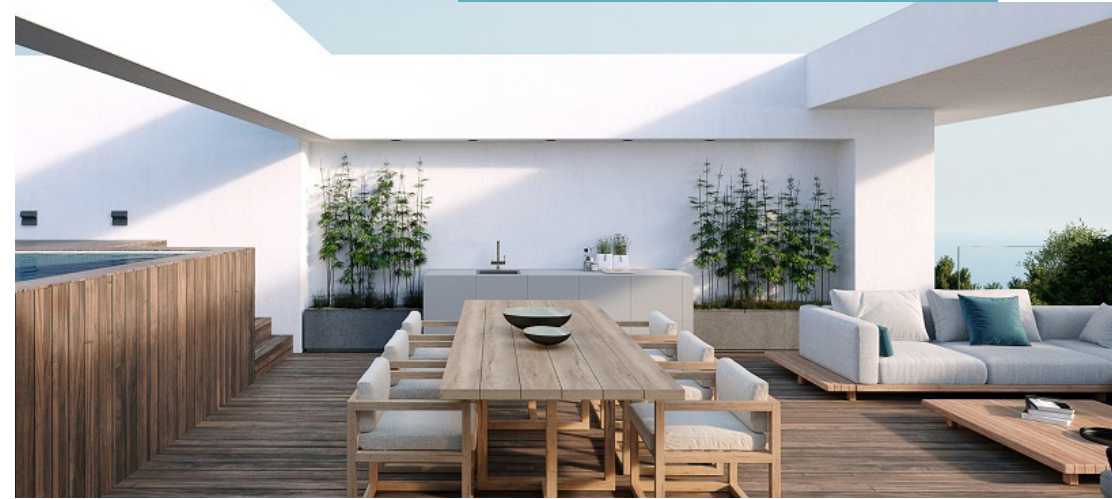
External View



Typical Apartment / Conceptual View



Roof Garden / Conceptual View



Roof Garden / Conceptual View



# Elder | Building Specifications

## Technical Specifications

- The building is designed to comply fully with the European regulation of the anti-seismic code.
- External walls are of 25cm thickness clad with polystyrene slabs for thermal insulation plaster to meet the standards for insulation.

## Floor Coverings

- Common areas & staircase: flooring based on Architect's choice.
- Apartment living room corridors & bedrooms: covered with high quality laminate Wooden floor. Selection from a preselected range of different colours.
- Bathroom: covered with excellent quality ceramic tiles which can be chosen from our pre-selected collection.
- Kitchen : Laminate Wooden floor of high quality. Selection from a preselected range of different colours.
- Verandas & Roof garden: Floor of Architects choice.

## Thermal Insulation & Water Proofing

- Thermal insulation, according to the legal requirements. (A study has been issued from the Mechanical Engineer of the project/Prime Desing consulting Engineering), which is included to the building permit of the project)
- Water proofing: Two layers of bituminous membrane are covering the roof and the verandas.

## Wall Finishes

- External walls: Special System for thermal insulation.
- Internal walls: 3 layers of plaster and 3 layers of paint
- Kitchen, Bathroom and W.C: ceramic tiles of high quality. Selection of a variety of materials.

## Woodwork

- Main door of the building: Based on the architectural drawings.
- Common Area Doors: manufactured according to the European Standards of fire resistance regulations.
- Indoors: Made in Italy – Flush doors with a variety of finishes to choose from. Provided by Rooms- Door Arreda- model TLOO.
- Apartment entrance doors: Manufactured according to the European Standards of fire resistance regulations. Provided by Rooms- Golden Door Security locks, design according to Architects plans.
- Kitchen: Made in Italy – manufactured in quality polymeric finish. Possibility of selecting from variety of finishes. The kitchen is provided by Rooms and is manufactured by GM Group-model Venditue.
- Wardrobes: Made in Italy – manufactured in polymeric finish. Possibility of selecting from variety of finishes. Provided by Rooms and is manufacture by ZG company-model Gola.

## Aluminum / Metal

- Storage Doors: Based on architectural drawings.
- Doors and windows: Double glazed with colored glass in aluminium frame. Based on the standards for the thermal insulation. MU3000 for sliding. MU2000 for opening.

## External Space

- Gates: Electrical gate/sensor opening. Operated with remote control.
- Landscaping will take place at the external areas of the building.

## Sanitary & Plumbing

- All apartments will be equipped with high quality sanitary

fittings and accessories. Pipe in pipe system is used for the plumbing installation. The building provides solar heater for each apartment.

- Installation of pressure pumps system.

## Electrical Installations

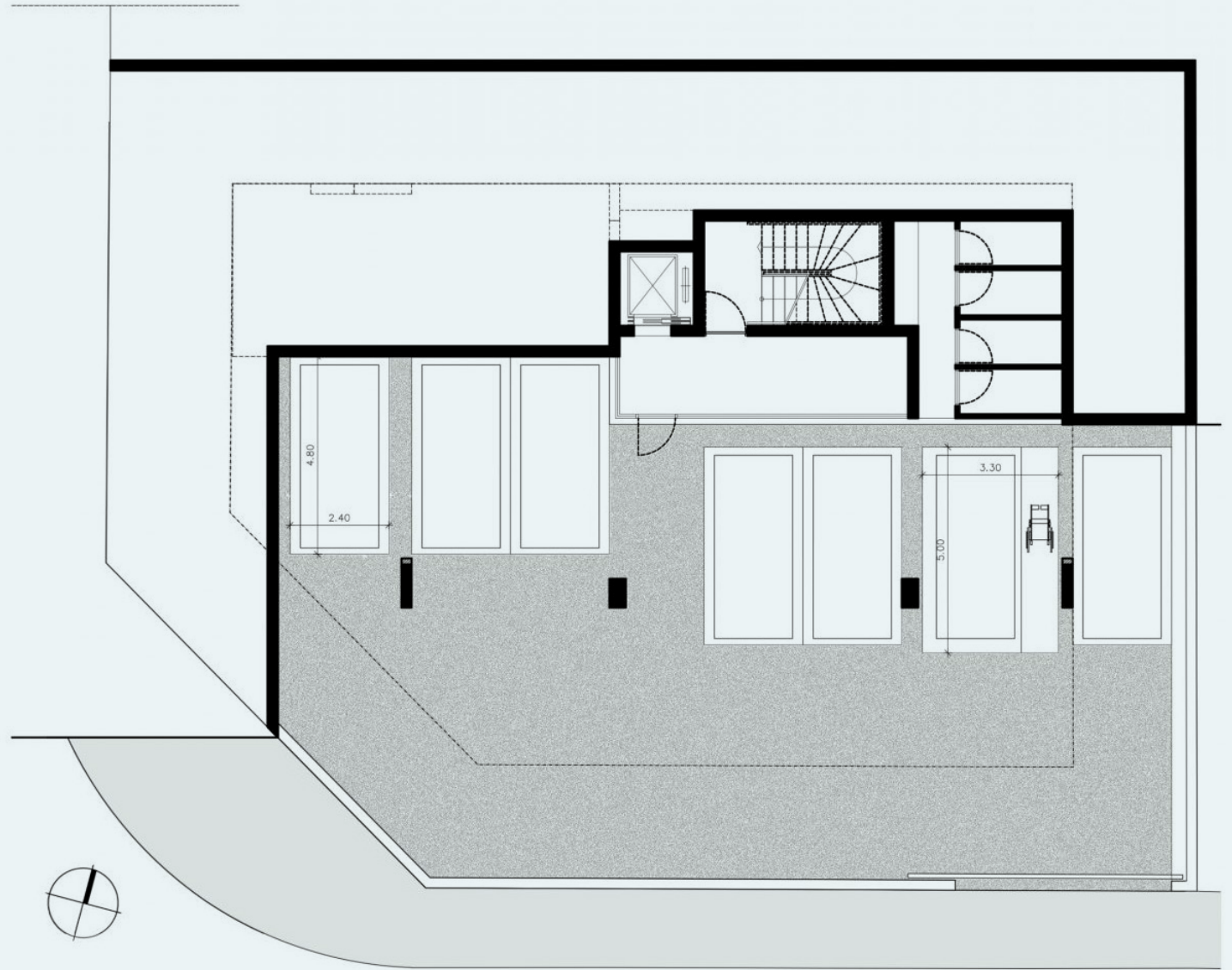
- Electrical installation is based on the regulation of the electricity authority of Cyprus. A Study has been issued by the consultant Electrical Engineer- Prime Design Consulting Engineering, which is included in the building permit of the project.
- Central provision for satellite dish
- Security access key rings and video-intercom system at the main entrance of the building.
- Automatic lights in the entrance lobby and parking area of the building.
- Provision for wireless alarm.
- Provision for air-condition SPLIT UNITS
- Provision for dish-washer, washing machine and dryer in each apartment.
- Installation of USB ports in all the apartments.
- Provision for electric heating units.
- Provision for telephone line, internet and TV.

## Packaging Places & Storage Rooms

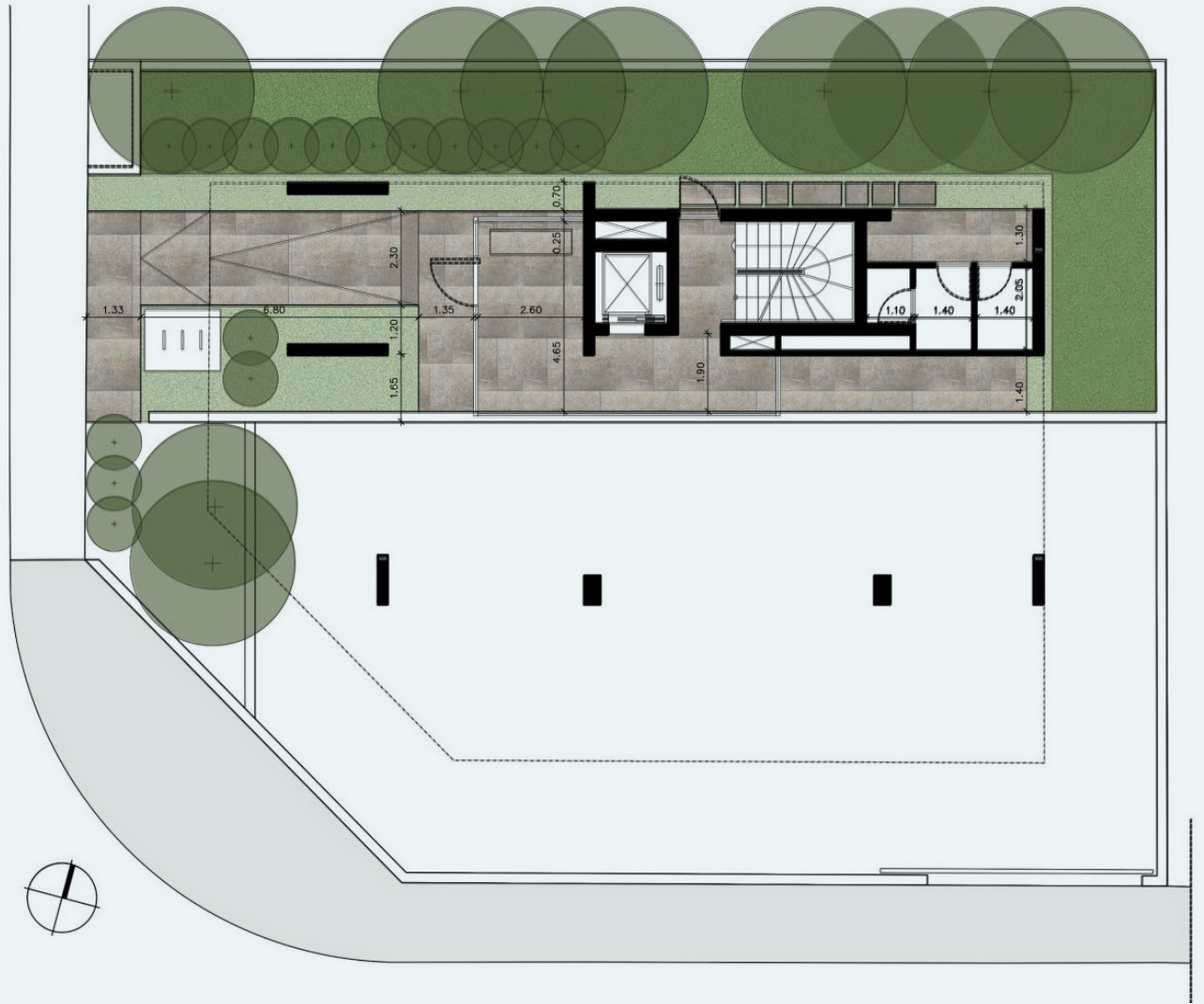
- Parking Place: Each apartment has one private covered parking place.
- Store Room: Each apartment has one private Store

# Elder

Architectural Drawings



Basement Floor



Ground Floor











# Elder | List of Apartments

3 Floors / 4 Flats

FLAT NO	FLOOR	NUMBER OF BEDROOMS	FLAT AREA (m2)	COVERED VERADAS (m2)	UNCOVERED VERADAS (m2)	GARDEN	PRIVATE ROOF GARDEN (m2)	COMMON AREAS UPPER FLOOR	TOTAL AREA (m2)
1	1st	2	83.00	23.00		-		10.00	116.00
2	1st	2	83.00	17.00		-		10.00	110.00
3	2nd	2	110.00	32.00		-		20.00	162.00
4	3rd	3	110.00	30.00	5.00	-	63.00	20.00	228.00



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