



A. FEREOS
developers

Sunset Residences

INFORMATION

ARCHITECT	A. Fereos Architects Alexandros Fereos	START DATE	01-08-2024	LOCATION	12 Kyriakou Kolokasi Str. 2407, Engomi, Nicosia
CATEGORY	Residential	COMPLETION DATE	31-03-2026	DESCRIPTION	Premium Quality Apartments

VISUALS



ABOUT THE PROJECT

Located in the bustling suburb of Engomi, Sunset Residences' prime location close to the city centre ensures convenient access to vital amenities, and cultural and entertainment attractions. Comprised of a beautiful collection of nine 1 and 2 bedroom apartments, and one 4 bedroom apartment, Sunset Residences is the perfect choice for couples, professionals or families seeking great urban living

Every apartment reflects meticulously designed living spaces, featuring high-quality building materials and impeccable finishes. Architect Alexandros Fereos has ensured that the multi-functional interiors and contemporary minimalistic aesthetic of each home caters to the tastes of discerning homeowners and investors alike. This includes deluxe smoked walnut wooden flooring, elegant Baldocer ceramic tiles and sleek granite surfaces, making for a luxurious yet tastefully understated simplicity throughout. Additionally, the top-floor penthouse showcases a beautiful roof-top garden and swimming pool, setting it apart as a truly exceptional standout residence.

Residents have access to an exclusive selection of outstanding amenities designed with attention to detail to meet every requirement. From underfloor heating and VRV air conditioning to advanced security systems and entertainment options like a home cinema and music system, every feature has been thoughtfully chosen. Also available are house automation features, lighting systems and shades control, and European-sourced kitchens to ensure the highest standards in craftsmanship and materials. Moreover, each apartment has its own designated covered parking area and storage facility.

Price List

01.12.2024

Project : Sunset Residences

STANDARD PRICES

FLAT	ENCLOSED SPACE	COVERED VERANDAS	UNCOVERED TERRACES	STORAGE ROOM	COVERED PARKING	TOTAL AREA	BEDROOMS	STORAGE ROOMS	PARKING SPACES	TERRACE GARDEN	PRICE
1st Floor											
101	85 m ²	16 m ²	-	2 m ²	14 m ²	117 m ²	2	1	1	-	SOLD
102	50 m ²	14 m ²	-	2 m ²	14 m ²	80 m ²	1	1	1	-	SOLD
103	51 m ²	14 m ²	-	2 m ²	14 m ²	81 m ²	1	1	1	-	€169,000
104	50 m ²	13 m ²	-	2 m ²	14 m ²	79 m ²	1	1	1	-	€166,000
2nd Floor											
201	85 m ²	16 m ²	-	2 m ²	14 m ²	117 m ²	2	1	1	-	SOLD
202	50 m ²	14 m ²	-	2 m ²	14 m ²	80 m ²	1	1	1	-	SOLD
203	51 m ²	14 m ²	-	2 m ²	14 m ²	81 m ²	1	1	1	-	SOLD
204	50 m ²	13 m ²	-	2 m ²	14 m ²	79 m ²	1	1	1	-	SOLD
3rd Floor											
301	168 m ²	32 m ²	60 m ²	10 m ²	28 m ²	298 m ²	4	1	2	√	€601,000
302	51 m ²	14 m ²	-	2 m ²	14 m ²	81 m ²	1	1	1	-	SOLD

EXTRAS / UPGRADES

A/A	DESCRIPTION	102,103,104, 202,203,204, 302	101,201	301
1	Interior Design & Implementation - Walls, Ceilings, Lights & Fixed Furniture	€9,000	€12,000	€20,000
2	Interior Design & Implementation - Furniture, Curtains and Appliances - Gold	-	-	€55,000
3	Interior Design & Implementation - Furniture, Curtains and Appliances - Silver	-	€17,000	€30,000
4	Interior Design & Implementation - Furniture, Curtains and Appliances - Bronze	€5,000	€10,000	-
5	Interior Design & Implementation - Living Room TV Wall Unit & Fire Place	-	€7,500	€8,000
6	Interior Design & Implementation - Living Room TV Wall Unit	€3,000	€3,500	€4,000
7	Music System - Integrated 5.1 Audio for Living Room TV Unit - Gold	-	€6,000	€6,000
8	Music System - Integrated 5.1 Audio for Living Room TV Unit - Silver	€3,000	€3,500	€3,500
9	Music System - Integrated Stereo Audio in Bedrooms, WCs and Verandas	€3,000	€4,500	€6,000
10	Home Automation - Lights Central Control	€2,500	€4,000	€6,500
11	Home Automation - Shades Central Control	€1,500	€3,000	€5,500
12	Home Automation - Heating, A/C & Appliances Central Control	€2,500	€3,500	€4,500
13	Heated Towel Racks for WCs	€550	€900	€1,400
14	Burglar Alarm	€900	€1,200	€1,600
15	Water Filter for Drinkin Water	€650	€650	€650
16	Garbage Disposal in Ktichen Sink	€350	€350	€350

Notes :

- V.A.T. is not included in the above prices.
- All fixed and non-fixed products and materials are included in the above prices. We deliver the finished product as shown on the visuals.
- The company reserves the right to review the above prices without any prior notice.

Structural and Space Division

Foundations and Structural Body

Reinforced Concrete	Carefully supervised material collection, setting and casting inside the molds. Implementation of Anti-seismic design in compliance with the applicable building codes.
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Walls

External Walls	Brick wall 25cm thickness with masonry internally and 8cm insulation externaly. Concrete wall 25cm thickness including 8cm insulation.
Internal Walls	Brick wall 14cm thickness.

Access, Barrier and Circulation

Aluminium Doors and Windows

Apartments	Aluminum sliding exterior doors and windows with natural aluminum color. Muskita MU3000/MU3200
Common Area	The main entrance will include a fully automatic sliding glass door system with movement detector and maximum safety lock. At the back entrance a glass door will be installed. Both doors will be operated hands free with a key card.
Storage Rooms	All storage rooms' doors will be ventilated aluminum with locks and handles included.

Aluminium Blinds

Bedroom Windows	Fully automatic motorized exterior blinds for all bedrooms' windows.
Common Area	Aluminium elements will be installed at the north facade of the building to produce the final aesthetic result according to the architects design.

Wooden Doors

Interior	All interior doors will be veneered with laminate material. The doors' panels include an insulation rubber perimetricaly to ensure soundproof.
Locks and Handles	Aluminium material for all interior door stops, locks and handles.
Flats' Main Entrance	The appartments' main entrance door is designed by the architect and it includes style, safety and fireproof at the same time. It is made from wood and it is veneered with real wood.

Steel Gates

Vehicle Gates	Both parking gates will be made of painted steel and include a motorized mechanism connected to a remote control.
Pedestrian Gate	Elegant painted iron gate will be installed at the pedestrians' entrance.

Railings

Verandas	All railings at verandas will be made from laminate glass that will be fastened on the slab below with concealed metal brackets and from painted iron railings as shown in the drawings.
Exterior Fence	The balustrades at the exterior fence will be made from iron and covered with primer and 3 coats of paint as shown in the drawings.

Staircase	The balustrades at the common staircase will be made from iron and covered with primer and 3 coats of paint.
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Coverings, Claddings and Linings

Wall Coverings

Exterior Walls	Exterior walls as noted in the drawings will be covered with Thermo-insulation material 8cm thickness and finished with grafiato paint
Interior Walls	Interior walls as noted in the drawings will be covered with 3 coats of plaster and 3 coats of emulsion paint.
Kitchen	The material of kitchen wall above the counter will be Maximus Uni Hyper White from RAK Ceramics imported by Maouris oikoset Ltd. The material is porcelain of the best quality.
Bathrooms	Baldocer line Asphalt ceramic tiles will be installed on the bathrooms' walls from Maouris Oikoset Ltd. All products are of European origin.
Building Entrance	The side entrance wall at the ground level and the central column of the building will be finished as fair face concrete.

Floor Coverings

Living / Dining Room / Bedrooms / Corridor / Kitchen	Par-ky Wooden Floor Line Deluxe Smoked Walnut will be installed on the floor from Christodoulos Nicodemou Ltd. All products are of European origin.
Bathrooms	Baldocer line Asphalt ceramic tiles will be installed on the bathrooms' floor from Maouris Oikoset Ltd. All products are of European origin.
Verandas / Terraces	Baldocer line Asphalt ceramic tiles will be installed on the verandas' floor from Maouris Oikoset Ltd. All products are of European origin.
Storage Rooms	Baldocer ceramic tiles will be placed on the storage rooms' floor from Maouris Oikoset Ltd.
Building Entrance	The floor inside the main entrance at the ground level will be covered with luxurious marble selected by the architect.
Staircase	Both steps and landings will be covered with marble selected by the architect.
Pedestrian Path	The Exterior path leading to the building entrance will be covered with luxurious marble selected by the architect.
Parking / Perimeter	The parking spaces will be covered with screed concrete. Stamped concrete will be used perimatetrically outside the building footprint.

Ceiling Coverings

Fair Face Ceilings	Fair face concrete ceilings covered with stucco and 3 coats of emulsion paint.
Suspended Ceilings	Drywall boards will be used for suspended ceilings in corridors and bathrooms as shown in the drawings.

General purpose civil engineering and construction fabric products

Insulation

Roof	Insulation layers from bottom to top include concrete screed for the water flow, tar paper of polyester fleece impregnated with asphaltic bitumen, extruded polystyrene and cement tiles on top as the final layer. All necessary PVC sheets and primers will be applied between the above layers.
Terrace / Flat 301	Insulation layers from bottom to top include extruded polystyrene, concrete screed for the water flow, tar paper of polyester fleece impregnated with asphaltic bitumen and ceramic tiles on top as the final layer. All necessary PVC sheets and primers will be applied between the above layers.

Verandas	tar paper of polyester fleece impregnated with asphaltic bitumen will be applied on the concrete slab below the ceramic tiles.
Exterior Walls	Extruded polystyrene of 8cm width will be placed on all the exterior walls.
Foundations	Waterproof protective sheets and primers will be applied on all foundations.

Services

Electrical Installations

Electricity Supply / Photovoltaics	The electricity supply will be provided by the E.A.C. at the specified room on the ground floor according to the latest British standards. All flats will have individual photovoltaic panels for energy savings.
TV / Satellite	Central TV antenna will be installed on the terrace and a single amplifier unit will be used to boost the signal for all the apartments. Separate provision will be made for individual private satellite installation.
Telephone	Telephone points will be installed in all major rooms.
Ethernet Network	One Ethernet point will be installed in each major room and an Ethernet switch will be installed inside a server cabinet.
Door Video Phones	High quality, hands free, wifi controlled, color video door phones will be installed in each flat.
Building Entrance	The main entrance will have contactless access control operated with individual portable card keys for easy hands free entry.
Burglar Alarm	Provisions for a high quality burglar alarm system with movement sensors in each room and access magnet on the entrance door.
Design / Prewiring	Design and prewiring provisions will be made for the lighting system, shades control, music system, home cinema and house automation.
Corridor Ceiling Lights	Down lights will be installed on the ceiling in the corridor areas where suspended ceiling is fitted with LED lamps.
WCs Ceiling Lights	Down lights will be installed on the suspended ceilings in the WCs areas with LED lamps.
Common Area Lights	Spot lights will be installed outside the building façade illuminating the entrance and the garden. Lights will be placed in the parking places ceiling and on the perimeter wall. LED Lamps will be installed in all the common areas..

Mechanical Installations

VRV / Air Condition	The centralized and completely concealed VRV system will provide the most accurate and cost saving climate control in the apartments. A single compressor unit will be placed on the terrace for each flat. The Brand will be Mistubishi.
Water Supply	A 2,000 liter water tank with a pump will be installed in the ground floor supplying with water 3 to 4 more tanks (8,000 liters) on the terrace. Separate water meters will be installed for each flat and a single powerful pump will provide adequate water pressure that will be regulated by separate valves installed in each flat.
Gas Supply	Individual gas supply for each home provides an alternative cost effective energy source for cooking, heating and any other gas operated devices.
Gas Boiler	Hot and Cold water is instantly provided in the house by a single programmable condensing gas boiler. Unlimited hot water on demand without waiting time.
Water Distribution	Pipe in pipe system will be used for the water distribution in all flats.
Under floor Heating	Floor heating with circulated water through pipes and powered by the gas boiler for maximum long term cost savings. Greatly improves thermal comfort.
Drainage	Carefully designed drainage system ensures efficient waist distribution directly to the public draining system.
Elevator	A large KONE luxurious 8 person elevator will be installed in the building. The walls of the elevator will be covered with brushed stainless steel and marble will be placed on the floor.

Sanitary

En Suite WCs	Grohe Bauedge Collection mixers, Salgar vanity units, Bathco toilet, Ideal Standard shower tub, Novelini bath tub. All products are of European origin and will be provided by Maouris Oikoset Ltd.
Main WCs	Grohe Bauedge Collection mixers, Salgar vanity units, Bathco toilet, Ideal Standard shower tub, Novelini bath tub. All products are of European origin and will be provided by Maouris Oikoset Ltd.
Guest WCs	Grohe Bauedge Collection mixers, Salgar vanity units, Villeroy & Boch wall hung toilet with Alcadrain cisterns. All products are of European origin and will be provided by Maouris Oikoset Ltd.
Kitchens	Aquagrif 3 way mixer, Franke sink. All products are of European origin and will be provided by Maouris Oikoset Ltd.
Accessories	Gedi towel and paper holders, Neptum shower doors. All products are of European origin and will be provided by Maouris Oikoset Ltd.

Fixtures and Furnishings

Flat Interior

Kitchen	Hellas Wood Standard. The kitchen is provided by one of the the top Italian and Greek kitchen importer in Cyprus Maouris Oikoset Ltd and it includes many upgrades and accessories. Colors and materials can be chosen by the client.
Wardrobes	Hellas Wood Standard. Exceptional wardrobes provided by Maouris Oikoset Ltd. The client has the option to chose from many finishes and accessories.
Bathrooms	All bathroom customised furniture will be veneered with industrial oak or painted. The client has the option to chose from a variety of colors.
Kitchen Top Covers	The counter tops will be Maximus Uni Hyper White from RAK Ceramics imported by Maouris oikoset Ltd. The material is porcelain of the best quality.
Bathrooms Top Covers	The counter tops will be Maximus Uni Hyper White from RAK Ceramics imported by Maouris oikoset Ltd. The material is porcelain of the best quality.
Mirrors	Standard mirrors will be installed in all bathroom walls above the vanity units.

Common Area

Artworks	A special artwork will be placed and illuminated at the entrance of the building.
Post Boxes	Modern high quality aluminium mail boxes will be placed at the entrance.
Plants	Stylish plants and trees chosen by the architect will be placed in the gardens of the building adding green to the area. An automatic irrigation system will ensure the uninterrupted watering of the plants.

Notes :

- The company reserves the right to change the above mentioned brands with different brands of similar quality and value.
- For any upgrades, extra cost is applicable at the predetermined vendors. Non-predetermined vendors are not accepted. Any prices above are indicative of the market value.
- VAT is included in all the above prices.