

MILOS

RESIDENCE

your private island in the city



GOLD HERITAGE
PROPERTIES

MILOS

RESIDENCE

The island of Milos is where we drew our inspiration for our new project. Milos residence is located on a corner land lot, between Aghios Dometios and Engomi, and it is suitable for residing or as a premium investment. Its architecture incorporates contemporary minimalism that highlights the characteristics of the modern, highly functional apartments. In this 3 floor building, you may find 9 apartments; 2 two-bedroom and 1 one-bedroom flat in each floor.





All the above interior images are optional and represent adaptations of possible result.

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The contemporary minimalism of the design, gives the façade a powerful presence.



Entering into your home, the modern foyer makes your daily experience welcoming and warm from the first moment.



The thoughtful design details of all spaces, transforms the experience of you and your guests.



A spacious and extremely functional living space for an improved quality of life.



The open plan living room and dining area provides for a perfect experience with your family and for your social evenings.

The ergonomic design of the modern kitchen ensures the best everyday experience.



The relaxing atmosphere of the bedroom is a result of the modern, clean lines of the design.

All the above interior images are optional and represent adaptations of possible result.

TECHNICAL SPECIFICATIONS

ANTI-SEISMIC DESIGN

The static institution of the building is drawn from steel reinforced concrete and in accordance with anti-seismic regulations.

WALLS

External

External walls will be 25cm thick, of bricks with thermo insulation. An external system for thermal protection will be used.

Internal

Internal walls will be of gypsboards with insulation material.

PLASTERING

External surfaces/Internal surfaces Ceilings

Suspended Ceilings*

3 coats of plaster and 3 coats of sandex paint
3 coats of plaster and 3 coats of emulsion paint
Concrete, fare-faced spatula and 3 coats of emulsion

paint. Plasterboards based on architectural design and upon client's approval

SUSPENDED CEILINGS

Suspended Ceilings in living room and bedroom

LIGHTING

Lights for the suspended ceiling budget €600 (Six Hundred Euro Only) including installation

HYDRAULIC INSTALLATION

«Pipe in Pipe»

High quality independent and complete hydraulic installation with a "pipe-in-pipe" distribution system.

Solar Water Heater /Pressure System Pressure

Each apartment has its own water heater. The tank can operate with a pressure of 6 bars of pressure .



WALL TILLING

Bedrooms Sanitary Fittings

Ceramics € 25 (discounted price €17.50/m²)

Kitchen

Ceramics € 25 (discounted price €17.50/m²)

SANITARY FITTINGS

One bedroom

Sanitary fittings of €1700 (discounted price €1190) including sinks, mirrors and all the necessary accessories.

Two bedrooms

Sanitary fittings of €2600 (discounted price €1820) including sinks, mirrors and all the necessary accessories.

WINDOW & DOOR OPENINGS / HANDLES AND MECHANISMS

Window openings imported from Europe with selection properties of a variety of finishes. Door openings imported from Italy, of laminate type in a colour variety, and lock. Handle is not included in the price, it is the client's responsibility to provide one.

KITCHEN

Kitchen imported from Italy internally made of melamine, 18mm waterproof and laminate type doors in various colours with handles from renowned brands. Provision amount for a one-bedroom apartment kitchen is €2000 (discounted price €1400). Provision amount for a two-bedroom apartment kitchen is €3000 (discounted price €2100). Granite kitchen benchtops €160 (discounted price €112).

WARDROBES

Wardrobes imported from Europe, melamine type, (wardrobes will include shoe shelves, handles, hangers and three drawers).

BATHROOM FURNITURE

Based on the architectural design which is counter-signed in the contract. Bathroom cabinets, sink, washbasin imported from Europe internally made of melamine 18mm waterproof and laminate type doors in a variety of colours with handles from renowned brands or of equal quality from a local manufacturer. For a one-bedroom apartment cabinet



are €400 (discounted price €280). For a two-bedroom apartment, cabinets are €800 (discounted price €560). Granite bathroom cabinet tops €160 (discounted price €112).

INSTALLATION OF ELECTRICAL APPLIANCES

In the kitchen and the laundry room (if any) provisions for installation of appliances for kitchen fan, washer, dishwasher, dryer, fridge, TV and oven.

PARKING SPACES & STORAGE AREAS

For every apartment, there is a covered parking space and one storage area as indicated by the architectural designs attached.

AIR-CONDITIONING SYSTEM

Full installation of Eco-friendly air-conditioning units wall type to cover the whole flat.

CENTRAL HEATING

Full installation of under-flooring heating system of a latest technology (Heat Pump), upon approval from the Electricity Authority of Cyprus.

WIRING INSTALLATIONS

Telephone facilities and installation of central satellite antenna for the reception of local channels with provision in all areas (bedrooms, living room and kitchen). Placement of two odd Sockets in each bedroom, 5 Sockets in kitchen and 2 Cooker Switch – 3 Sockets in the living room and ceiling lamps in all areas. In the bedrooms, there will be provisions for lighting on the right and left of the bed. Also in the main terrace will be placed on a single waterproof socket type. Detailed electrical design will be given before the commencement of construction work.

SECURITY SYSTEMS / INTERNET – SATELLITE

Full installation of wire alarm system with movement sensors, fire sensors, activation and deactivation board. Installation of a central television system for local channel reception. Provision of installation of satellite and also provision of installation of fiber optical communication for the whole building.



GENERAL

The dimensions presented on the plans are at maximum approach and none of the involved parties should have any other claim from the other for any approximate difference. Any plans, promotional or prospective which are not counter-signed when signing contracts, are not part of the agreement and do not bind the seller. With this agreement, the buyer is responsible to provide all the necessary information for the smooth progress of the construction work in accordance with the timetable agreed. It should be noted that in the event of inability or subversive for progress delay in decision-making on behalf of the Buyer or a representative, the seller holds the right, upon certain notification, to proceed with the adoption of measures that will ensure the productive efficiency and timely delivery of the property. There is no provision for any compensation or any other remedy for the buyer for any consequences that may arise from such works. The seller is possible during the rebuild of the project: To alter or modify the plans, if in the sole discretion of the supervising architect, these modifications are reasonably necessary for technical or aesthetic reasons, provided that these do not affect the Building substantially and provided that they comply with the laws and regulations concerning the construction of buildings.

Note 1: The above values of technical specifications include the value-added tax of 19% as it is today. In the event of a change in the rate of Vat, the prices of materials are adjusted automatically based on the new rate.

Note 2: The amounts of provision for the woodworking will be applied by the M.T.S.P. PROPERTIES LTD company as agreed with the vendor who will execute the project.

Note 3: Amount of deduction is the amount which will be charged to the buyer, in case of selection of materials from suppliers who do not cooperate.

Floors	Number Of Rooms.	Internal (m ²)	Covered Verandas (m ²)	Communal (m ²)	Total Gross (m ²)	EURO
101	2	91	24	9	124	SOLD
102	2	87	18	9	114	
103	1	59	15	9	83	SOLD
201	2	91	23	9	123	SOLD
202	2	87	17	9	113	
203	1	59	14	9	82	SOLD
301	2	91	23	9	123	
302	2	87	17	9	113	
303	1	59	14	9	82	SOLD

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AGIOS DOMETIOS - NICOSIA





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together we develop lifestyle

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