



ALAMINOS
Village 2

L U X U R Y H O U S E S & A P A R T M E N T S



www.qualitydevelopments.com




ALAMINOS
Village 2



Alaminos Village 2 is a complex of twenty one traditionally styled units situated on a sweeping hillside overlooking the village of Alaminos. The complex is accessed by a small private road which leads to allocated parking areas for all the units. Attention has been paid to creating a traditional, Cypriot village in spacious green surroundings. A lift and a series of gradual pathways provide access to different levels of this terraced complex.

The central focus of the complex is the large communal swimming pool which is surrounded with lush green landscaping, terraced patios for sunbathing and changing room facilities. There are 6 one bedroom, 10 two bedroom and 5 three bedroom units, each with spacious verandas, terraced private gardens, and calming views of the surrounding hills and valleys. The integral use of traditional stone, natural wood and rustic finishes enhances the Cypriot feel of this unique development.

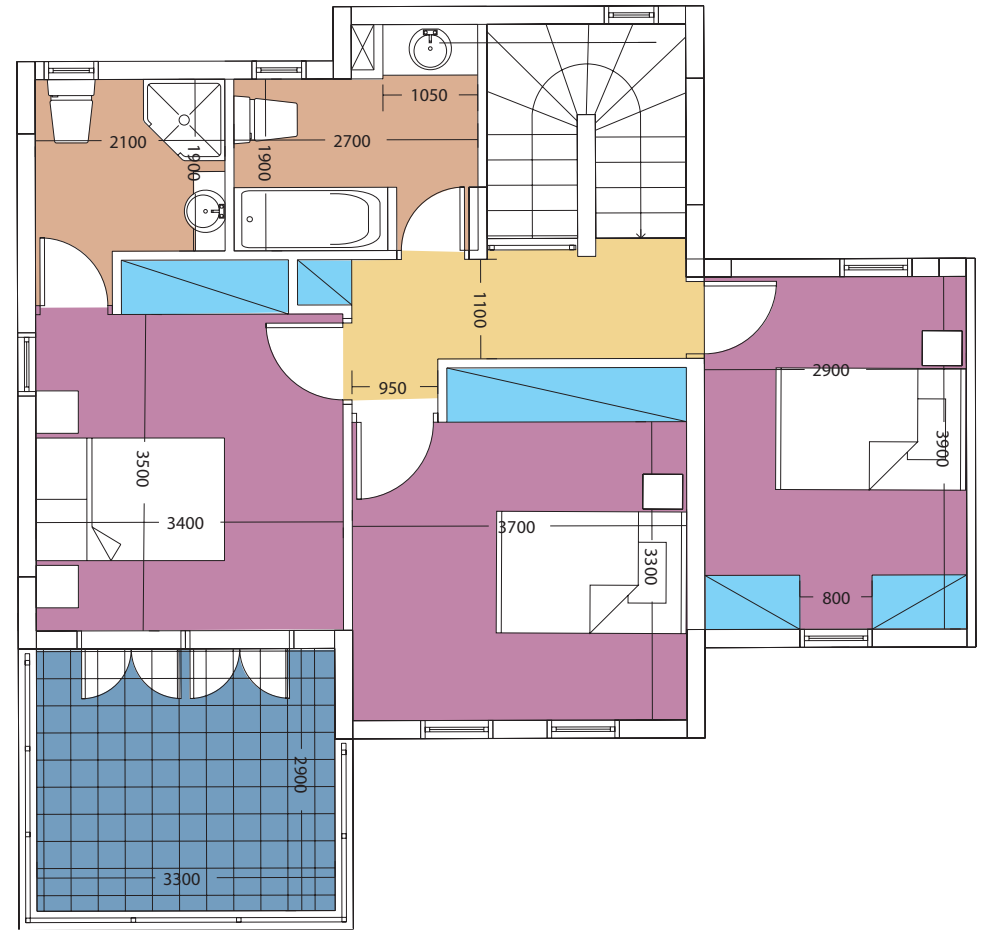
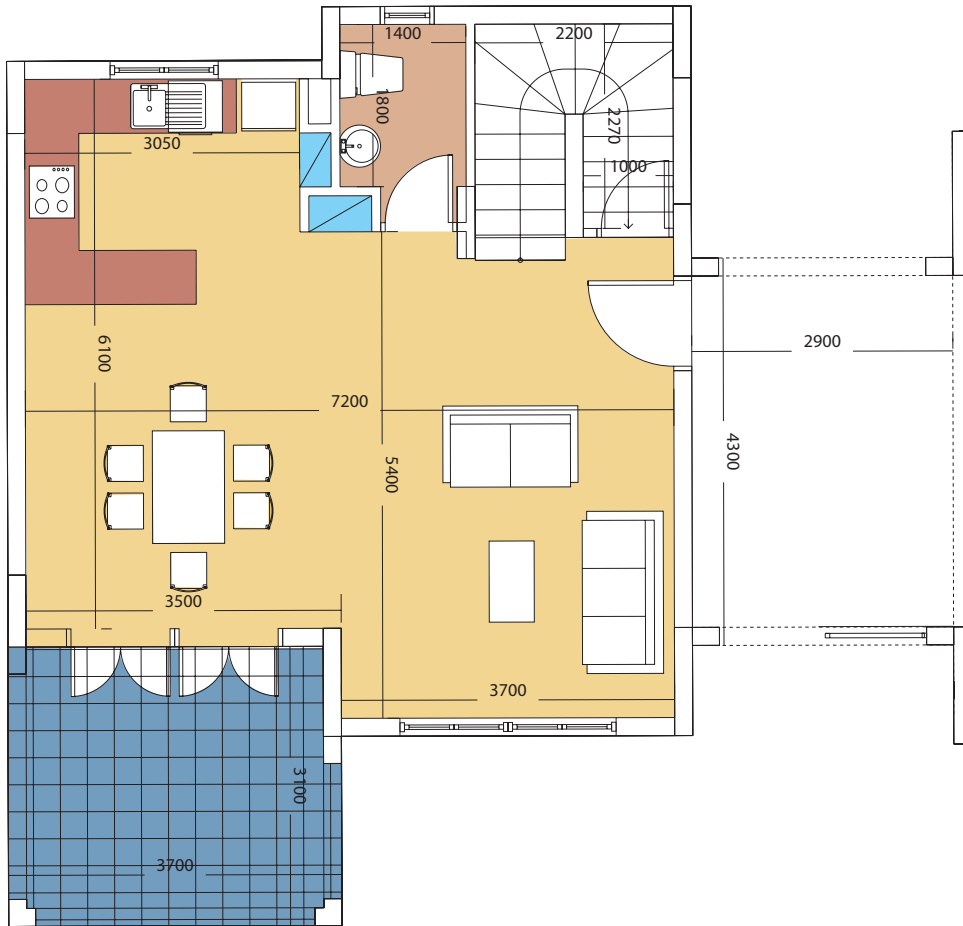




SITE PLAN

- TYPE 1
- TYPE 2
- TYPE 3

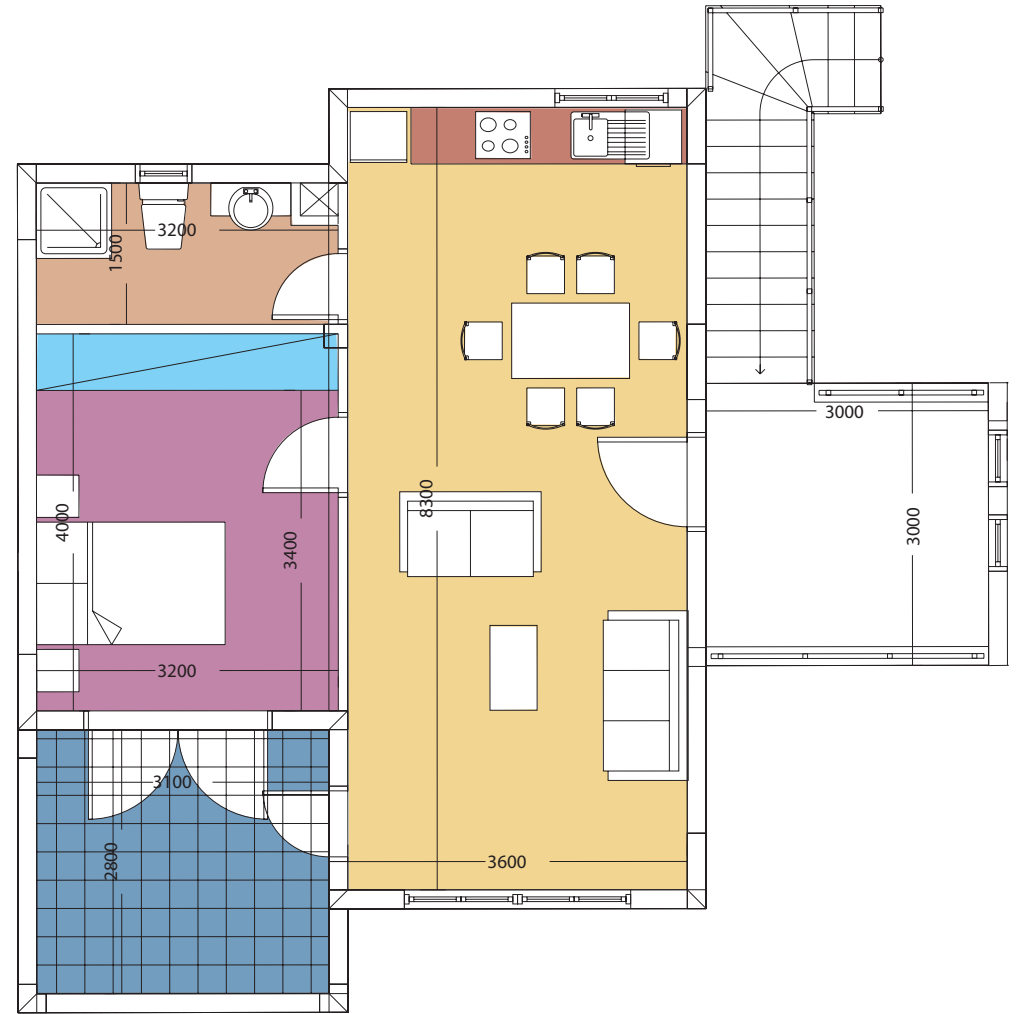
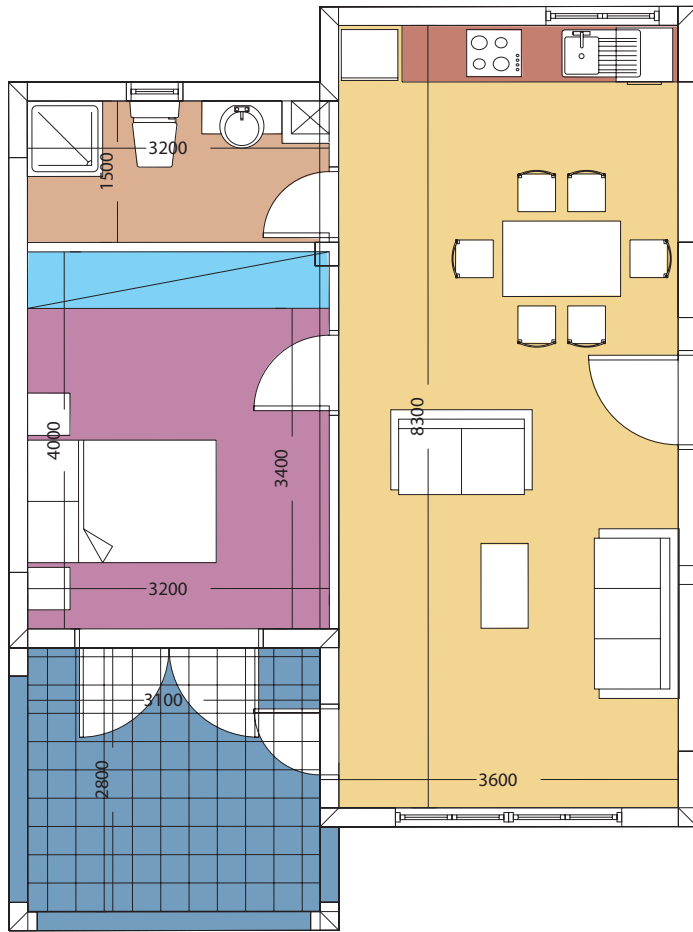
GROUND FLOOR & FIRST FLOOR



TYPE 1

	E01	E02	E03	F01	F02
Internal Cov. Area:	125 Sq.m	125 Sq.m	125 Sq.m	125 Sq.m	125 Sq.m
Cover. Verandas Area:	35 Sq.m	35 Sq.m	40.5 Sq.m	36 Sq.m	35 Sq.m
Priv. External Area:	111 Sq.m	66.5 Sq.m	111 Sq.m	80 Sq.m	87 Sq.m
Bedrooms:	three	three	three	three	three
Parking:	one	one	one	one	one

GROUND FLOOR & FIRST FLOOR



TYPE 2

	A02	A03	B01	B04	D01	D03
Internal Cov. Area:	54.5 Sq.m	54.5 Sq.m	54.5 Sq.m	54.5 Sq.m	54.5 Sq.m	54.5 Sq.m
Cover. Verandas Area:	10 Sq.m	10 Sq.m	10 Sq.m	10 Sq.m	10 Sq.m	10 Sq.m
Priv. External Area:	38.5 Sq.m	9 Sq.m	62.5 Sq.m	—	62 Sq.m	—
Bedrooms:	one	one	one	one	one	one
Parking:	one	one	one	one	one	one



Technical Specification and Details

1. STRUCTURE: Of reinforced concrete Grade 25 N/ sq.mm according to the relevant Cyprus Standards for concrete and reinforcement all in compliance with the earthquake code.

2. BRICKWORK: With hollow clay bricks according to Cyprus Standards plastered internally and rendered externally all in 3 coats plus 3 coats painting.

3. FLOORS: All Living, Kitchen and bedroom areas will be of ceramic – granite tiles of supply price **Cyp8.00** per square meter. Bathrooms will be tiled (floors and walls) with ceramic tiles of supply price **Cyp8.00** per square meter. Staircases will be of marble finish (supply cost **Cyp22.00** per step) or natural stone. All verandahs will be of anti-slip tiles supply price **Cyp6.00** per square meter. All cills and thresholds are marble finish.

4. DOORS & WINDOWS:

- a) All external doors and windows will be of sliding double-glazed colored aluminium sections.
- b) All internal doors will be timber melamine finish (oak or equivalent).

5. WARDROBES & KITCHEN UNITS: Timber finishes to all areas shown on drawings. Kitchen worktop will be granite of supply cost **Cyp35.00** per running meter.

5. WARDROBES & KITCHEN UNITS: Timber finishes to all areas shown on drawings. Kitchen worktop will be granite of supply cost **Cyp35.00** per running meter.

6. SANITARY FITTINGS: All of 1st quality total supply cost **Cyp350.00** per bathroom and **Cyp100.00** per Kitchen. (Sanitary Accessories are included)

7. WATER SUPPLY: All according to British Standards with insulated hot water pipework, solar panels with 1100 liters capacity PVC water tank.

8. ELECTRICAL INSTALLATION: All according to E.A.C. regulations 16th edition. As approved on plans.

9. AIR-CONDITIONING-HEATING: A/C Units (For heating and cooling) in all Living areas and Bedrooms.

10. INSULATION: All concrete surfaces exposed to earth plus all balconies and roofs will be insulated.

11. PARKING: Car park area or covered parking space as shown on drawings.

12. SWIMMING POOL AREA: Kidney shape swimming pool with paved areas. Lighting inside and outside pool.

13. EXTERNALS:

External dustbin area will be provided
1.2 m high solid perimeter wall

ADDITIONAL NOTES

- 1. Provision for Central Satellite T.V (pipework only)
- 2. Landscaping at all non paved areas including irrigation system.
- 3. All floors are finished with skirting of similar type
- 4. Communal changing rooms & toilets for the swimming pool.

Whilst all reasonable care has been taken in the preparation of this brochure and the information contained herein is believed to be correct, it cannot be guaranteed and is provided in good faith without liability. This brochure is for guidance only and does not constitute an offer or contract. Photographs, illustrations and artist impressions are indicative only and prospective clients must satisfy themselves as to correctness and suitability of the information through their own enquiries.






ALAMINOS
Village 2



Larnaka Head Office

14, United Nations Str.
6042 Larnaka - Cyprus

Tel.: +357 24 662333

Fax : +357 24 662922

Oroklini Office

22, Georgiou Fotiou Str.
6 Akinita Georgiou Christofidi,
Oroklini 7040 Larnaka - Cyprus

Tel.: +357 24 824050

Fax : +357 24 647844



MEMBER OF THE FEDERATION
OF OVERSEAS PROPERTY DEVELOPERS,
AGENTS AND CONSULTANTS

E - mail : sales@qualitydevelopments.com

Web : www.qualitydevelopments.com