Polart
SINCE 1989
HOUSING

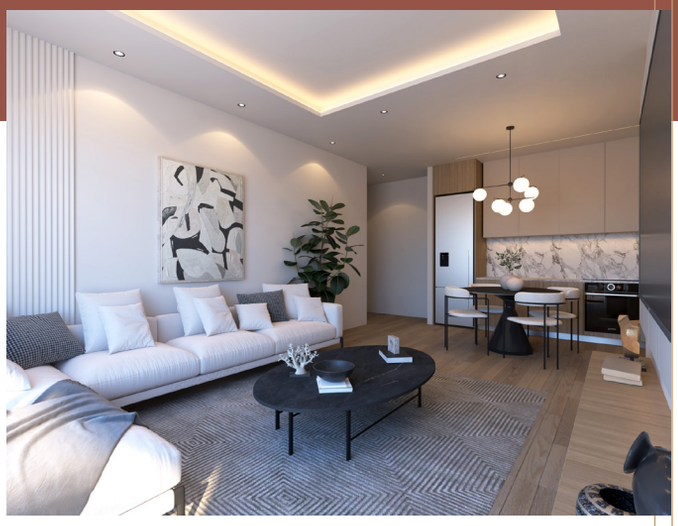
Project No.39

ΕΛΕΟΝ 39

54 Eleon Street, Parisinos

Project Description

Luxury, convenience, and high quality in an exceptional location in Strovolos Municipality.



Building the lifestyle of your dreams

ELEON 39 consists of 14 luxury one-bedroom apartments, designed to offer both comfort and contemporary style. Each apartment features covered parking and a private storage room.

Fully modernised and in harmony with the latest technological and environmental developments, ELEON 39 is characterised by functional and ergonomic design, high construction standards, and Energy Efficiency Category A. Every residence is finished with excellent quality materials, creating a refined and comfortable living environment.

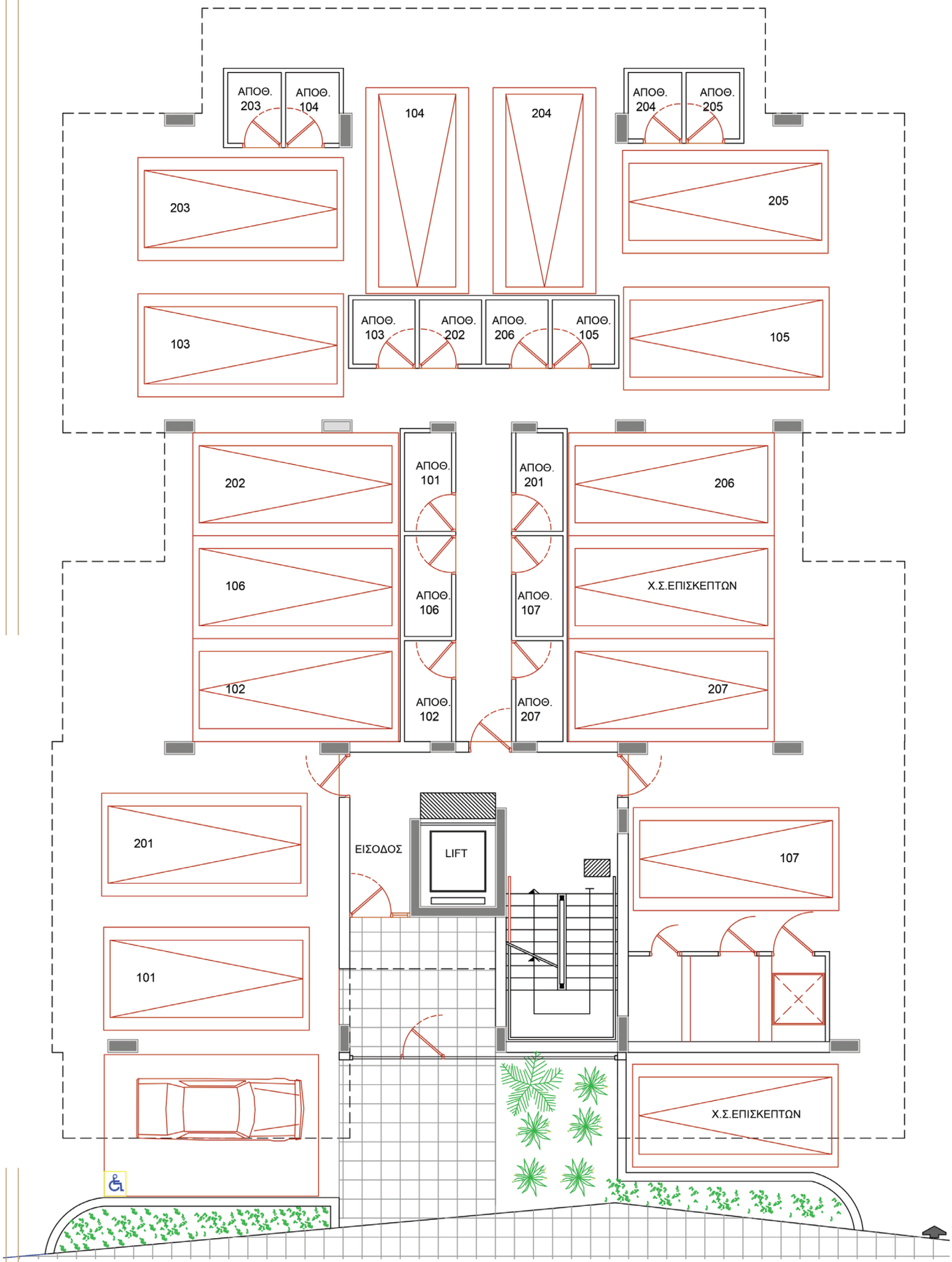
Ideally located in Parissinos, ELEON 39 is perfectly suited for students and young professionals. A privileged area, just minutes from the universities, it combines the serenity of a quiet neighbourhood with easy access to all essentials, such as leisure areas, shops, and gyms.

Discover the luxury and comfort offered by the ELEON 39.

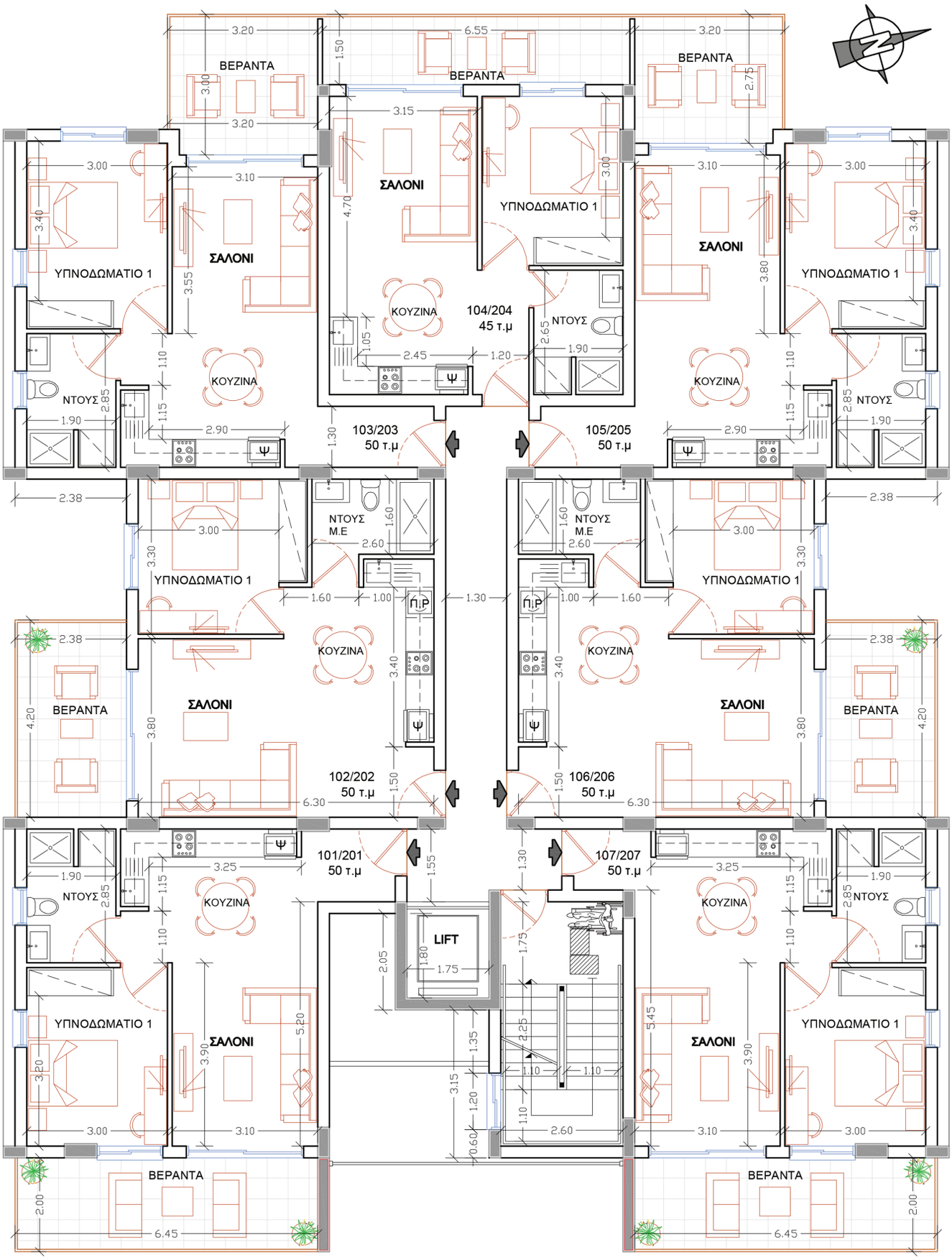
The interior renderings are artistic representations of the design and may not fully reflect the final layout, finishes, materials, or fixtures of the apartments.

Floor Plans

Ground Floor



Apartment floor plan



Area Specifications

Apt. Number	Bed-rooms	Covered Indoor Spaces (m^2)	Covered Terraces (m^2)	Ground floor Storage (m^2)	Covered Parking
101	1	50	13	3	1
102	1	50	10	3	1
103	1	50	10	2	1
104	1	45	10	2	1
105	1	50	10	2	1
106	1	50	10	3	1
107	1	50	13	3	1
201	1	50	13	3	1
202	1	50	10	3	1
203	1	50	10	2	1
204	1	45	10	2	1
205	1	50	10	2	1
206	1	50	10	3	1
207	1	50	13	3	1

Technical Specifications

1. STRUCTURAL FRAME – FOUNDATIONS:
The building will be constructed using reinforced concrete. The construction will fully comply with the latest anti-seismic regulations and standards.

2. ROOF:
The roof will consist of a flat 20cm-thick concrete slab, on top of which 8cm-thick extruded polystyrene insulation will be installed to ensure optimum thermal insulation. This will be followed by Grade 25 screed concrete. Waterproofing will be achieved using 5kg/m^2 bitumen membranes reinforced with polyester mesh (180g).

3. WALLS:
The external walls will be constructed using 25cm-thick Thermobrick 9 bricks. In addition, a certified external thermal insulation façade system (8cm-thick) will be installed to ensure high energy efficiency.
The internal walls will be 10cm-thick and constructed entirely using top-quality bricks.

4. FINISHES:
All internal wall surfaces will be coated with two layers of black cement plaster and one layer of Pelelite Finish plaster. The ceilings will be fair-face finished and coated with two layers of spatula plaster. Special metal corner beads will be installed on exposed wall corners to protect the plaster from possible damage.
Externally, the building will be finished with a special thermal insulation plaster reinforced with mesh. At the junctions between brickwork and concrete, as well as on interior and exterior columns and beams, a special plastic mesh will be installed to prevent possible plaster cracks between the structural frame and the masonry.

5. FLOORS:

High-quality ceramic tiles will be used for both indoor and outdoor flooring. The option of high-quality laminate parquet flooring will also be available.
The parking area floor will be constructed using industrial concrete and finished with the appropriate expansion joints.
Marble thresholds and windowsills will be installed for the doors and windows.

6. WALL CLADDING:
The bathroom walls will be covered with high-quality ceramic tiles up to ceiling height.
High-quality ceramic tiles will also be installed in the kitchen work areas, including above countertops, between cupboards, and above the sink.

7. SANITARY WARE:
High-quality European sanitary ware will be used. Indicatively, a stainless-steel kitchen sink will be installed, and all mixers will be single level pressure.

8. PLUMBING / WATER INSTALLATIONS:
The water installation for the entire building will be carried out by a specialised engineering company.
The hot and cold water supply system will be constructed using a pipe-in-pipe system.
Each apartment will be equipped with a 150L solar water heater with solar panels installed on the roof, as well as a 1000L plastic water tank.
Each apartment will also have its own independent water pressure system with a high-quality stainless-steel electric pump.
The sewerage system will be concealed and constructed using special PVC pipes with the necessary ventilation. Installation will be carried out according to the approved plans and relevant regulations.

9. MECHANICAL INSTALLATIONS:
The apartments will include all necessary provisions for the future installation of air-conditioning units. The infrastructure works will be carried out by a specialised engineering company.

10. ELECTRICAL INSTALLATIONS:
The electrical installation will be concealed, using special PVC conduits. The entire installation will be carried out according to the electrical plans and in compliance with the regulations of the Electricity Authority of Cyprus.
Each apartment will include a colour video entry phone system, provisions for a future alarm system installation, and infrastructure for the reception of Cypriot TV channels.
The apartments will also include structured cabling infrastructure using CAT 6 cables, distributed from a central point to all required areas.

11. INSULATION (AGAINST DAMPNESS):
The balconies will be insulated using cementitious waterproofing materials.
At ground floor level, the construction will be insulated with a thick double layer of polyethylene sheeting. Two layers of asphalt waterproofing material will be applied to the external sides and all reinforcement bindings, while a double layer of bituminous waterproofing membrane will be installed beneath the ground floor walls.

12. CARPENTRY:
All carpentry works will be made from blockboard finished with laminated surfaces, in colours selected by the buyers. Internally, the structure will consist of 18mm-thick white melamine boards, while the backs will be made from 8mm-thick white melamine panels.
The bedroom wardrobes and kitchen cupboards will include four drawers, arranged according to the buyers' requirements. The kitchen cupboards will extend up to door height (2.20m), while the bedroom wardrobes will extend up to ceiling height.
Top-quality European-made fittings and accessories will be used for all carpentry works.
A vanity unit for a built-in washbasin will be constructed in the main bathroom.
The kitchen countertop will be made of 4cm-thick blockboard, finished with laminate sheet (HPL).
The main entrance doors of the apartments will be fire-resistant, in accordance with the regulations of the Cyprus Fire Service.

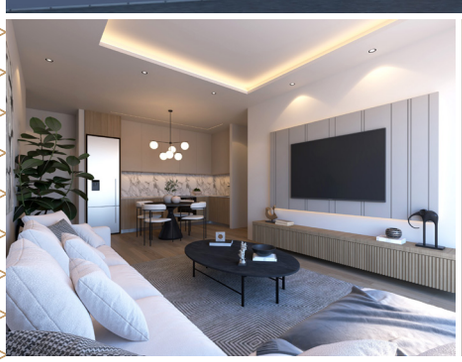
13. ALUMINIUM:
Thermal aluminium frames with double-glazed windows will be installed, selected by the architect to ensure improved energy efficiency. The installation will be completed using top-quality fittings and accessories.
The thermal insulation performance of both the aluminium frames and glazing will comply with the requirements of the Energy Performance Certificate Class A.

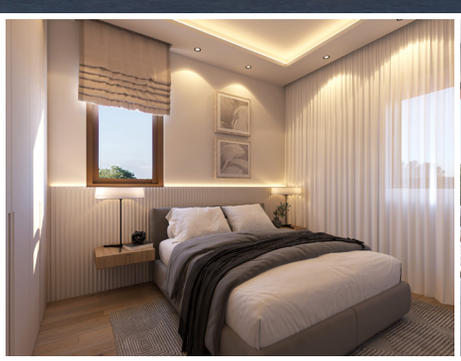
14. PAINTING:
All ceilings will be finished with two layers of plaster.
The indoor surfaces will be painted with three coats of emulsion paint, according to the architect's instructions.

15. ELEVATOR:
The elevator will have a capacity of 8 persons and will comply with all applicable engineering standards.

16. SOLAR PANEL SYSTEM:
A 2kW photovoltaic system will be installed for Apartments 101, 107, 201 and 207. Additionally, a separate 2kW photovoltaic system will be installed to cover the electricity needs of the common areas.

ƎLEON 39





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