



# G.A. LYSIOTIS ESTATE COMPANY LTD



## G.A. LYSIOTIS COURT 12

# ABOUT US

G.A. Lysiotis has over 40 years experience in the construction developing field.

Our aim is to provide you with an exceptional home, a home you will be proud to own for years to come.

Homes dedication to home building starts well before the foundation is laid.

Our commitment begins when we first purchase the land.

By carefully selecting the best sites, we ensure the locality and planning matches your requirements.

This ensures that we build is right for you.

In addition to selecting the best sites, we try to ensure the construction of each home meets the highest standards.

Our specifications provides for modern fixtures and fittings, ensuring maintenance costs are kept to a minimum.

With expert knowledge and an appreciation of customer needs, you can expect exact standards;

not only in the homes we build but at every stage of purchase and ownership.

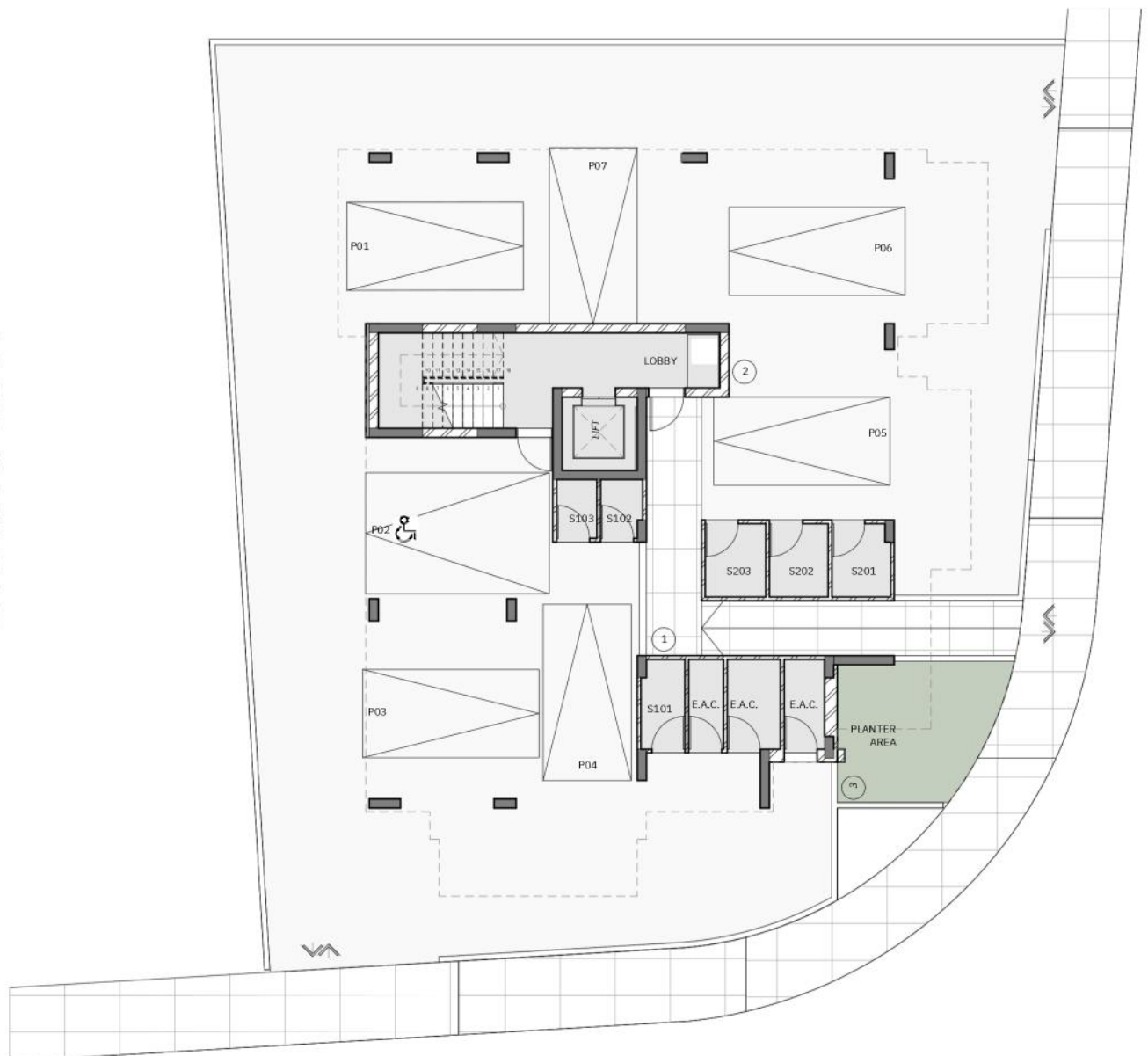
This means that our aims live up to your expectations.



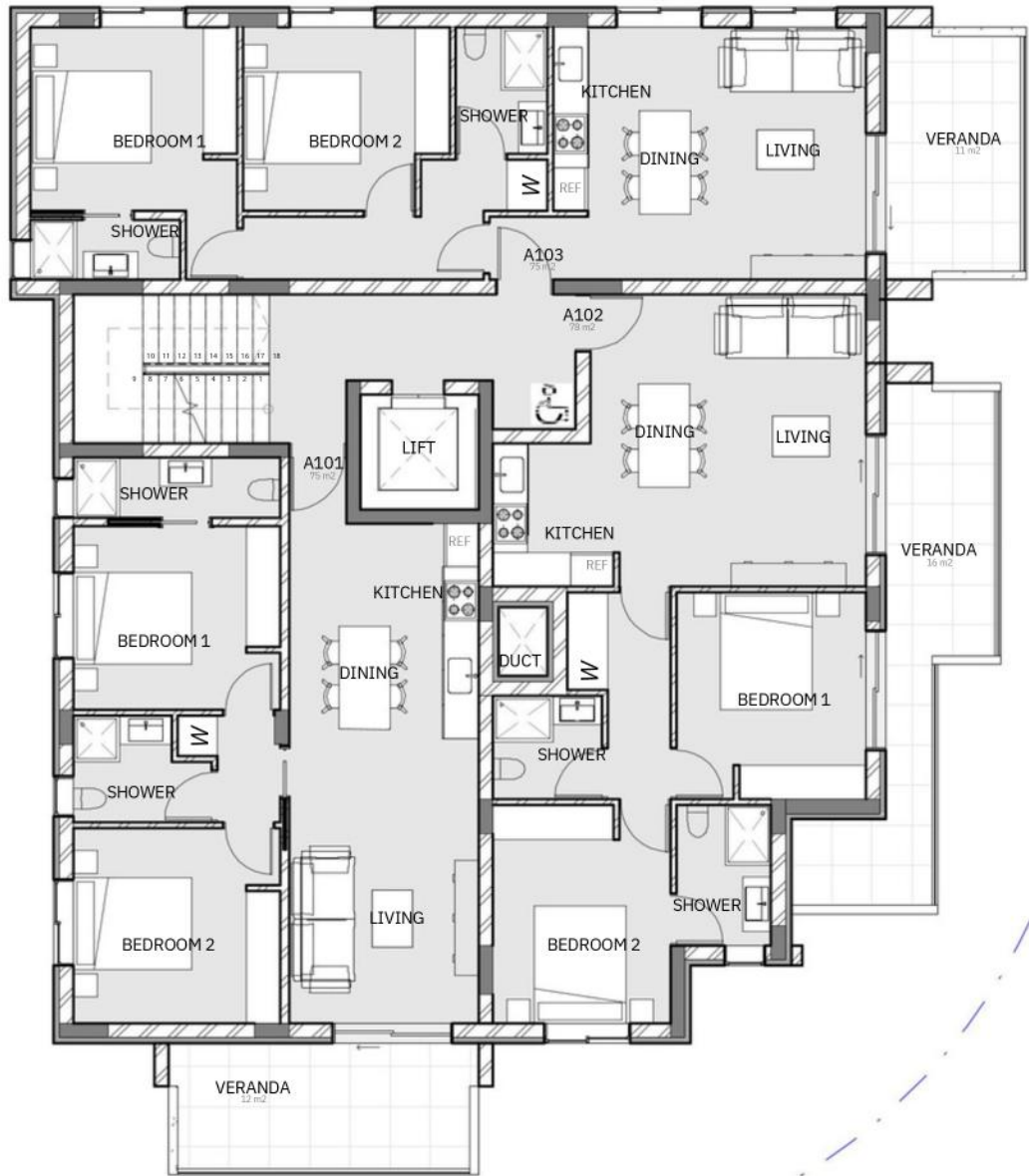
# THE APARTMENTS

The newly developed Court boasts six modern apartments, each featuring contemporary amenities and stylish finishes. The second-floor apartments come with private rooftop gardens, ideal for relaxation and entertaining. This prime location is just one minute from Kiti city center and five minutes from the nearest organized beach, ensuring residents enjoy both convenience and leisure. Additionally, the apartments are only five minutes from the airport and ten minutes from the city center. Daily essentials are easily accessible with a supermarket within walking distance, and a nearby sports center provides many opportunities for fitness and recreation.

Ground floor



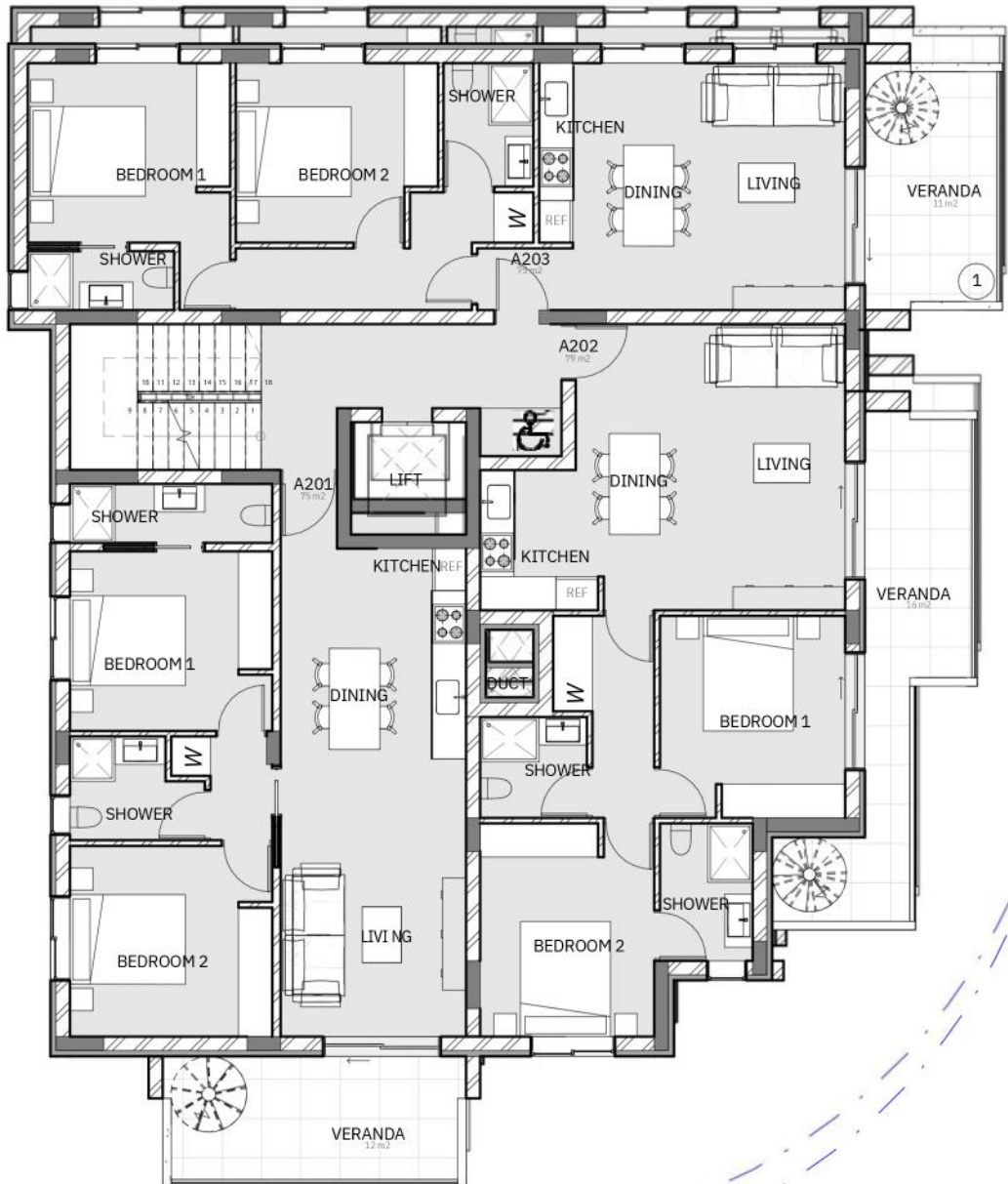
# 1st floor



APTS NO.	COVERED AREAS sqm	COVERED VERANDA sqm	ROOF GARDEN sqm	TOTAL AREA sqm
101	75	12	-	87
102	78	16	-	94
103	75	11	-	86



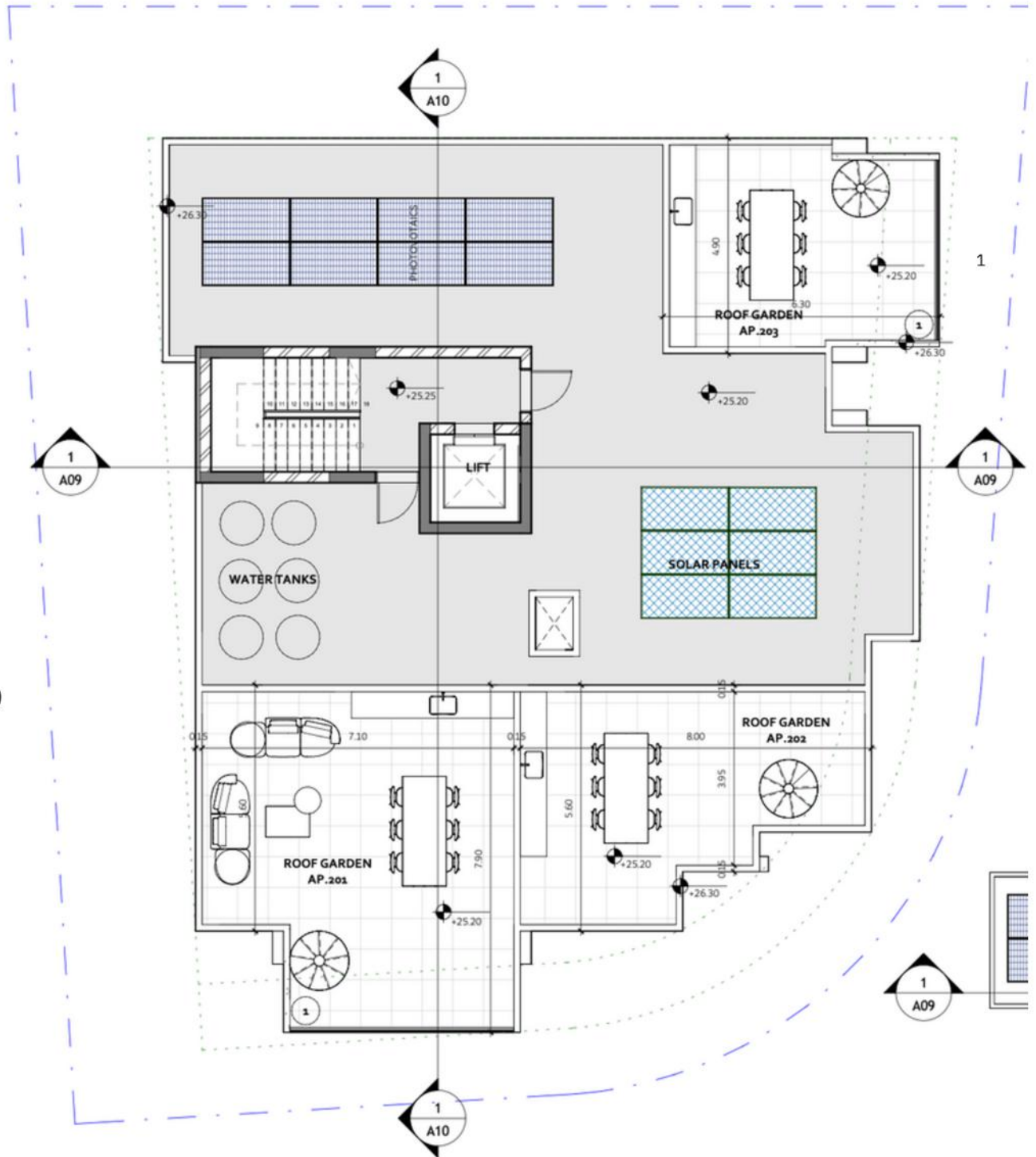
2nd floor



APTS NO.	COVERED AREAS sqm	COVERED VERANDA sqm	ROOF GARDEN sqm	TOTAL AREA sqm	A
201	75	12	56	143	
202	78	16	34	128	
203	75	11	31	117	



# Roof garden



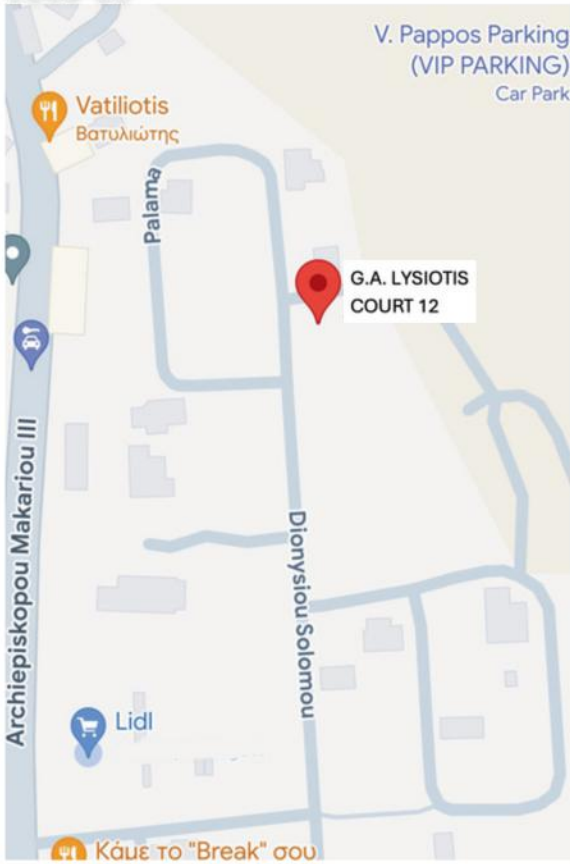
# CONSTRUCTION DETAILS

<b>FRAMEWORK</b>	REINFORCED CONCRETE
<b>BRICKWORK</b>	HOLLOW BRICKS
<b>COATINGS</b>	INSIDE: 3 HANDS OF PLASTER & PAINT EXTERNALLY: ACRYLIC GRAPHIATO PLASTER
<b>THERMAL FAÇADE</b>	POLYSTYRENE 8cm IN THE ENTIRE SHELL OF THE BUILDING EXTERNALLY
<b>CEILING</b>	FAIR-FACED AND SPATOUOLA – PAINT
<b>FLOORS</b>	CERAMIC FLOOR IN ALL AREAS
<b>CERAMIC TILES</b>	CERAMIC TILES IN ALL AREAS
<b>ALUMINIUM</b>	ALUMINIUM SERIES MU3000 (thermal) FOR ALL OPENINGS GLASSES DOUBLE THERMAL INSULATION: INSIDE CLEAR, OUTSIDE FUME SLIDING OR OPENING IN NARROW OPENINGS.
<b>CARPENTRY</b>	INTERIOR CABINETS AND DOORS MADE OF MELAMINE KITCHEN AND BEDROOM CABINETS, MELAMINE EXTERIOR DOORS SINGLE LEAF FROM SOLID WOOD IROKO - SAFETY LOCK
<b>SANITARY WARE</b>	SANITARY WARE
<b>ELECTRICAL INSTALLATIONS</b>	AS SPECIFIED BY THE E.A.C. AND THE PLANS OF THE ELECTRICAL ENGINEER
<b>PLUMBING</b>	SOLAR WATER HEATER, PRESSURE SYSTEM, WATER TANK
<b>RAILINGS OUTDOORS</b>	GLASS RAILING
<b>PROVISIONS</b>	PROVISIONS FOR A/C IN ALL AREAS

NOT INCLUDED:

1. LIGHTS & ELECTRIC APPLIANCES
2. CARPENTRY ACCESSORIES
3. SHOWER CABINETS

# MAP



# CONTACT INFORMATION

←

←

←

←



28C Demosthenous str. P.O.Box: 42062, 6058 Larnaca



galysiotis@cytanet.com.cy



996175555  
80008050