

VILLA ICARUS

TECHNICAL SPECIFICATIONS

PROPERTY FEATURES

TOTAL INTERIOR AREA: 271 m²

PLOT AREA: 414,5 m²

EXTERIOR COVERED VERANDAS: 47 m²

PARKING: Covered for two vehicles side by side

Exterior and Interior design

- Large-format, high-quality EU-made ceramic tiles in living areas and bathrooms.
- Engineered wood flooring (14mm) in all bedrooms.
- Verandas paved with anti-slip ceramic tiles.
- Driveways and parking areas finished with epoxy pebble stone.
- False ceilings in all areas.

Openings & Glazing

- Aluminum windows with thermal performance.
- Provision for mosquito nets in selected sliding windows.
- Provisions for electrically operated shutters in all bedrooms.
- Provisions for motorized internal shading systems (curtains and/or blinds).
- Interior doors made of coated MDF with magnetic locks.
- Insulated pivot entrance door with security lock, soundproofing, and water resistance.

Kitchens & Wardrobes

- Built-in soft-close systems and integrated LED lighting in kitchens and wardrobes.
- Granite or equivalent fitted countertops.
- Custom-designed wardrobes.
- Suspended vanity units in all bathrooms.

Bathrooms & Sanitary

- Premium European sanitary (GROHE, Villeroy & Boch, or equivalent).
- Full-height tiling in wet areas.
- Glass shower doors in all wet areas.
- Provision for electric towel rails in all bathrooms.
- Provision for waste disposal unit and under-sink water filtration system in the kitchen.

Energy & Mechanical Systems

- Nearly Zero Energy Building (NZEB) / Class A Energy Certificate.
- External thermal insulation: EPS (80mm on walls), XPS (100mm on roof).
- 5kW photovoltaic system provision.
- Independent concealed split-type A/C units in all Ground and First Floor areas.
- Wall-mounted A/C unit in Basement room.
- Water-based underfloor heating on Ground and First Floor, with room-by-room thermostat control.
- Solar panels for domestic hot water.
- Hot water recirculation system.
- Pipe-in-pipe plumbing system.
- Provision for water softener installation.

Lighting

Lighting design: integrated LED spotlights, strip lighting, cover lighting, and outdoor fixtures offering customizable illumination throughout.

Electrical, Smart Home & Automation

- Full KNX smart home automation system, controllable also via mobile app locally and remotely (iOS/Android devices not included).
- Control of lighting, hot water, hot water recirculation and shutters.
- Upgradable (requires additional cost) for: Dimming lighting, integration with A/C, Central heating (conditional selection time), optional blinds & curtains, optional ceiling fans, the offered optional background music & the optional A/V Distribution system.
- Power supply for electric vehicles (EV) charging point (charger is not included).

Security & Safety

- Complete burglar alarm and fire detection system.
- IP video intercom system with touchscreen control and access control functionality.
- Electric entrance gate and electric garage gate.
- Provision (conduit & cabling) for camera CCTV system.

Connectivity

- Ready for connection to Cyta, Cablenet, and Primetel networks.
- High-speed structured cabling & WIFI throughout.
- TV and RJ45 data outlets in all key rooms.

Audio & Entertainment

- 4-zone background music system with Built-in ceiling loudspeakers & wall-mounted waterproof outdoor loudspeakers (optional).
- 4 zone AV distribution system. (Infrastructure ready for future installation).

Outdoor Living

- Outdoor BBQ area amenities (BBQ equipment not included).
- Shaded verandas with integrated lighting and audio provisions.
- Spacious garden area with automated irrigation system.

NOTES

- 1 / All works comply with Cyprus and EU construction standards
- 2 / Materials may be substituted with equivalent quality if unavailable
- 3 / Final finishes subject to availability and approval
- 4 / Optional features require timely selection per sales agreement