

## KING RICHARD DEVELOPMENT

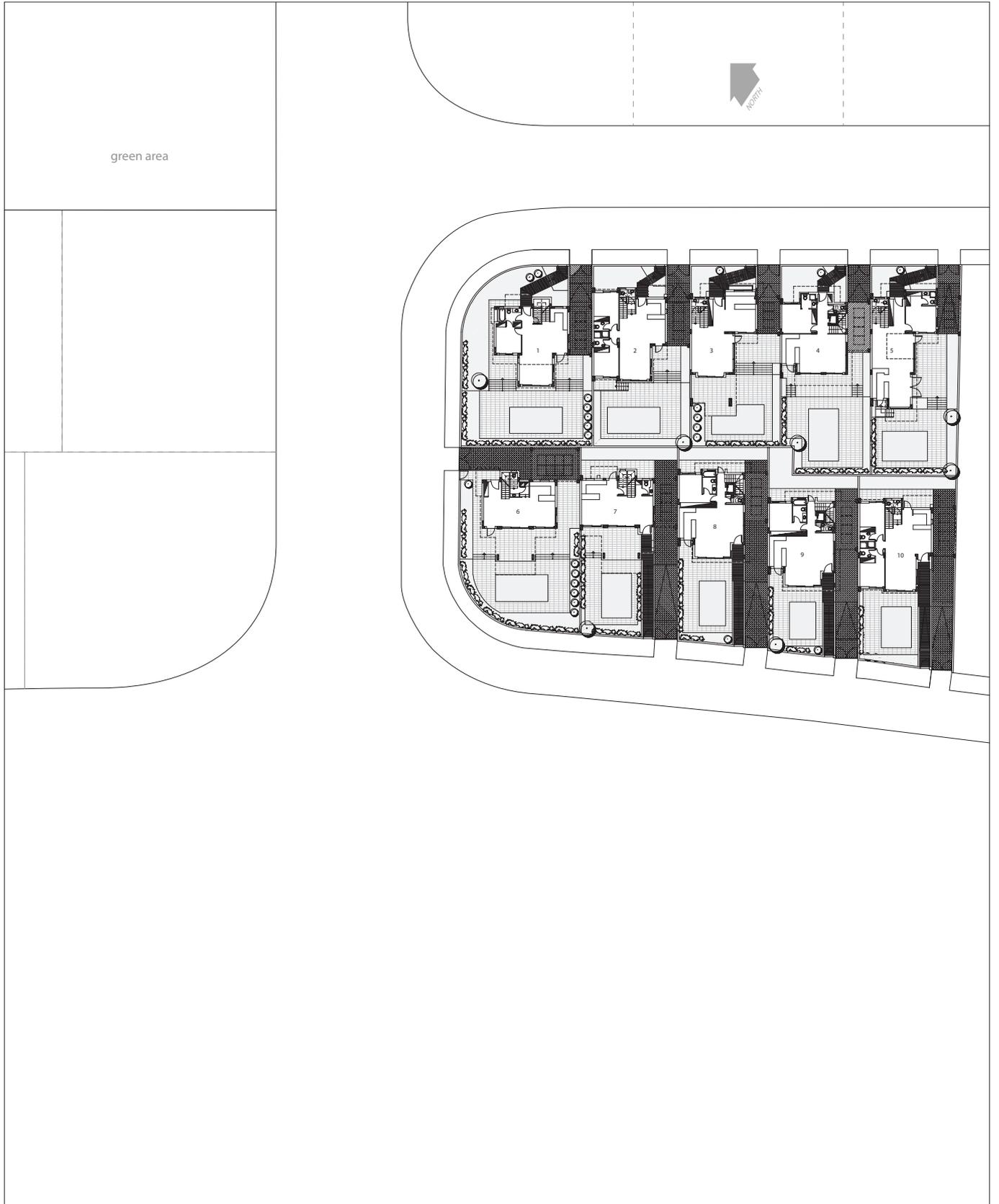


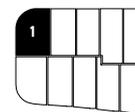
## KING RICHARD DEVELOPMENT ΠΕΡΙΓΡΑΦΗ / DESCRIPTION

Το King Richard Development βρίσκεται πέντε μόλις λεπτά από τον αυτοκινητόδρομο που συνδέει όλες τις κύριες πόλεις της Κύπρου, στις παρυφές του μικρού χωριού Παραμάλι. Αποτελείται από δέκα κατοικίες, η καθεμιά από τις οποίες βρίσκεται σε δικό της οικόπεδο και όλες με θέα προς τους κόλπους της Αυδήμου και Παραμαλιού. Όλες είναι διώροφες, με τους καθιστικούς χώρους στο ισόγειο και τα υπνοδωμάτια στον όροφο. Οι κατοικίες σχεδιάστηκαν από την αρχή με την ευελιξία χρήσης κατά νου και υπάρχει η δυνατότητα προσαρμογής τους ανάλογα με τις ανάγκες των ιδιοκτητών τους. Για παράδειγμα, οι καθιστικοί χώροι μπορούν να μετατραπούν σε χώρους φιλοξενίας, διατηρώντας την ιδιωτικότητα και των ενοίκων και των επισκεπτών. Αν από την άλλη οι ιδιοκτήτες προτιμούν να διαβιώνουν σε πιο άνετους χώρους, υπάρχει η επιλογή μετατροπής του καθιστικού σε διώροφο χώρο.

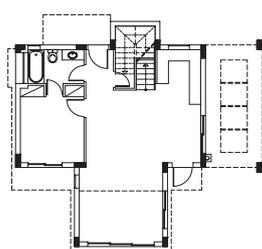
King Richard Development occupies a plot at the edge of the small village of Paramali and five minutes from the highway that connects all of the cities of Cyprus. It consists of ten houses, each on its own plot of land and all oriented towards the Avdimou and Paramali coast. All houses are two-storey buildings with the living areas on the ground floor and the sleeping quarters on the upper floor. The houses were designed with flexibility of use in mind, and can be adapted to suit the needs of their owners. For example, the living areas can be modified to provide accommodation to guests, while at the same time preserving the privacy of both owners and visitors. On the other hand, if the owners prefer to live in a roomier environment, they have the choice of converting the living area into a two storey space.

**KING RICHARD DEVELOPMENT** ΧΑΡΤΗΣ ΑΝΑΠΤΥΞΗΣ / SITE PLAN

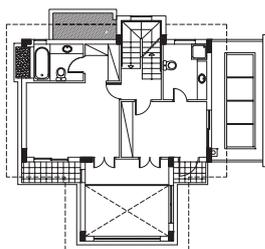




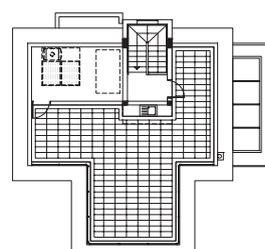
For those enjoying the outdoors residence 1 is placed in the largest plot of the complex. It has a bedroom on the ground floor with its own bathroom which can act as guest house. The living room is a double height space with a balcony on the first floor overlooking the sitting area.



ground floor

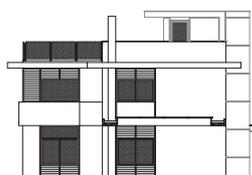


first floor

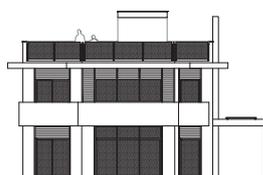


roof garden

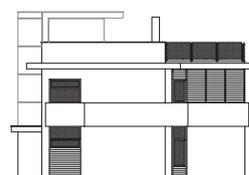
ΚΛΙΜΑΚΑ / SCALE 1:400 (1 εκ. = 4 μ., 1cm = 4 m)



northeast elevation



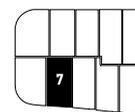
southwest elevation



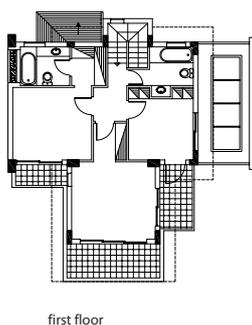
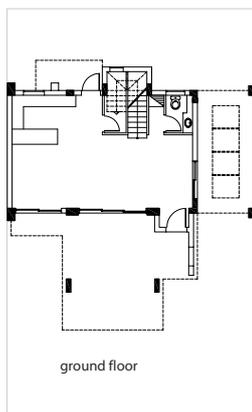
northwest elevation

ΟΙΚΙΑ 1 / RESIDENCE 1

ΕΜΒΑΔΟΝ ΤΕΜΑΧΙΟΥ (τ.μ.)	PLOT AREA (m <sup>2</sup> )	406,0
ΕΣΩΤΕΡΙΚΟΙ ΧΩΡΟΙ (τ.μ.)	INTERIOR SPACES (m <sup>2</sup> )	164,0
ΕΞΩΤΕΡΙΚΟΙ ΚΑΛΥΜΜΕΝΟΙ ΧΩΡΟΙ (τ.μ.)	EXTERIOR COVERED SPACES (m <sup>2</sup> )	12,0
ΚΗΠΟΣ ΤΑΡΑΤΣΑΣ (τ.μ.)	ROOF GARDEN (m <sup>2</sup> )	61,0



Residence 7, like residence 6, offers many covered verandas. The ground floor is reserved for the living areas while on the first floor there are two bedrooms and a third room which can be used as a bedroom or study. Its compact footprint allows for maximum use of the outdoor area.



ΚΑΙΜΑΚΑ / SCALE 1:400 (1 εκ. = 4 μ., 1cm = 4 m)



northeast elevation



southwest elevation



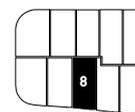
northwest elevation

OIKIA 7 / RESIDENCE 7

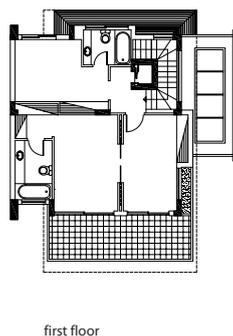
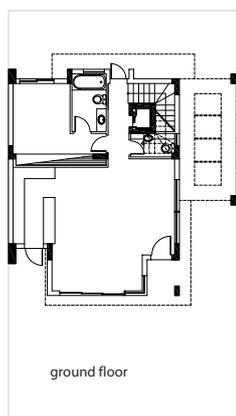
ΕΜΒΑΔΟΝ ΤΕΜΑΧΙΟΥ (τ.μ.)  
 ΕΣΩΤΕΡΙΚΟΙ ΧΩΡΟΙ (τ.μ.)  
 ΕΞΩΤΕΡΙΚΟΙ ΚΑΛΥΜΜΕΝΟΙ ΧΩΡΟΙ (τ.μ.)

PLOT AREA (m<sup>2</sup>)  
 INTERIOR SPACES (m<sup>2</sup>)  
 EXTERIOR COVERED SPACES (m<sup>2</sup>)

333,0  
 157,0  
 57,0



In residence 8, a bedroom with its own bathroom is placed at the back of the building. On the first floor there is a spacious suite with a sitting area and a large covered veranda to the south while a second bedroom is placed to the north of the house. There is the option for the installation of an elevator.



ΚΑΙΜΑΚΑ / SCALE 1:400 (1 εκ. = 4 μ., 1cm = 4 m)

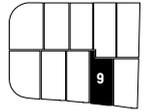


**ΟΙΚΙΑ 8 / RESIDENCE 8**

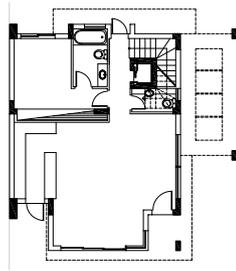
ΕΜΒΑΔΟΝ ΤΕΜΑΧΙΟΥ (τ.μ.)  
 ΕΣΩΤΕΡΙΚΟΙ ΧΩΡΟΙ (τ.μ.)  
 ΕΞΩΤΕΡΙΚΟΙ ΚΑΛΥΜΜΕΝΟΙ ΧΩΡΟΙ (τ.μ.)

PLOT AREA (m<sup>2</sup>)  
 INTERIOR SPACES (m<sup>2</sup>)  
 EXTERIOR COVERED SPACES (m<sup>2</sup>)

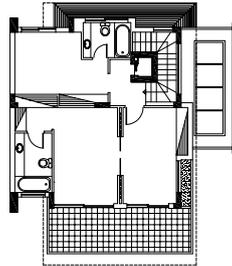
319,0  
 181,0  
 36,0



Residence 9 shares the same design as residence 8 on a slightly smaller plot: a bedroom with its own bathroom at the back of the building; on the first floor, a spacious suite and a large covered veranda on the south and a second bedroom on the north of the house. Again there is the option for the installation of an elevator.



ground floor



first floor



ΚΑΙΜΑΚΑ / SCALE 1:400 (1 εκ. = 4 μ., 1cm = 4 m)



northeast elevation



southwest elevation



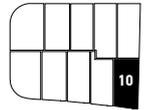
northwest elevation

OIKIA 9 / RESIDENCE 9

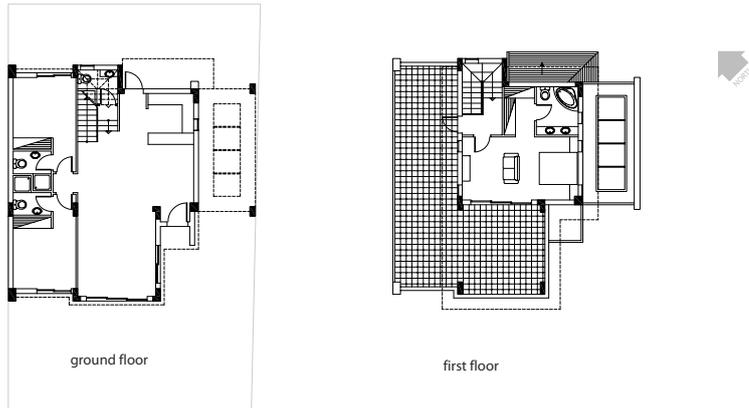
ΕΜΒΑΔΟΝ ΤΕΜΑΧΙΟΥ (τ.μ.)  
 ΕΣΩΤΕΡΙΚΟΙ ΧΩΡΟΙ (τ.μ.)  
 ΕΞΩΤΕΡΙΚΟΙ ΚΑΛΥΜΜΕΝΟΙ ΧΩΡΟΙ (τ.μ.)

PLOT AREA (m<sup>2</sup>)  
 INTERIOR SPACES (m<sup>2</sup>)  
 EXTERIOR COVERED SPACES (m<sup>2</sup>)

303,0  
 181,0  
 36,0



Residence 10 shares the same design as residence 2 but on a larger plot. Two bedrooms are placed on the ground floor allowing the suite on the first floor complete privacy. A large continuous veranda overlooks the site to the north, south and west.

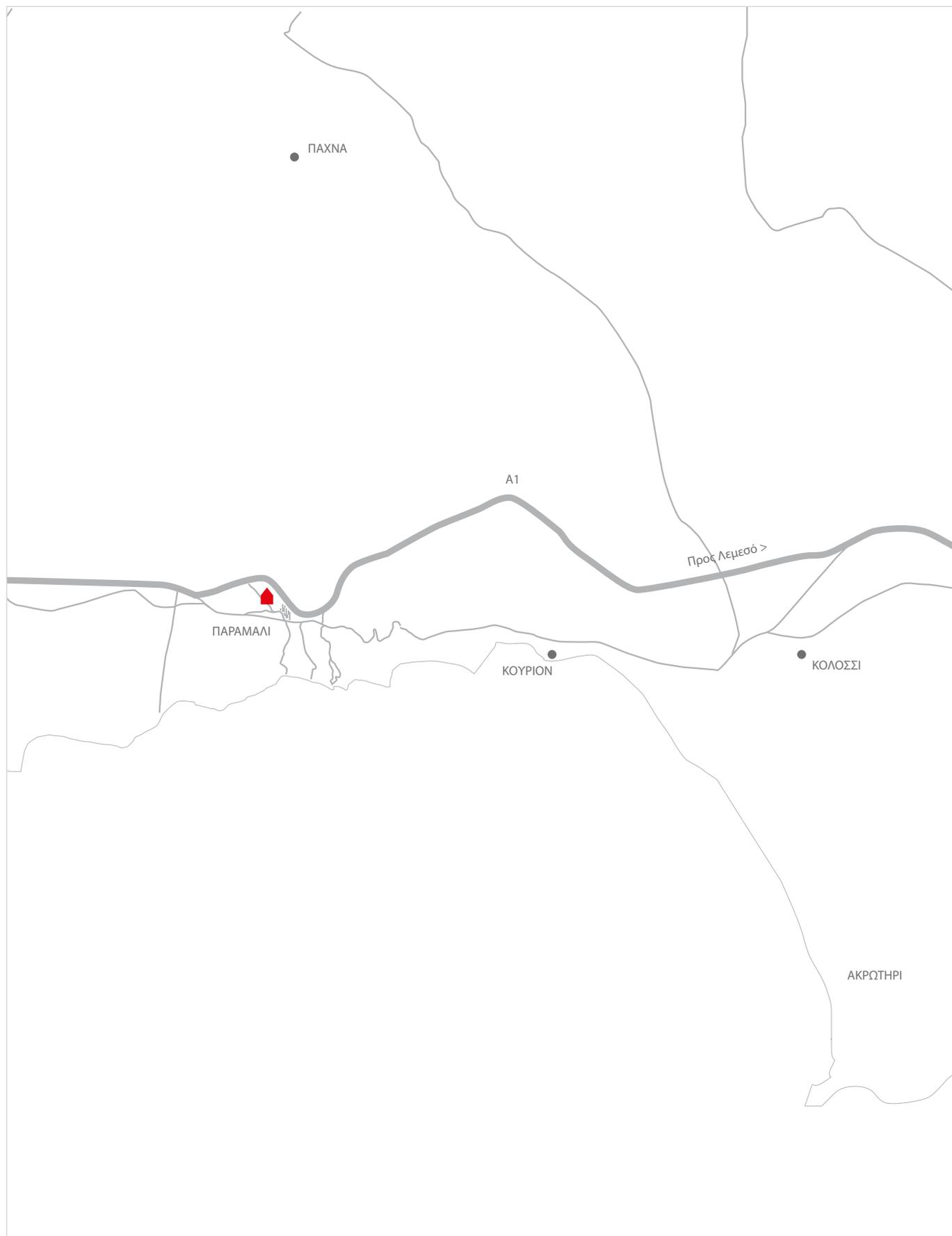


K/IMAKA / SCALE 1:400 (1 εκ. = 4 μ., 1cm = 4 m)

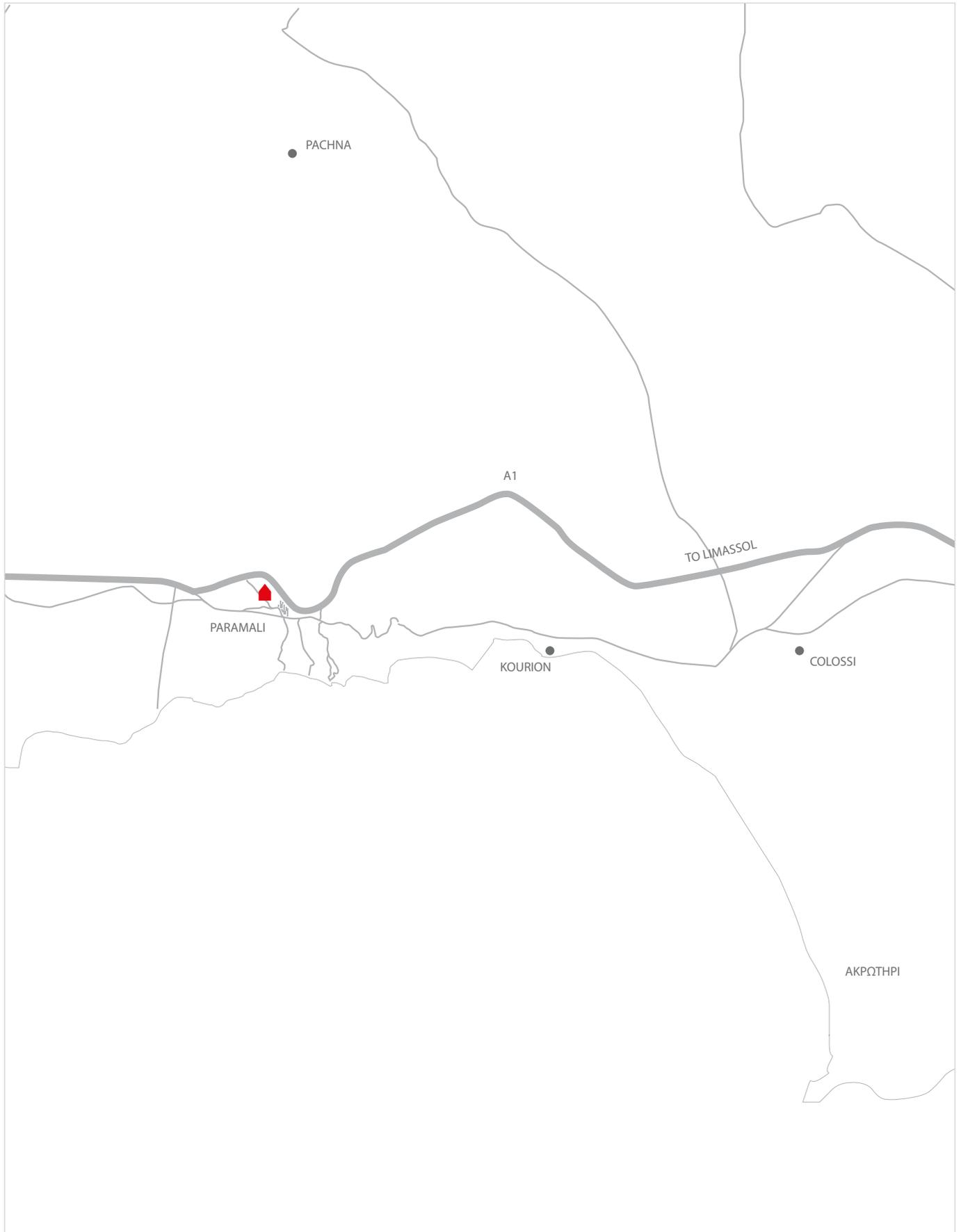


**OIKIA 10 / RESIDENCE 10**

ΕΜΒΑΔΟΝ ΤΕΜΑΧΙΟΥ (τ.μ.)	PLOT AREA (m <sup>2</sup> )	331,0
ΕΣΩΤΕΡΙΚΟΙ ΧΩΡΟΙ (τ.μ.)	INTERIOR SPACES (m <sup>2</sup> )	154,0
ΕΞΩΤΕΡΙΚΟΙ ΚΑΛΥΜΜΕΝΟΙ ΧΩΡΟΙ (τ.μ.)	EXTERIOR COVERED SPACES (m <sup>2</sup> )	40,0



# KING RICHARD DEVELOPMENT SITE MAP



# KING RICHARD DEVELOPMENT GENERAL SPECIFICATIONS

## BUILDING SPECIFICATIONS

FRAME	The building frame will be made out of reinforced concrete.
MASONRY	External walls 250 mm thick plastered brickwalls. The internal walls are 150 mm thick plastered brickwalls. Both external and internal walls are plastered with 3 coats of plaster with the finishing coat to be the “peletico” smooth finish coat. Certain areas of the external walls are covered with stone or Iroko external panelling composed of plank boards.
ROOFING & WATERPROOFING	Four of the houses have a roof covered of clay tiles chosen by the architect that are laid on the inclined wooden roofs. Lightweight concrete will be laid on the roof and on all floor slabs for thermal and sound insulation. A 4 mm waterproofing asphalt membrane will protect the roof while a 3 mm membrane will be laid on the verandas.
FLOORINGS	On top of the lightweight concrete a layer of mortar will be laid in the areas where marble – ceramic tiles are going to be the floor finish materials, while for the areas to be covered by a parquet floor there will be a thin layer of normal concrete screed over the lightweight concrete.
PAINT-WORK	Three coats of emulsion paint for the walls and the ceilings. Before the paint application the ceilings are smoothened up with a layer of putty (spatula). Oil paint on the metal surfaces of railings. Oil paints in general will be applied in three coats (primer, undercoat and finish).
EXTERNAL WORKS	External works involve site levelling. Low walls on the ground floor at a height of 1m. Construction of public pavement
PLUMBING	Water supply system with the pressurise system. The pipe-in-pipe system will be used. Sewage and rainwater draining pipes are pvc. Water tanks of capacity adequate to supply each house with 2 tons of water. Hot water is supplied in three ways i.e. electric water heater, solar heating system and from the central heating system.
MECHANICAL WORKS	Installation of both cold and hot air conditioning split-unit for each house, with the installation of the necessary piping, electricity supply and compressor bases. Complete central heating system with burner and heating elements for each house.
ELECTRICAL WORKS	In general electrical parts of European manufacture. At least 15 free plug sockets to be included for each, four telephone points and four television points. Electrical element in the water heater and two-way light switches in the bedrooms. In the kitchen all fitted appliances will be wired inside the walls by a heater switch, and there will be supply points for two ovens, an electrical hob, dishwasher and washing machine, extractor and refrigerator. Installation for a satellite and an alarm system. All kitchen appliances are provided by Scandia.
METAL WORKS	Anodised aluminium windows and doors with double glazing. S/steel railing for the stairwell, glass fencing for verandas and the terrace.
WOOD WORKS	Interior doors of Italian origin from the company Cucina & Cucina. Entrances to houses of pressurised Iroko. Wardrobes, bathroom surfaces, kitchen units and worktops from the company Cucina & Cucina. The surfaces will be of granite.
SWIMMING POOL	Skimmer swimming pool with liner as shown on the drawings.