

# DELTA

R E S I D E N C E



ROTOS GROUP

# PROFILE

FOR OVER 50 YEARS ROTOS GROUP HAS ACHIEVED IN BECOMING ONE OF THE LEADING CONTRACTORS & PROPERTY DEVELOPERS IN CYPRUS, ALONG WITH A PROVEN TRACK RECORD. THROUGHOUT THE YEARS, THE GROUP HAS A PORTFOLIO OF OVER 70 COMMERCIAL & RESIDENTIAL PROJECTS BOTH IN PRIVATE & PUBLIC SECTORS COMPLETED TO THIS DATE.

UNDER THE LEADERSHIP OF NICOS ROTOS SINCE 1985, THE CONSTRUCTION COMPANY OF THE GROUP HAS DEVELOPED INTO ONE OF THE MOST REPUTABLE, TRUSTWORTHY, RELIABLE AND SPECIALISED FIRMS PROVIDING CUSTOMERS WITH HIGH QUALITY PROJECTS.

KEY TOWARDS THE ELEMENT OF SUCCESS IS THE COMPANY’S DECISION TO COVER MORE OF THE VERTICAL MARKETS PRICING STRUCTURE WHILE ALWAYS FOCUSING ON SPECIALISATION AND CUSTOMER SATISFACTION. OUR MISSION IS TO PROVIDE CONTEMPORARY ARCHITECTURE THAT WILL BE CONSISTENT WITH THE LATEST CONSTRUCTION METHODS AND BUILDING REQUIREMENTS; AND THROUGH THE METICULOUS SELECTION AND APPLICATION OF MATERIALS TO SATISFY THE TECHNICAL, FUNCTIONAL, TECHNOLOGICAL AND AESTHETIC NEEDS OF OUR CUSTOMERS.

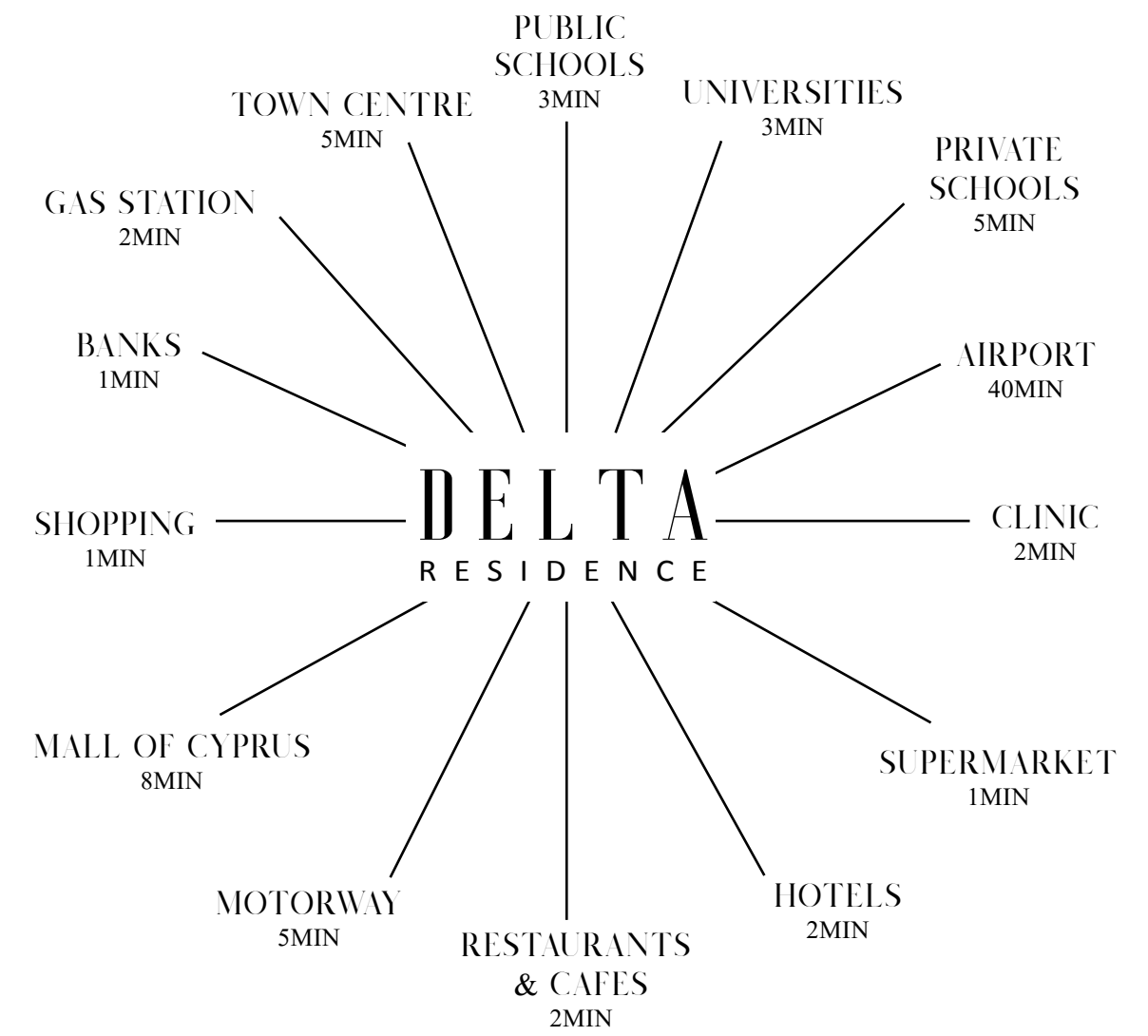
THE HIGH-QUALITY FINISHED STRUCTURE, THE COMPLETION OF WORK WITHIN SET TIMESCALES AND OUR PROVEN TRACK RECORD IN ISSUING SEPARATE TITLE DEEDS WITHIN ONE YEAR AFTER COMPLETION DATE ARE SOME OF THE MAIN ADVANTAGES THAT OUR CUSTOMERS BENEFIT FROM.

MILESTONE PROJECTS OF THE GROUP ARE THE GLOBAL HEADQUARTERS OF THE AWARD-WINNING WARGAMING PLC., UNIHALLS PREMIER & UNIHALLS TRINITY ESTABLISHING THEMSELVES AS THE FIRST PRIVATE STUDENT RESIDENCES IN CYPRUS. ADDITIONALLY, ONE OF OUR LATEST DEVELOPMENTS, U RESIDENCES STANDS OUT FOR ITS IMPECCABLE DESIGN ATTRIBUTES AS WELL AS SIZE.



# LOCATION

DELTA RESIDENCE FINDS ITSELF RIGHT IN THE HEART OF THE CITY CENTRE MAKING IT ONE OF THE MOST ATTRACTIVE OF LOCATIONS. ITS SIGNIFICANT POSITIONING NEXT TO MANY AMENITIES SUCH AS; SCHOOLS, SHOPS, RESTAURANTS AND ‘THE LANDMARK HOTEL’ MAKES IT AN IDEAL CHOICE FOR RESIDENCY OR INVESTMENT PURPOSES. ADDITIONALLY, IT PROVIDES EASY PASSAGE TO THE MOTORWAY CONNECTING ITSELF TO THE OTHER CITIES.



# DESIGN

WHEN DESIGNING, ATTENTION TO DETAIL CAN BE CRUCIAL AND THAT IS WHY WE ENSURE THAT EVERY ELEMENT THROUGHOUT HAS THE ABILITY TO COMPLEMENT ITSELF. THE 6-STORY DEVELOPMENT, WITH ONLY A MAXIMUM OF 11 RESIDENCIES ENHANCES UPON THE IDEA OF PRIVACY AND HARMONIOUS LIVING. EACH APARTMENT IS THOUGHTFULLY DESIGNED WITH HUGE VERANDAS WHILE APPRECIATING A SCENERY OF GREEN PLANTATION.

THE INTERIOR COMPOSITIONS PROVIDED, ALONG WITH THEIR UNIQUE DESIGNS AND QUALITY, BECOME CLEAR INDICATIONS OF TRUE ERGONOMICS, PRACTICALITY AND FUNCTIONALITY.





10 | ELEGANT APARTMENTS

1 | UNIQUE FULL-FLOOR APARTMENT  
WITH PRIVATE ROOF GARDEN



# MODERN LIVING ROOM



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SPACIOUS LIVING AREAS PROVIDED, ALONG WITH THOUGHTFUL AND CLEVER POSITIONING, BRING EVEN MORE DEPTH TO THE WHOLE AREA. NATURAL MATERIAL PALETTES ALLOW FOR THE CREATION OF TIMELESS AND CONTEMPORARY DESIGNS.



# STYLISH BEDROOMS



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THOUGHTFULLY DESIGNED, THROUGH THEIR LARGE SPACES AND CAREFUL POSITIONING ANCHOR BOTH THE BEDROOMS AND EN-SUITE BATHROOMS. EMPHASIS ON MATERIALS AND PROFESSIONAL FINISHING AS WELL AS ATTENTION TO DETAIL DISTINGUISHES AND DIFFERENTIATES.





# FLOOR PLAN

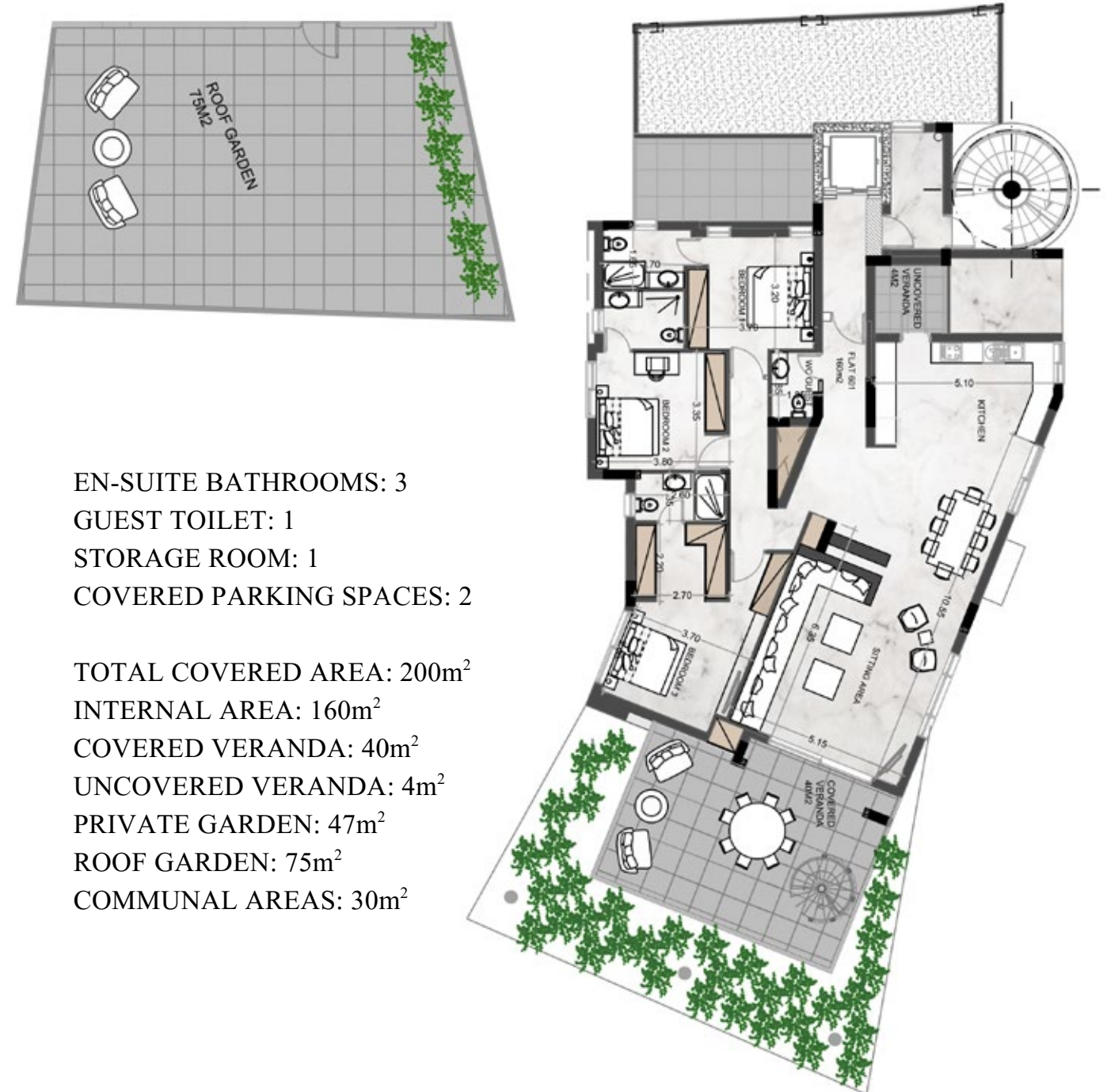
BEDROOMS: 2  
EN-SUITE BATHROOMS: 2  
GUEST TOILET: 1  
STORAGE ROOM: 1  
COVERED PARKING SPACES: 1

TOTAL COVERED AREA: 104m<sup>2</sup>  
INTERNAL AREA: 81m<sup>2</sup>  
COVERED VERANDA: 23m<sup>2</sup>  
PRIVATE GARDEN: 22m<sup>2</sup>  
COMMUNAL AREAS: 15m<sup>2</sup>



EN-SUITE BATHROOMS: 3  
GUEST TOILET: 1  
STORAGE ROOM: 1  
COVERED PARKING SPACES: 2

TOTAL COVERED AREA: 200m<sup>2</sup>  
INTERNAL AREA: 160m<sup>2</sup>  
COVERED VERANDA: 40m<sup>2</sup>  
UNCOVERED VERANDA: 4m<sup>2</sup>  
PRIVATE GARDEN: 47m<sup>2</sup>  
ROOF GARDEN: 75m<sup>2</sup>  
COMMUNAL AREAS: 30m<sup>2</sup>





# SPECIFICATIONS

## CONCRETE STRUCTURE

HIGH-STRENGTH REINFORCED CONCRETE WILL BE USED FOR THE CONSTRUCTION OF THE BUILDING ENSURING TO MEET WITH ANTI-SEISMIC REGULATIONS.

## WALLS

EXTERNAL MASONRY WILL BE MADE UP OF THICK BRICKS, WHEREAS INTERNAL PARTITION WALL WILL BE MADE OF DOUBLE PLASTERBOARD AND A SINGLE LAYER OF MINERAL WOOL. THIS WILL ENHANCE INSULATION AND ENERGY PERFORMANCE.

## FLOORS

ALL FLOORS IN THE APARTMENT WILL BE FINISHED WITH IMPORTED CERAMIC TILES AND/OR PARQUET.

## CEILINGS

ALL CEILINGS WILL BE FINISHED WITH 3 COATS OF PAINT.

## DOORS

FIRE RATED ENTRANCE DOORS WITH A SECURE DOOR LOCK, COMPLIANT WITH LOCAL FIRE REGULATIONS, WILL BE PRESELECTED BY THE ARCHITECT.

## MAIN DOOR ENTRY SYSTEM

AUDIO AND VIDEO DOOR ENTRY ACCESS WILL BE USED ALLOWING OCCUPANTS TO SEE VISITORS ON SCREEN TO SECURE THE ENTRANCE.

## WINDOWS

DOUBLE-GLAZED GLASS WITH ENHANCED THERMAL AND SOUND INSULATION FEATURES WILL BE USED FOR ALL THE WINDOWS.

## CARPENTRY

ALL INTERNAL DOORS, BEDROOM WARDROBES, KITCHEN CUPBOARDS AND CABINETS WILL BE SELECTED BY THE BUYER TO MATCH HIS PREFERENCES.

## SANITARY WARE

HIGH QUALITY IMPORTED SANITARY WARE WILL BE CHOSEN BY THE BUYER.

## ELECTRICAL INSTALLATION

ALL ELECTRICAL INSTALLATIONS WILL BE IN ACCORDANCE WITH THE LATEST REGULATIONS AND BASED ON WIRING DRAWINGS DESIGNED BY REPUTABLE LICENSED ELECTRICAL ENGINEERS.

## PLUMBING INSTALLATION

ALL PLUMBING WORKS WILL BE DESIGNED AND INSTALLED BY WELL-KNOWN LOCAL MECHANICAL ENGINEERS. EACH APARTMENT WILL COME WITH ITS OWN WATER PRESSURE SYSTEM AND WATER TANK.

## COOLING & HEATING

COOLING AND HEATING WILL BE PROVIDED BY A DECENTRALISED GROUND WATER HEAT PUMP SYSTEM (UNDERFLOOR HEATING AND COOLING SYSTEM). A PROVISION TO CONNECT TO THE SYSTEM FOR EACH APARTMENT WILL BE MADE BUT THE COST OF EQUIPMENT AND INSTALLATION WILL BURDEN THE BUYER. A PROVISION FOR SPLIT-UNIT AIR-CONDITIONING WILL BE ALSO MADE.

## ELEVATOR

ACCESS TO ALL FLOORS THROUGH A HIGH PERFORMANCE ELEVATOR.

## LANDSCAPING

ALL APARTMENTS WILL ENJOY THE PRIVILEGE OF A GARDEN ON EACH FLOOR OF THE BUILDING, AS WELL AS A COMMON GREEN AREA ON THE GROUND FLOOR.

## CAR PARKING AREA

COVERED PARKING SPACES ON THE GROUND FLOOR WILL BE ALLOCATED TO THE OWNERS OF THE APARTMENTS.

## ENERGY PERFORMANCE CERTIFICATE

THE BUILDING WILL COMPLY WITH THE LATEST ENERGY PERFORMANCE REGULATIONS WITH AN A' RATING CERTIFICATE.

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