

Lush
by **PLATINUM**

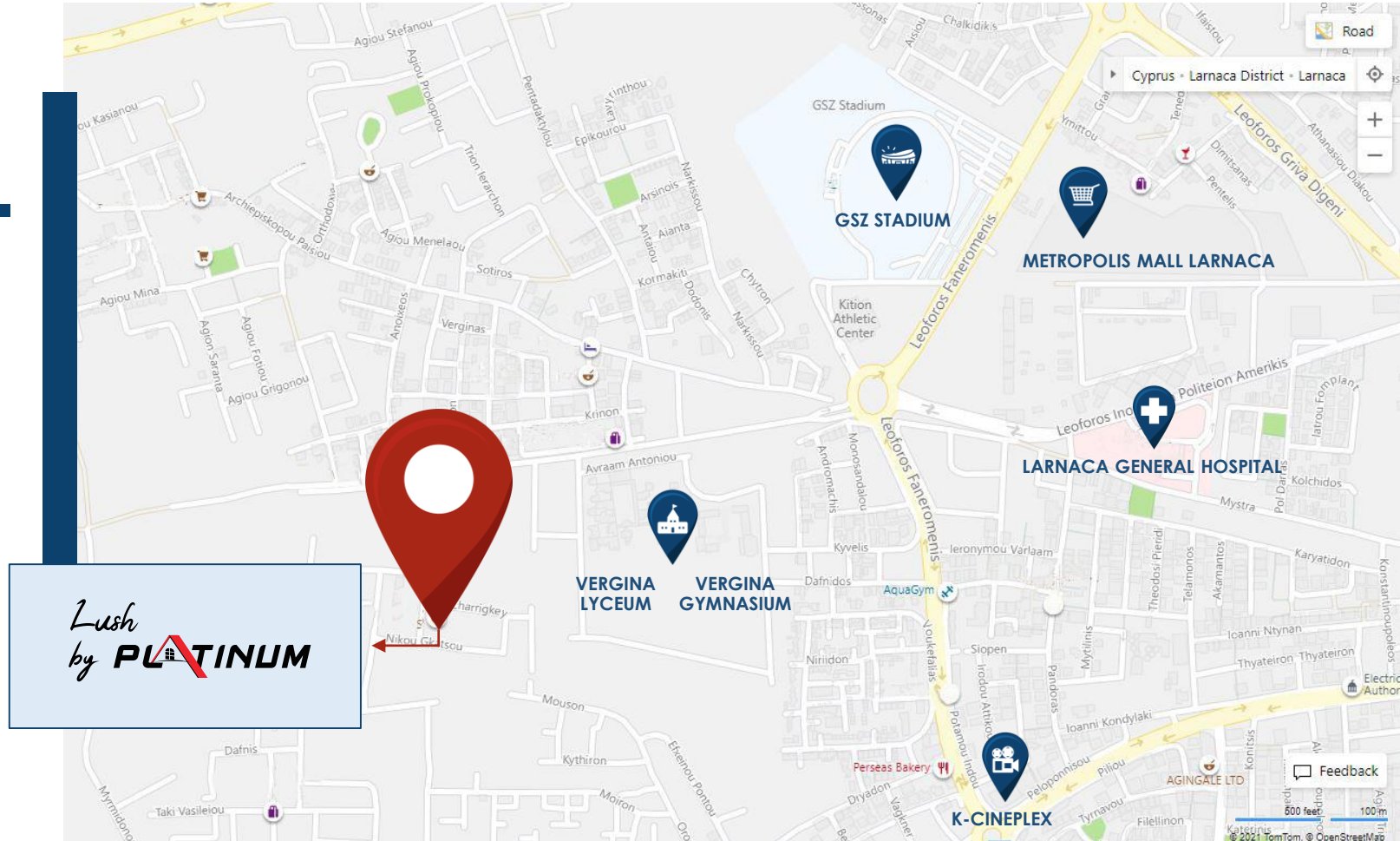
BRAND NEW PROJECT

Exclusively
promoted by:



LOCATION

THE LUSH is a new residential project proudly released by *Platinum Properties*. The project is located in the very exclusive area in **Larnaca** less than 5 kilometres to the Larnaca Beach front Blue Flag Beaches.



LARNACA CITY GUIDE

-  GSZ STADIUM
-  METROPOLIS MALL LARNACA
-  LARNACA GENERAL HOSPITAL
-  VERGINA LYCEUM & GYMNASIUM
-  K-CINEPLEX

Lush by PLATINUM

The project boasts of **NINE energy efficient apartments**, one and two bedroom apartments with two bathrooms including an en-suite bathroom- all with spacious and contemporary living areas. There are **three apartments per storey** - ensuring optimum privacy for potential buyers. The **three third floor apartments benefit** from **individual private and luxury roof-gardens** with amazing views of the lovely neighborhood. Each apartment has one parking bay and a storage room. The lovely residential neighborhood is **quiet** and **family orientated** surrounded by large luxury houses and residential properties. The project is very near to supermarkets, schools and with **immediate access to highways** to Nicosia, Limassol, Paphos & Ammochostos.





private & luxury roof garden

jacuzzi

covered veranda

covered veranda

covered veranda

electrical rooms

technical room

Private parking

storage rooms



The image is a detailed architectural rendering of a modern residential building at night. The building is a multi-story structure with a prominent dark facade and large glass windows. The interior of the building is brightly lit, revealing multiple levels of living spaces. The top floor shows a living area with a staircase, a person standing, and a dog. The middle floor features a dining area with chairs and a person. The ground floor has a living area with a person sitting on a sofa. The exterior of the building is landscaped with trees, shrubs, and a paved walkway. A red sports car is parked in the foreground, and a sign reads "Lush by PLATINUM". People are shown walking, a man is riding a bicycle, and a woman is pushing a stroller, suggesting a vibrant community atmosphere. The sky is dark blue, and a bird is visible in flight.

PROPERTY FEATURES AND DETAILS

The outlined specifications shall be read in conjunction with the Sales Agreement and Architectural Drawings and provide a summary of the various finishes and construction methodologies.

PROPERTY FEATURES AND DETAILS Five (5) levels of reinforced concrete frame “ground floor, 1st floor, 2nd floor, 3rd floor and roof terraces” of grade according to the structural drawings.

GROUND FLOOR

Parking area for twelve (12) vehicles - Six (6) storage rooms - One (1) technical room for water pump - Three (3) electrical rooms

1ST FLOOR

Three (3) 2-bedroom apartments - Open plan living area and functional kitchen layout for each apartment - Two (2) bathrooms including an ensuite for each apartment - One (1) covered veranda for each apartment

2ND & 3RD FLOORS

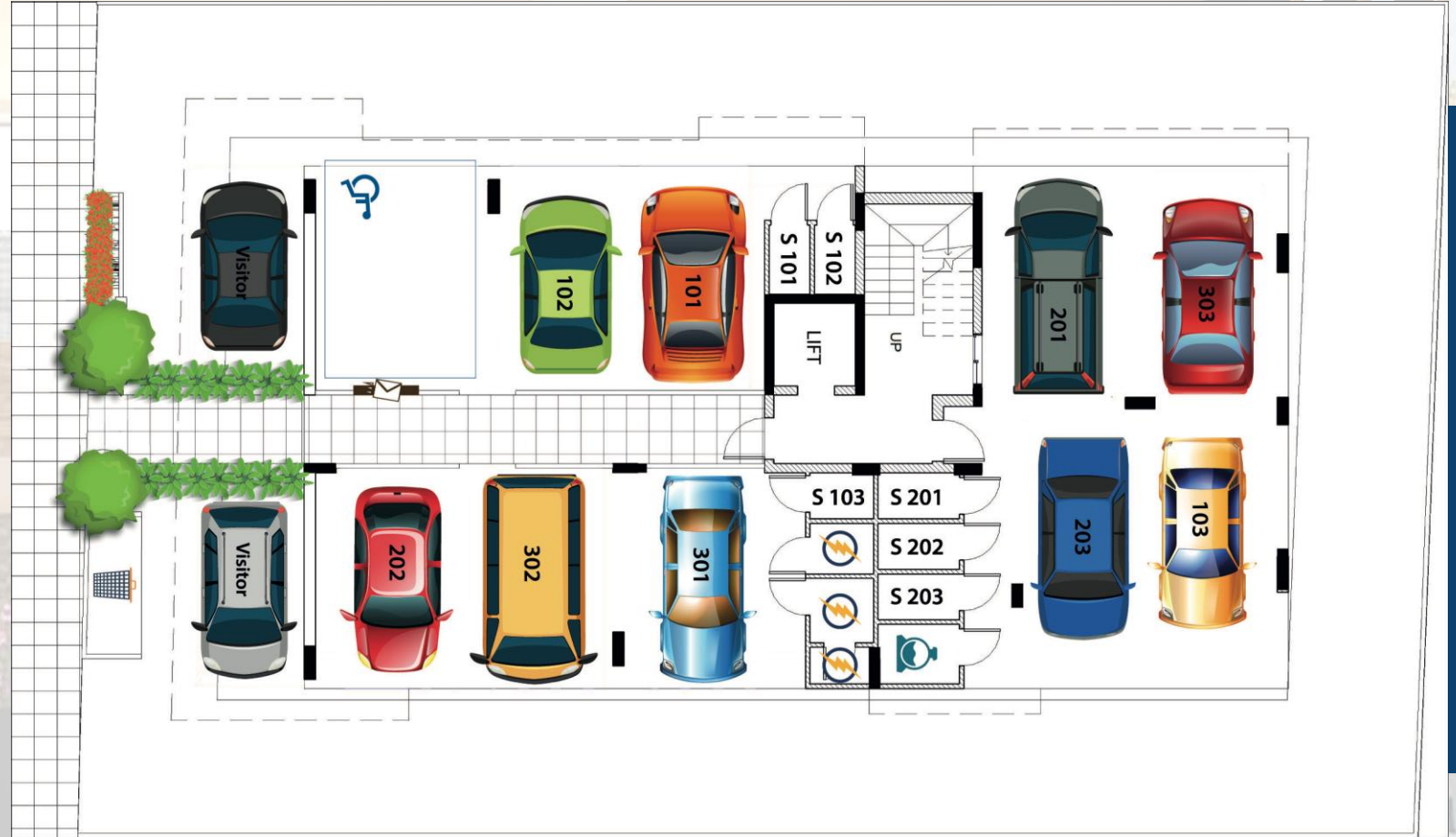
Two (2) 2-bedroom apartments and one (1) 1-bedroom apartment - Open plan living area and functional kitchen layout for each apartment - Two (2) bathrooms including an ensuite for each apartment - One (1) covered veranda for each 2-bedroom apartment, and two (2) covered verandas for the 1-bedroom apartment

ROOF TERRACE

Three (3) roof terraces with provisions for one (1) Jacuzzi installation each for the 3 apartments on the 3rd floor

GROUND FLOOR

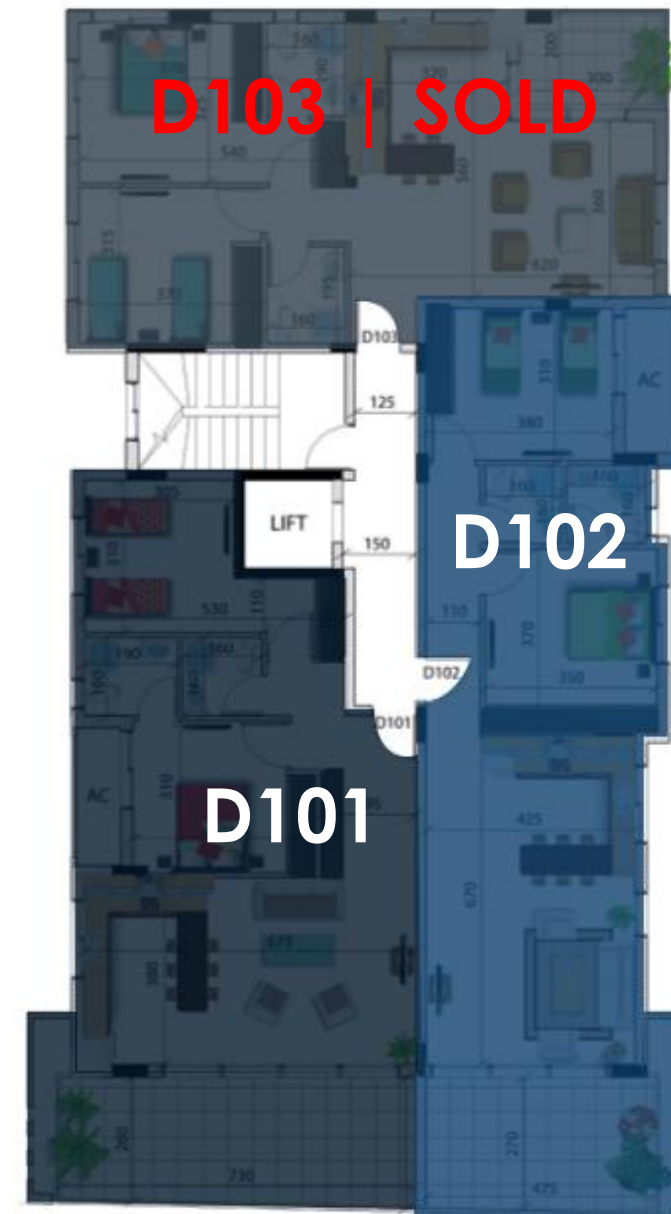
- Parking area for twelve (12) vehicles
- Six (6) storage rooms
- One (1) technical room for water pump
- Three (3) electrical rooms



Lush by PLATINUM

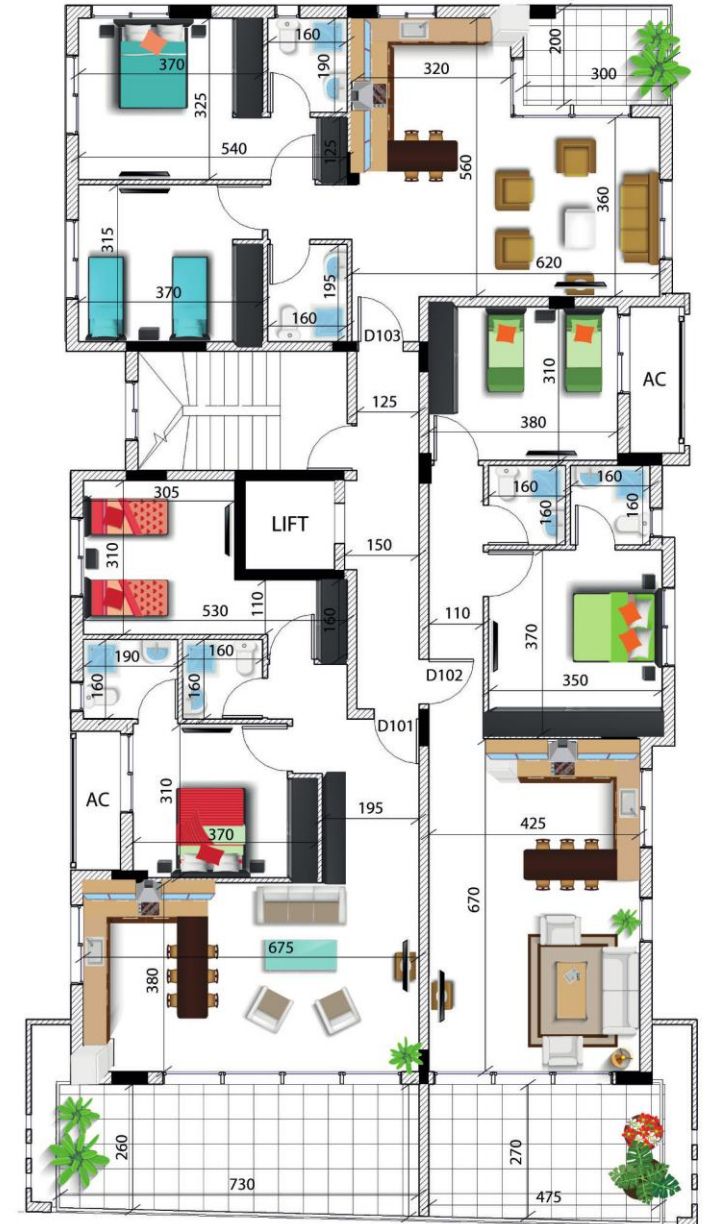
FIRST FLOOR

- Three (3) 2-bedroom apartments
- Open plan living area and functional kitchen layout for each apartment
- Two (2) bathrooms including an ensuite for each apartment
- One (1) covered veranda for each apartment



Lush by PLATINUM

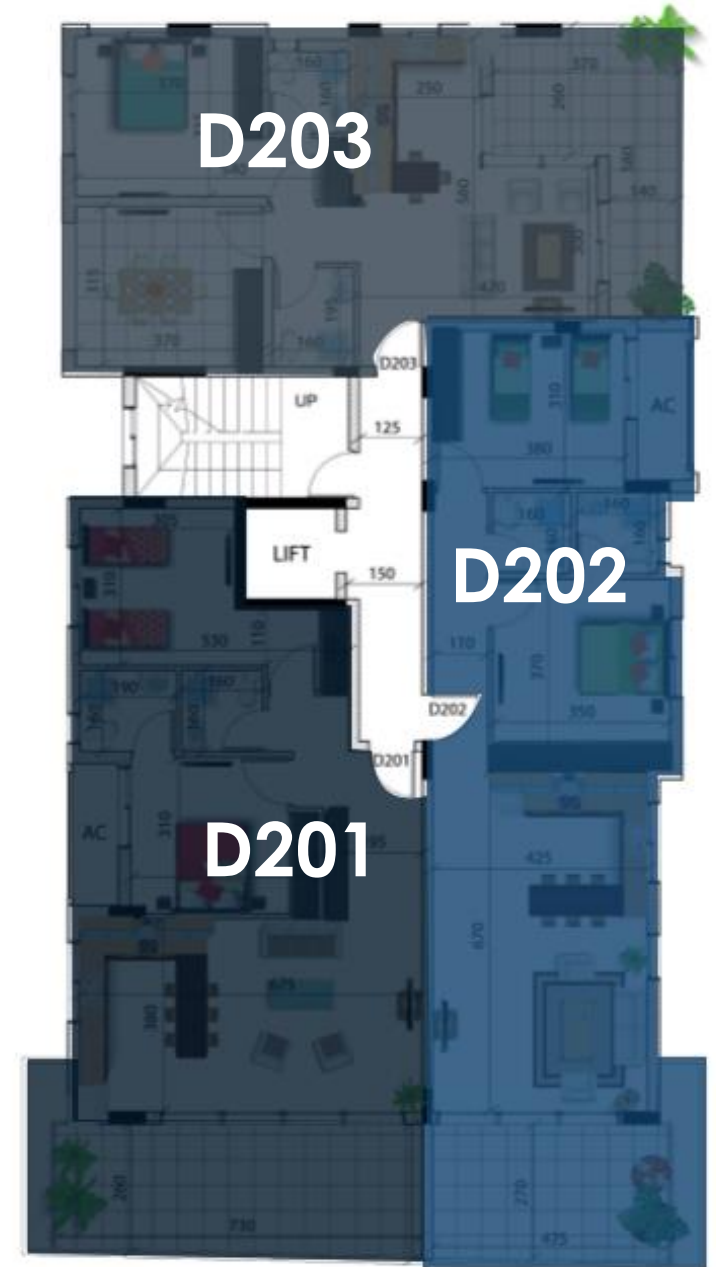
Apartment No.	101	102	103 SOLD
Bedroom	2	2	2
Bathroom	2	2	2
Total Areal	96m ²	90m ²	82m ²
Internal Area	74m ²	74m ²	74m ²
Covered Veranda	20m ²	14m ²	6m ²
Uncovered Veranda	-	-	-
Storage Room	Yes	Yes	Yes
Covered Parking	Yes	Yes	Yes



Lush by PLATINUM

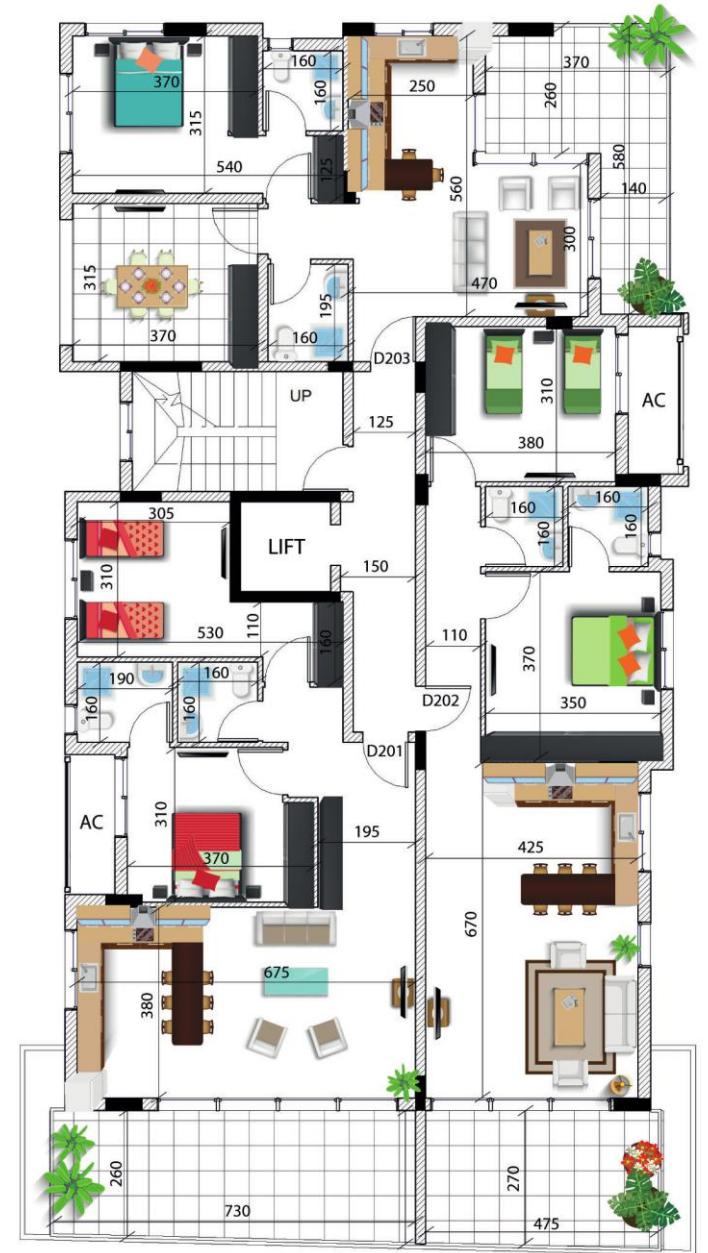
SECOND FLOOR

- Two (2) 2-bedroom apartments and one (1) 1-bedroom apartment
- Open plan living area and functional kitchen layout for each apartment
- Two (2) bathrooms including an ensuite for each apartment
- One (1) covered veranda for each 2-bedroom apartment
- Two (2) covered verandas for the 1-bedroom apartment



Lush by PLATINUM

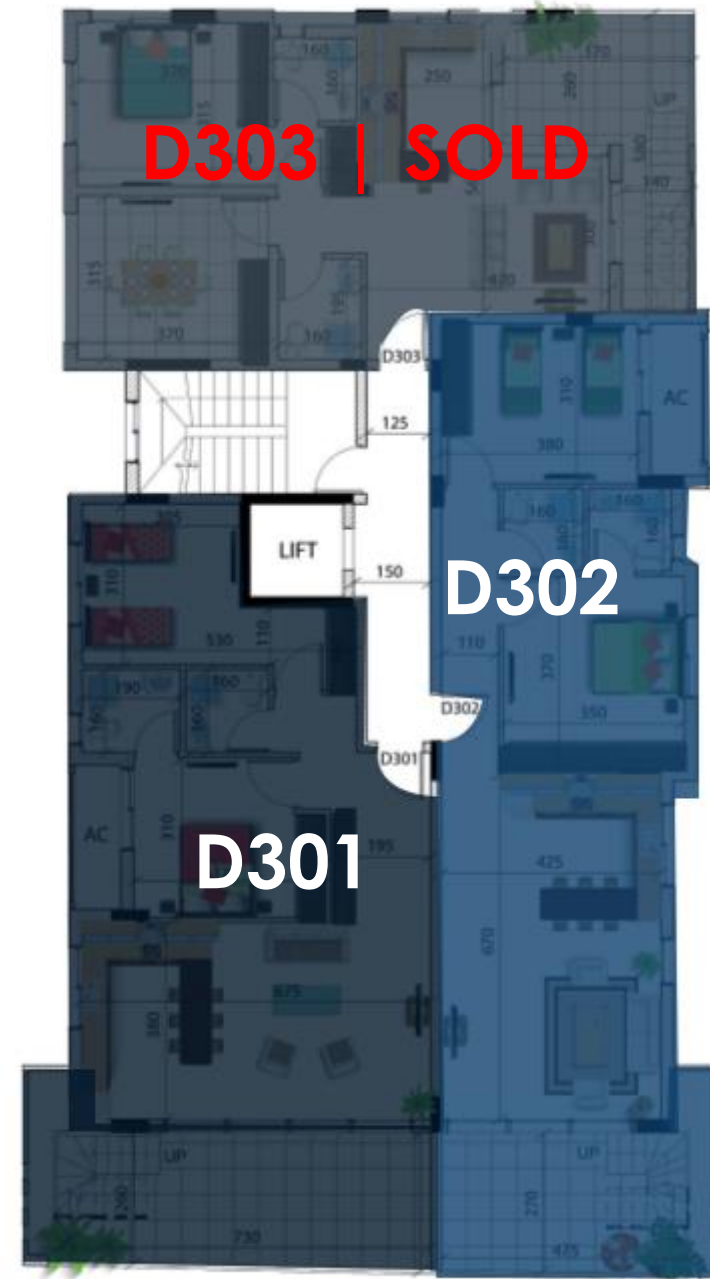
Apartment No.	201	202	203
Bedroom	2	2	1
Bathroom	2	2	2
Total Areal	96.5m ²	90.5m ²	82m ²
Internal Area	74m ²	74m ²	53m ²
Covered Veranda	20m ²	14m ²	26.5m ²
Uncovered Veranda	-	-	-
Storage Room	Yes	Yes	Yes
Covered Parking	Yes	Yes	Yes



Lush by PLATINUM

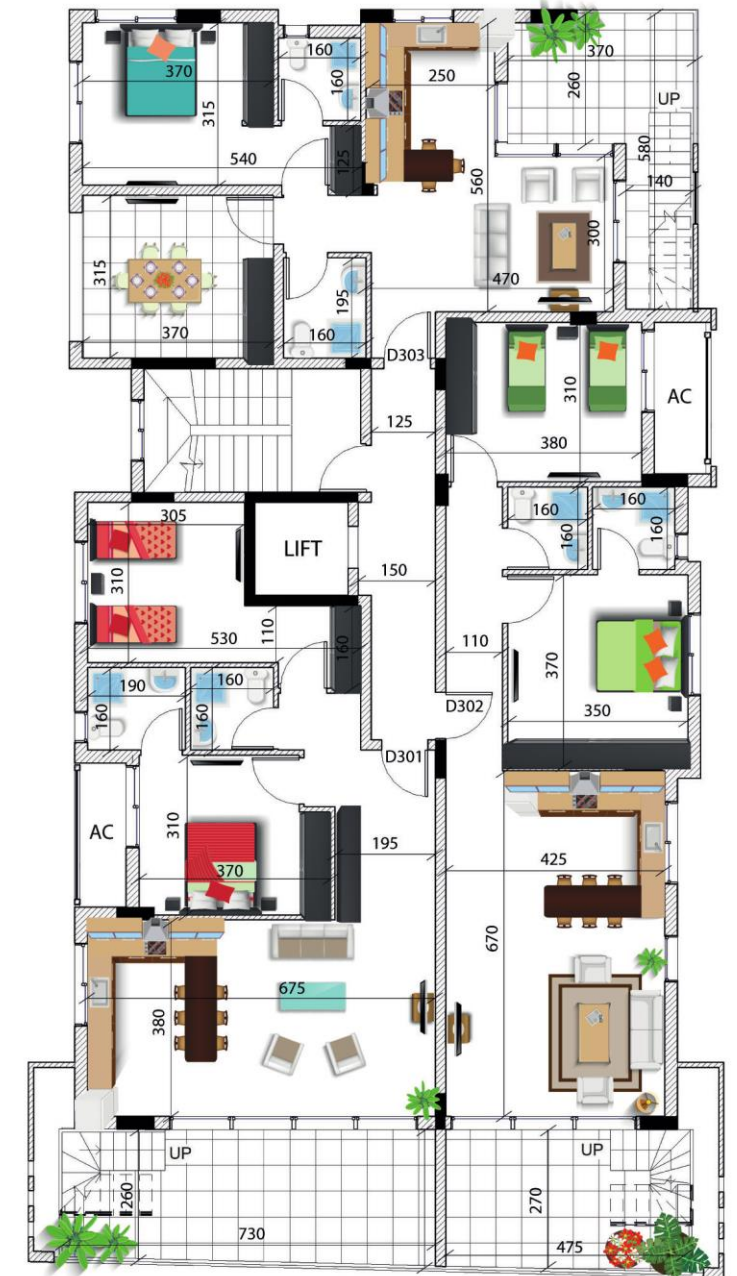
THIRD FLOOR

- Two (2) 2-bedroom apartments and one (1) 1-bedroom apartment
- Open plan living area and functional kitchen layout for each apartment
- Two (2) bathrooms including an ensuite for each apartment
- One (1) covered veranda for each 2-bedroom apartment
- Two (2) covered verandas for the 1-bedroom apartment



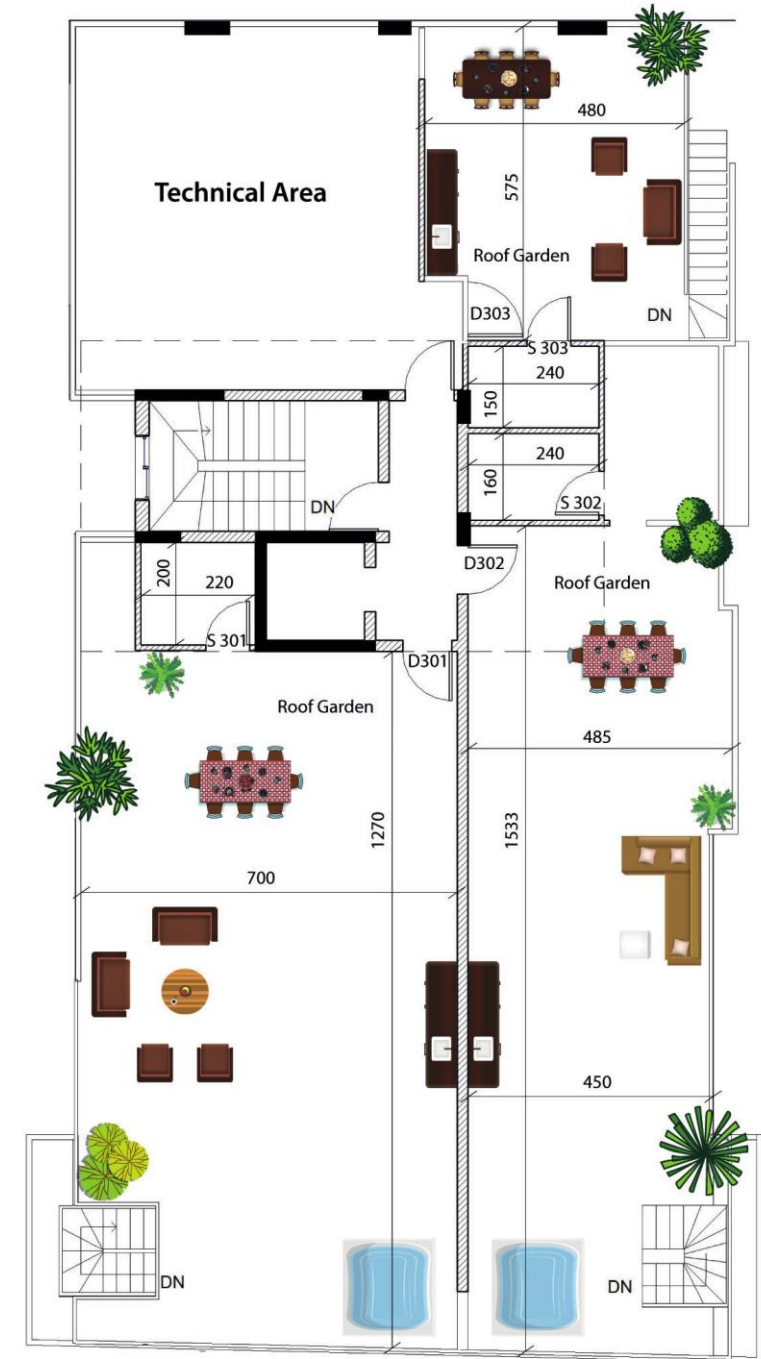
Lush by PLATINUM

Apartment No.	301	302	303 SOLD
Bedroom	2	2	1
Bathroom	2	2	1
Total Areal	198.5m ²	178m ²	115.5m ²
Internal Area	74m ²	74m ²	53m ²
Covered Veranda	20m ²	14m ²	26.5m ²
Uncovered Veranda	100m ²	85.5m ²	32m ²
Storage Room	Yes	Yes	Yes
Covered Parking	Yes	Yes	Yes



ROOF TERRACE FLOOR

- Three (3) roof terraces with provisions for one (1) Jacuzzi installation each for the 3 apartments on the 3rd floor



ROOF TERRACE FLOOR

private & luxury roof garden

jacuzzi



Apartment	Bedroom	Bathroom	Total Area	Internal Area	Covered Verandas	Uncovered Verandas	Storage Room	Covered Parking
101	2	2	96	74	20	-	2	Yes
102	2	2	90	74	14	-	2	Yes
103 SOLD	2	2	82	74	6	-	2	Yes
201	2	2	96.5	74	20	-	2.5	Yes
202	2	2	90.5	74	14	-	2.5	Yes
203	1	2	82	53	26.5	-	2.5	Yes
301	2	2	198.5	74	20	100	4.5	Yes
302	2	2	178	74	14	85.5	4.5	Yes
303 SOLD	1	2	115.5	53	26.5	32	4	Yes



TECHNICAL FEATURES

MAIN STRUCTURE

The main structure of the building consists of Five (5) levels of reinforced concrete frame with columns, beams and slabs and brick wall partitions externally. The structure is designed according to Euro codes and Cyprus National Annex. All concrete surfaces will be covered externally with 5cm thick insulation boards. Externally the structure will be infilled with 25cm thermal bricks, aligned with the columns and beams. Internal walls will be constructed of hollow bricks 10cm or 20cm thick according to the architectural plans. The roof will be insulated with 8cm insulation boards covered with concrete according to the Thermal Insulation Provisions Regulations.

WALL FINISHES

A thermal insulation system will be installed on the external wall surfaces. Internal walls will be covered with two layers of cement plater finished with three layers of spatula and two coats of emulsion paint. The walls in the bathroom will be tiled up to the height of the ceiling. All tiles used are Class A quality.

MAIN ENTRANCE DOOR

The main door will be made out of re-resistant materials covered with melamine and fitted with door bearing hinges.

INTERIOR DOORS

All interior doors are made in Cyprus by professional carpenters from melamine and fitted with double handles and locks. The frames of the doors are made out of melamine finished wood.

WARDROBES

Wardrobe doors and interiors will be made from white melamine.

KITCHEN

Kitchen cupboards, drawers, and doors will be melamine and fitted with heavy duty hinges, and rail slide mechanisms. Each kitchen will be fitted with one (1) single basin stainless steel sink and laminate countertops. Dimensions are as shown on the Architectural Plans.

FLOOR AND WALL TILES

Kitchen, living room, bedrooms, corridors and bathrooms will be tiled with European tiles (€15/m²). Verandas and outdoor patios will be tiles with anti-slip tile (€15/m²). The staircase from ground floor to the roof terrace will be tiled with marble and fitted with metal banisters.

WATERPROOFING

The verandas and the roof terrace will be waterproofed with cement base slurry (Sika Seal 105), and reinforced with fiberglass mesh (Masternet 75 Fiberglass Mesh). The roof will be waterproofed with 4mm 5kgs/m² bituminous membrane.

SANITARY WARE

First quality made in Europe (Grohe or equivalent).

ALUMINUM SYSTEM

Windows and doors will be installed as per the Architectural Drawings. The windows and exterior sliding doors are double-glazed Solar 4mm + Clear 5mm glass, with aluminum (Thermal MU-3000 and Thermal MU-2075), lever handles for opening windows, tilt & turn windows, tilt & slide windows, and fitted directly on the walls.

ELECTRICAL INSTALLATION

All installations are according to the appropriate governmental department specifications with provision for telephone and television sockets in the living room and a television socket in all bedrooms. All sockets provided are double sockets (Legrand or equivalent).

AIR CONDITIONING SYSTEM

Provision for the installation of multi split or normal split air conditioning.



ENERGY PERFORMANCE

The building and apartments will be Class A. The extra materials that will be used to achieve this category are:

- Thermal insulation bricks.
- Thermal insulation system, certified from ETAG, with 5cm thickness expanded polystyrene EPS at vertical walls, 8cm for the exposed roof slabs and 5cm at the parking slab.
- The glass and the frame of the aluminum opening a U-value for Category A according to the energy performance requirements - Solar powered common area (i.e. parking lot, lobby and staircase lighting, and elevator power).

EXTRAS IN THE APARTMENT BUILDING

- One (1) water tap in each main veranda
- Poles in the technical area on the roof, for the provision of net installment



FOR MORE INFORMATION
FEEL FREE TO CONTACT US!

+357 24 041 750 | +357 96 953 030

 WWW.SEVENPROPERTYGROUP.COM |  REALESTATE@SEVENPROPERTYGROUP.COM



Lush
by **PLATINUM**

FIND US ON SOCIAL MEDIA

