

DG BLOOMING

# Blooming Tower 1



Cyprus's property market is witnessing substantial growth, establishing itself as one of the fastest-growing within the European Union. Prices in certain areas are experiencing significant increases, while remaining relatively competitive compared to other European countries. The favorable tax environment adds to the appeal of investing in Cyprus, with attractive rates for capital gains, corporation tax, and income tax for foreign residents. Overall, Cyprus's low tax rates, strong infrastructure, and advantageous business environment make it an appealing choice for those seeking a desirable place to settle.

In addition to its financial advantages, Cyprus offers an exceptional living experience. The region enjoys a pleasant climate with a high number of sunny days, contributing to a comfortable lifestyle. Moreover, Cyprus is known for its safety, low crime rates, and welcoming atmosphere, making it an appealing destination for visitors.

Cyprus boasts exceptional medical facilities, educational institutions, and offshore business advantages, further enhancing its attractiveness, and provides a familiar and reliable environment for international investors. The projected growth of tourism ensures a ready market for property investors. The streamlined procedures of the land registry ensure a secure property purchase process.



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Welcome to our modern residential apartment project, where meticulous attention to technical specifications ensures exceptional quality and comfort. With a reinforced concrete main structure designed to meet the latest seismic regulations, non-structural walls constructed using high-quality materials, and water and thermal insulation systems in place, our apartments provide a secure and sustainable living environment. From fine-aggregate decorative render on external walls to porcelain tiles and laminated flooring, every detail has been carefully considered. The inclusion of energy-efficient glazing, luxurious sanitary ware, underfloor heating, smart housing system, solar panels and advanced electrical installations further enhance the appeal of these contemporary homes.



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## Experience the Ultimate Luxury in the Residence's Stunning Penthouse



## MAIN STRUCTURE & WALLS

The main structure will be reinforced concrete, designed by a Structural Engineer in accordance to the latest seismic regulations based on the EUROCODES and the relevant Cyprus National Annexes.

Non-structural walls will be built:

- External walls – 250mm thick thermal hollow clay brick
- Internal walls – 50mm & 75mm Gypsum Board with Rock Wall inside

## WATER & THERMAL INSULATIONS

- Below all flat roof surfaces will be 80mm polystyrene and over the slab will be insulated with 4mm high quality bitumen reinforced polyester Membrane.
- Mapei Mapelastix or similar type water insulation reinforced with mesh, will be used below external ceramic surfaces or below any other Decorative Material HPL or ALUCOBOND.
- Thermal Insulation system with 80mm polystyrene on all external walls of the apartments and at all exposed ceilings.

## PLASTERING & PAINTWORK

- External apartment walls will be covered with thermal insulation system, with fine-aggregate decorative render.
- Interior apartment walls will be covered with two coats of cement plaster, a 3rd coat of fine rendering, 2 coats of spatula and 2 coats of good quality paint in white colour.
- Common areas and other architectural elements will be in a finishing material that will be chosen by the project's architect.
- Fair face concrete ceilings are brought to a smooth finish with two coats of spatula and three coats of paint.

## WOODWORK

- The entrance door of the apartment will be fire proof.
- Internal doors will be in decorative melamine or spray-painted white, with honeycomb internally.
- Wardrobes and kitchen units with opening doors made of 18mm decorative melamine externally, and 18mm white melamine internally. Drawers, handles and clothes hanging tubes are included. Kitchen worktop will be synthetic granite.
- Stairwell doors will be fireproof in accordance to the requirements of the relevant authorities. Includes a resetting sparkler, fire safety glass and knob.

## FLOORING & BATHROOM WALLS

- Internal and External floors will be porcelain tiles at a purchase price of €30/m<sup>2</sup>
- Bathroom Walls will be porcelain tiles at a purchase price of €40/m<sup>2</sup>
- Bedroom Floors will be Laminated at a purchase price of €20/m<sup>2</sup>

## ALUMINUM FRAMES, GLAZING AND WINDOWS

- All aluminum work will be executed according to the construction details and the work performed will be of excellent quality. All sections and fittings to be used will be in accordance with the manufacturer's drawings and specifications
- All profiles will include a THERMAL barrier
- Energy efficient Double glazing 6mm/6mm with air gap that provide thermal insulation and sound insulation. Solar control glass. Lift & Slide system that can respond to heavy duty, large frame configurations with high thermal efficiency, water tightness and mechanical strength.
- Balconies will have laminated glass railing with embedded aluminum support profile.

## SANITARY WARE

All fittings will be of excellent quality of known brands such as Grohe, Hansgrohe, Ideal Standard, Villeroy & Boch, Laufen or similar.

- Wall-hung WC with Grohe or Geberit concealed cistern and push-button
- Built-in Shower mixers
- All sinks with furniture units

## ELECTRICAL INSTALLATION

Strictly following the Electricity Authority of Cyprus regulations for all the electrical installations, special care is taken to equip all our apartments with convenient power outlets and lighting points for ample lighting in all rooms. All the electrical installations comply with the latest 17th edition of the Regulations. The following are standard in all apartments:

- Full lighting automation with KNX system.
- Photovoltaic panels for the building common areas and lift.
- Photovoltaic panels for the apartment.
- Provision for electric car charging outlet for each apartment
- Network outlets conveniently installed in all rooms
- TV outlets in the living room, dining area and in all bedrooms
- Doors answering video- phone
- Exterior lighting
- Controlled sockets for all the built-in electrical appliance, washing machine, dishwasher, refrigerator extractor fan, cooker and oven.
- Smart Housing System

## MECHANICAL INSTALLATIONS & PLUMBING

- Pipe-in-pipe water system
- Water Pressure pumps
- Cold water storage tank of 800 lt
- Hot water system with LG Monobloc Water Heater DHW heat pump 270ltr

## COOLING & HEATING

- VRV or VRF air-conditioning units of known brands such as LG or Hitachi, concealed in ceiling constructions, with supply and return grills.
- Underfloor central heating system with underfloor water pipes connected to a high-efficiency heat pump unit such as LG or Hitachi or similar.

## EXTERIOR GROUNDS, PARKING AREA

The drive-in, parking area and other common areas will be decorated as chosen by the project's architect in a modern and practical finish.

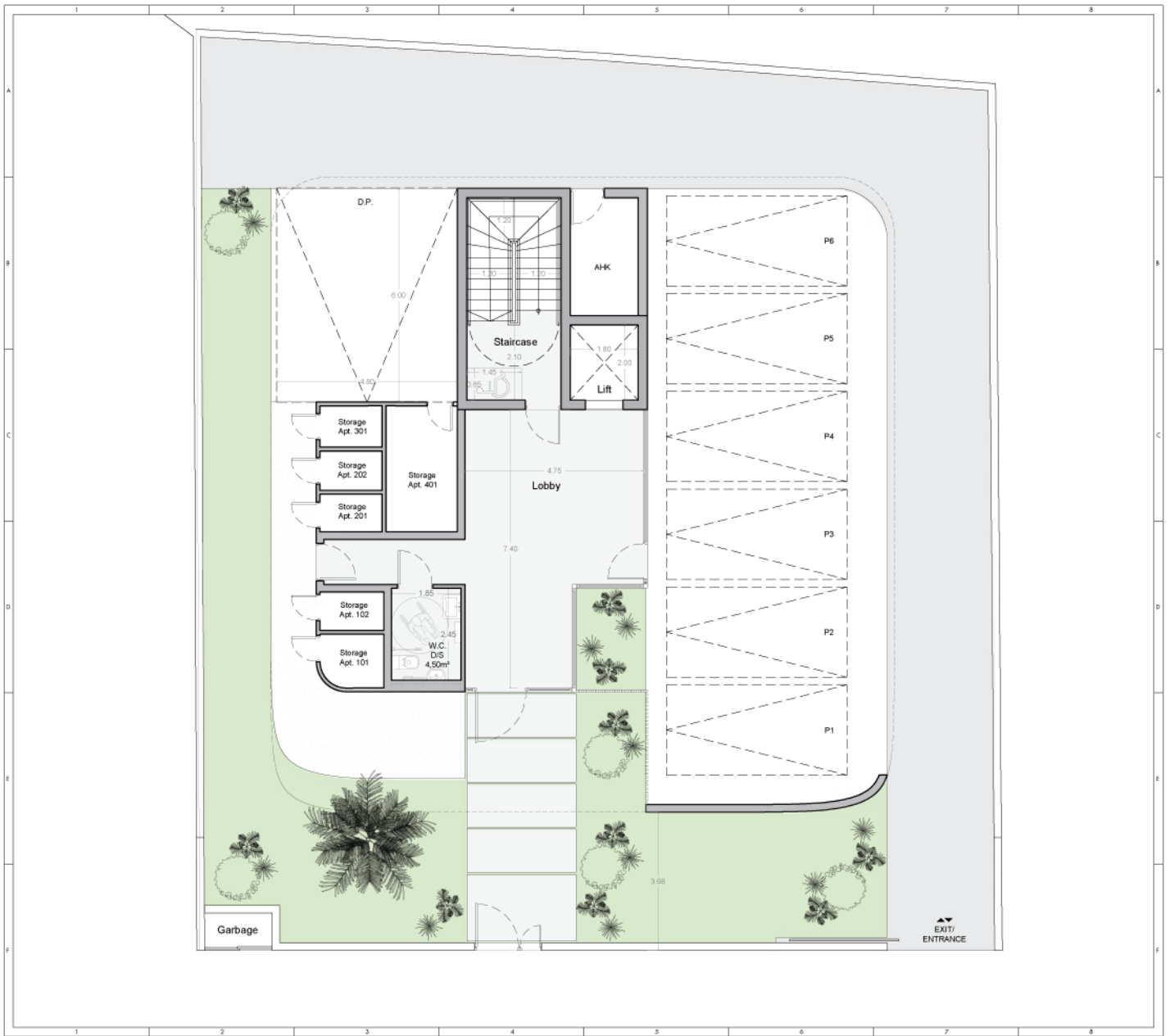
## FENCING & GATES

- Concrete boundary walls
- Electric gate or bar for vehicle access
- Electric lock on main entrance to the building controlled from each apartment.
- Garbage store for the building

# TECHNICAL SPECIFICATIONS







**Ground**  
FLOOR PLANS



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**First**  
FLOOR PLANS



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## Second FLOOR PLANS



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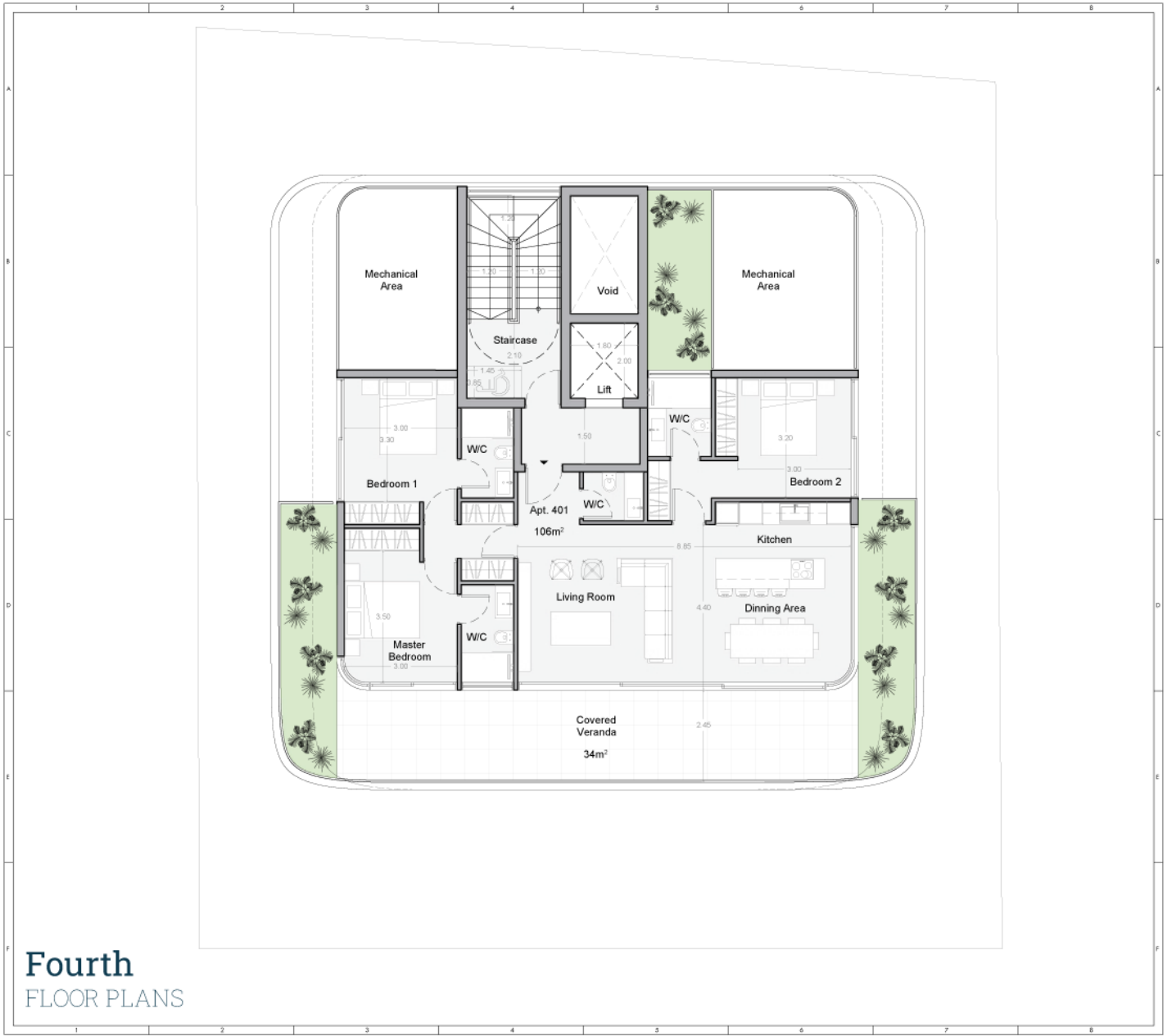


# Third

FLOOR PLANS



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**Fourth**  
FLOOR PLANS

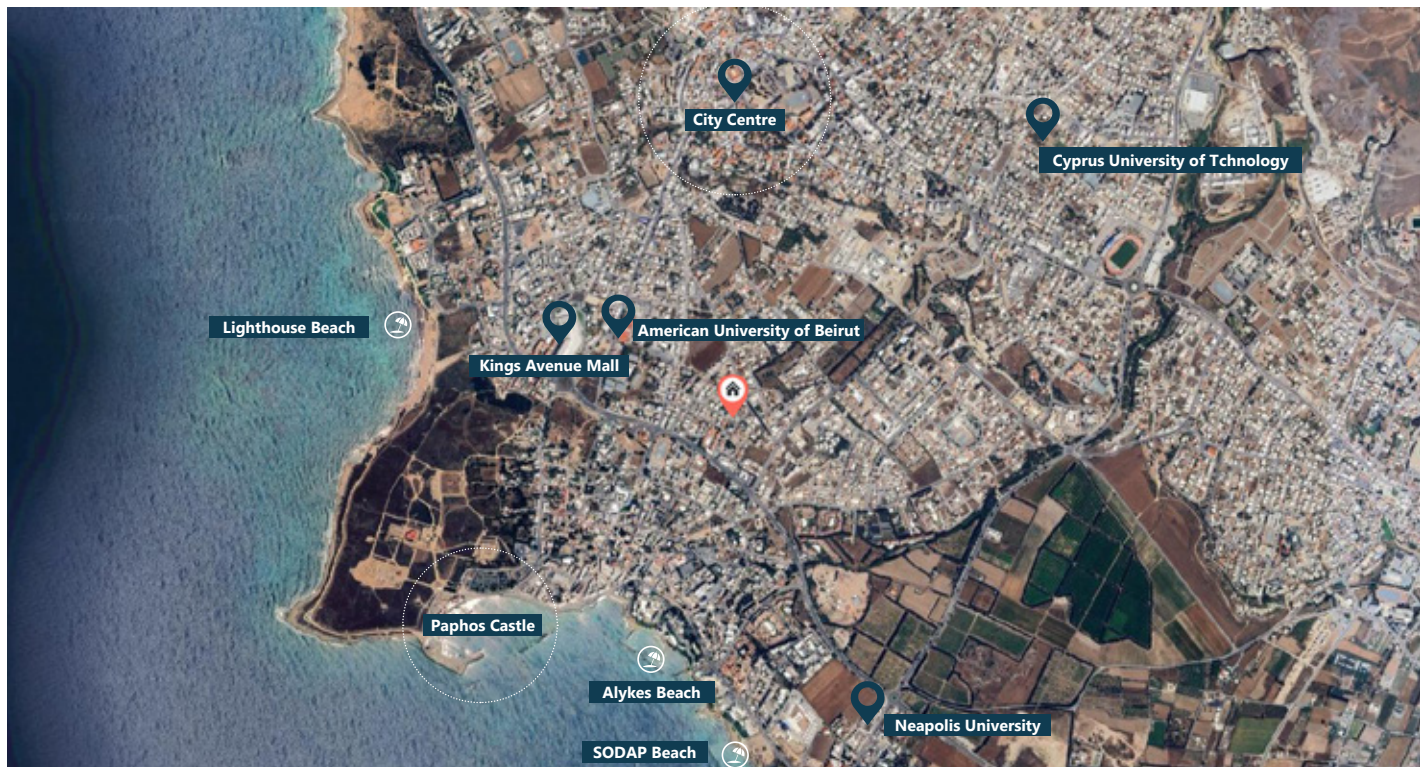


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 Litras, Paphos, Agios Theodoros

- ▶ Sea view
- ▶ Covered Balcony
- ▶ Lift
- ▶ Marble
- ▶ Underfloor Heating
- ▶ VRV Air Conditions
- ▶ Modern Luxury Architecture
- ▶ Smart Home System
- ▶ Photovoltaics



Floor	Apartment	Internal Area	Covered Veranda	Total Cover Area
1 <sup>st</sup>	Apt. 1 Bed	48m <sup>2</sup>	17m <sup>2</sup>	65m <sup>2</sup>
1 <sup>st</sup>	Apt. 2 Bed	76m <sup>2</sup>	17m <sup>2</sup>	91m <sup>2</sup>
2 <sup>nd</sup>	Apt. 1 Bed	48m <sup>2</sup>	16m <sup>2</sup>	64m <sup>2</sup>
2 <sup>nd</sup>	Apt. 2 Bed	76m <sup>2</sup>	16m <sup>2</sup>	92m <sup>2</sup>
3 <sup>rd</sup>	Sold	106m <sup>2</sup>	34m <sup>2</sup>	140m <sup>2</sup>
4 <sup>th</sup>	Penthouse Apt. 3 Bed	106m <sup>2</sup>	34m <sup>2</sup>	140m <sup>2</sup>



**DG BLOOMING**  
HOLDINGS

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