



VENEZI

BY

K&C
Capital Investments Ltd

WELCOME TO VENEZI LOCATION

Venezi Street - Nicosia - Cyprus
Acropolis in a prime residential area



- 1 .5 km to CENTRAL PARK
- 700 M ALSUS FOREST

01. NICOSIA A STRATEGIC LOCATION

Cyprus is a modern, cosmopolitan, transparent business centre offering opportunities for investment across a wide range of sectors. Investing in Cyprus maintains a dynamic portfolio of all available projects in sectors of strategic importance for the Government such as hospitality & tourism, healthcare, education, renewable energy, while the country also provides incentives and policies that attract businesses and investors to choose Cyprus as their preferred place to do business.

Nicosia is the largest city, capital, and seat of government of Cyprus. It is located near the centre of the Mesaoria plain.

Nicosia, also known as Lefkosia, is the divided capital city of Cyprus. South of the border, on the Greek side, the Cyprus Museum has archaeological finds from the Neolithic to Byzantine periods, including the Aphrodite of Soloi statue. Nearby, the old city's 16th-century Venetian walls include the Famagusta, Kyrenia and Paphos gates.

The society in Nicosia is booming with new and old cultural events and establishments of all sorts.

Nicosia serves as a hub for various opportunities and a rich cultural scene within the country.

So, this is why it is the best place to choose.



02.

ABOUT THE PROJECT

FOR A MODERN
LUXURIOUS
LIFESTYLE

CONSTRUCTION OF THE PROJECT

EARTHWORKS: Excavation of plot to reach the good soil conditions. Pouring of one layer of concrete of 5 centimeters thickness.

FOUNDATIONS: Reinforced concrete raft foundation. Divided by beams according to the Eurocodes and the Cyprus National Annexes.

FLOORS: Lightweight concrete below flooring.

INSULATION

UNDER FOUNDATION: Polythene Membrane, under the concrete, applied to prevent moisture rising through the slab.

PERIMETER OF FOUNDATION: Two layers of asphalt is applied to prevent moisture rising through the edges.

MASONRY WALLS: Polyester water proof membrane of 3mm is applied.

BALCONIES: Water proof polyester insulation is applied below the tiles.

ROOF: Water proof polyester insulation membrane is applied on the roof.

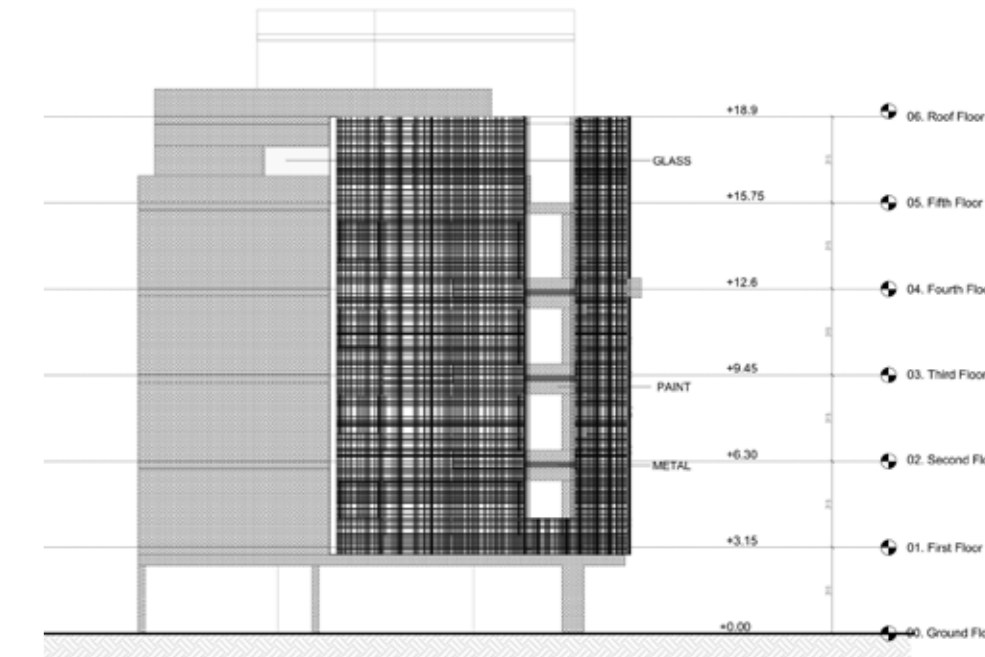
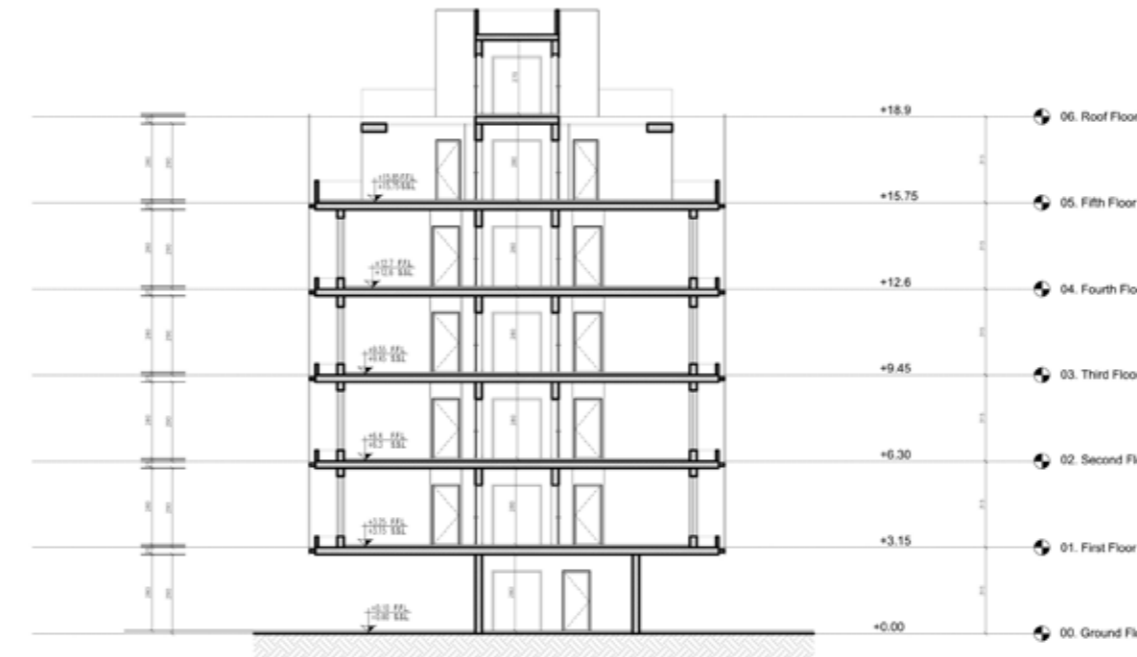
Ground Floor:
Main entrance
Parking
Services

First Floor : 2 Apartments
101 : 2 bedrooms (Total Area 128.1 m² + 2.5 m² Storage)
102 : 2 bedrooms (Total Area 128.1 m² + 2.5 m² Storage)

Second Floor : 2 Apartments
201 : 2 bedrooms (Total Area 120.9 m² + 2.5 m² Storage)
202 : 2 bedrooms (Total Area 120.9 m² + 2.5 m² Storage)

Third Floor : 2 Apartments
301 : 2 bedrooms (Total Area 124.9 m² + 2.5 m² Storage)
302 : (Total Area 124.9 m² + 2.5 m² Storage)

Fourth and Fifth Floor : 2 Duplex Apartments
401 : 3 bedrooms (Total Area 228.35 m² including 40m² terrace + 2.5m² storage)
402 : 3 bedrooms (Total Area 228.35 m² including 40m² terrace + 2.5m² storage)



02.

ABOUT THE PROJECT

COMFORTABLE AND FUNCTIONAL LIFESTYLE

COMMON AREAS

ENTRANCE LOBBY: A carefully designed entrance lobby with false ceiling with led spot lights automated by motion sensor switches.

PARKING ILLUMINATION : Motion sensors installed within the parking area to provide low energy consumption.

ELEVATOR: Gearless technology elevators with noise cancellation during operation, with an inside stainless steel lining and mirrors (Schindler or equivalent).

PLUMBING SYSTEM

PIPING FROM APARTMENT MANIFOLD TO SANITARY FITTINGS: All pipes are installed from manifold up to sanitary fittings.

SOLAR PANELS AND WATER TANKS: Cold and hot water are provided via water tanks and solar panels placed at the roof level.

ELECTRICAL INSTALLATION

WIRING: All wiring installation to comply with the 17th edition of EAC (Electricity Authority of Cyprus).

INFRARED MOTION DETECTOR: Motion detectors are installed within all common areas.

INTRUSION MOTION DETECTOR: Provided for all apartments and connected to an outdoor siren.

EMERGENCY LIGHT: Are installed in all comon areas and at the entrance of all appartments (equiped with a battery kit).

SOCKETS: Weatherproof sockets are Installed at all balconies, parking area.

PARKING AND STORAGES: Parking and storage areas are allocated on the Ground Floor.

Filtering
without
blocking,
diffusing
without
revealing



02.

ABOUT THE PROJECT

SIMPLE AND ELEGANT DESIGN

CARPENTRY & GRANITE TOPS

Wood with melanine or similar to be used in Kitchens, Bedrooms and Main entrance doors.

KITCHENS: Granite to be applied on countertops.

AIR CONDITIONING

INTERNALLY: Provisions are provided for A.C. split units within each bedroom and living room area.

SANITARY FITTINGS

BATHROOMS: European standard luxury white sanitary fittings & fixtures (or similar approved), including accessories.

KITCHENS: European standard sink.

PAINTS & COATINGS

INTERNALLY: 3 layers of plaster is applied, 1 layer of stabilizer is applied on the 3rd layer of plaster, then 3 hands of Peletico Maxicote is applied (or similar approved)

CEILINGS: On fair faced concrete ceilings 3 layers of sparckle paint is applied.

FALSE CEILINGS: two coats of undercoat, 2 coats of putty and three finishing coats of oil base paint are applied.

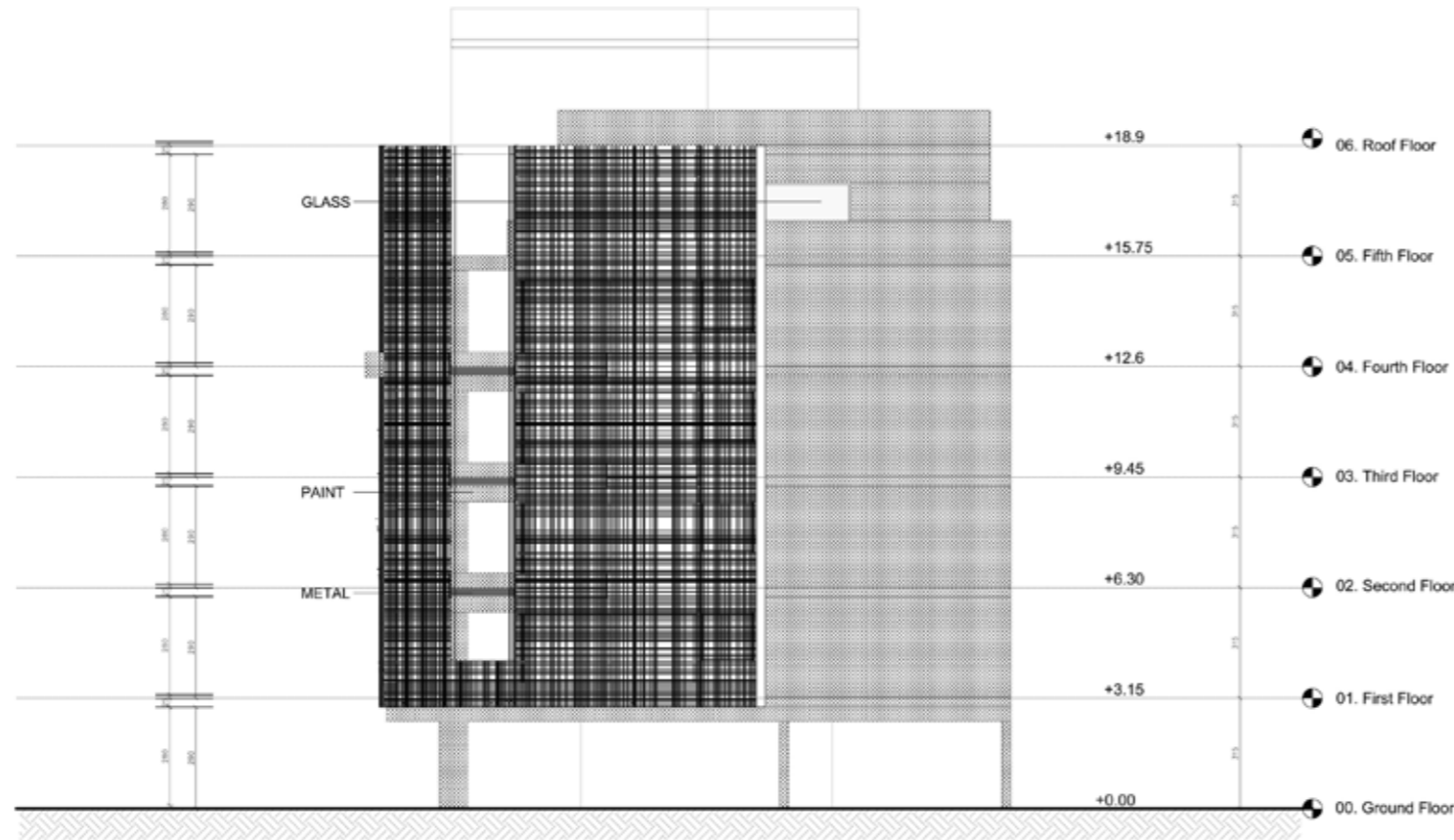
DOORS & WINDOWS

SLIDING, FIXED WINDOWS & DOORS: Double glazing laminated sliding doors and windows are to be installed.



03. PROJECT LAYOUT

Designing a skin to suit Cyprus Mediterranean Sea climate by protecting the building from sunlight and heat. Filtering without blocking, diffusing without revealing.



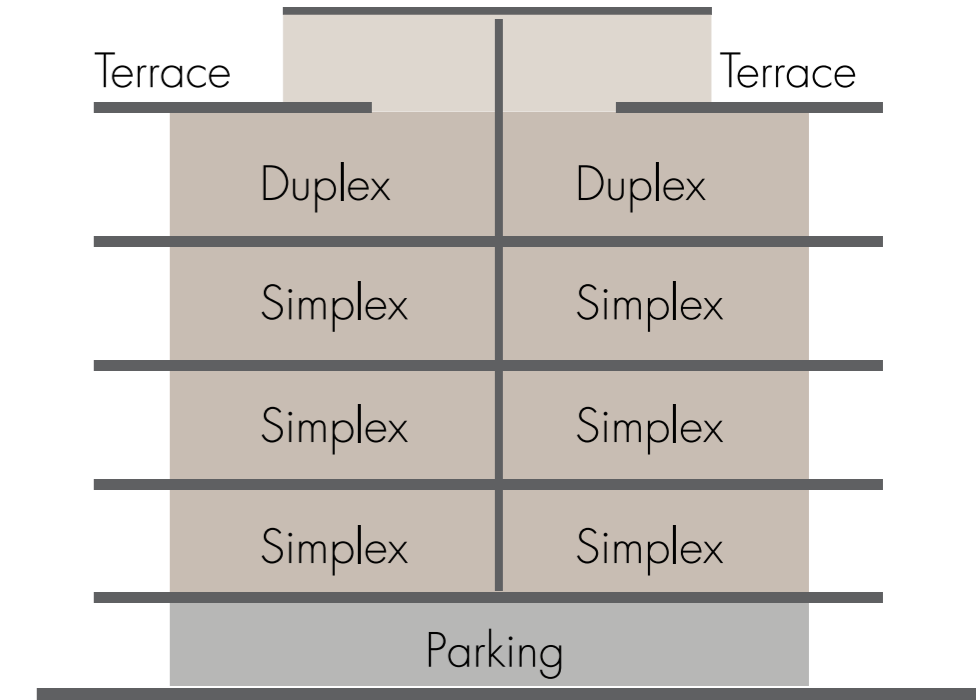
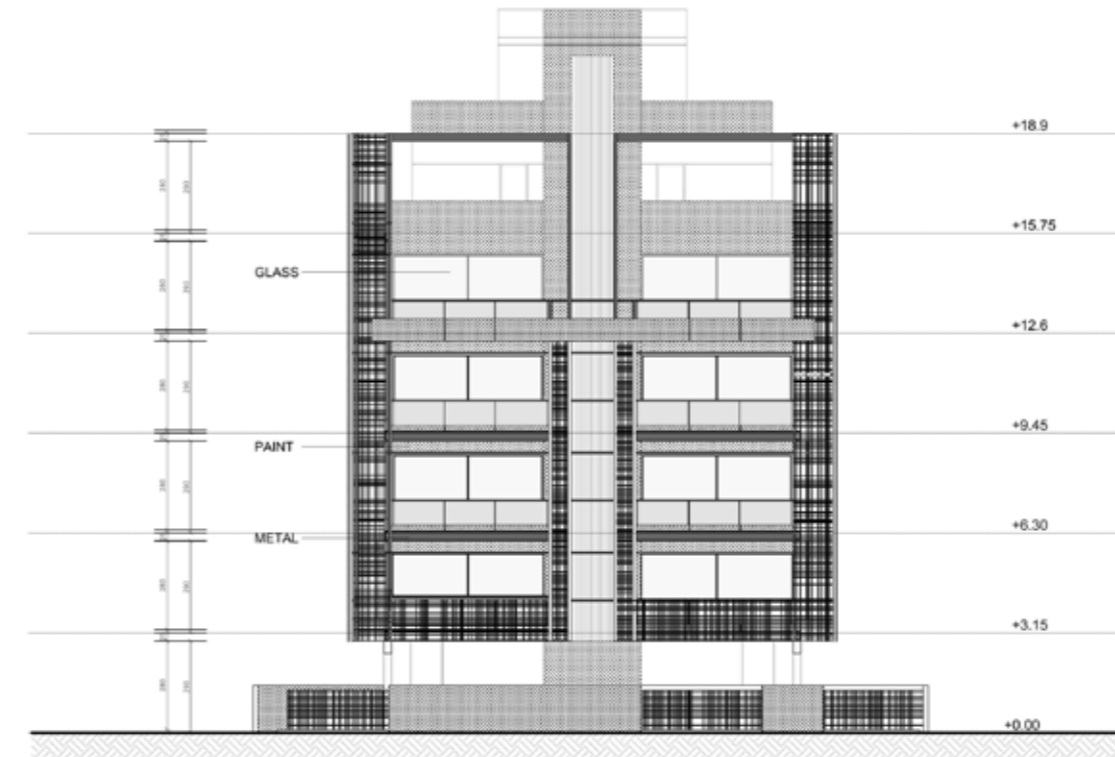
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03.

PROJECT LAYOUT

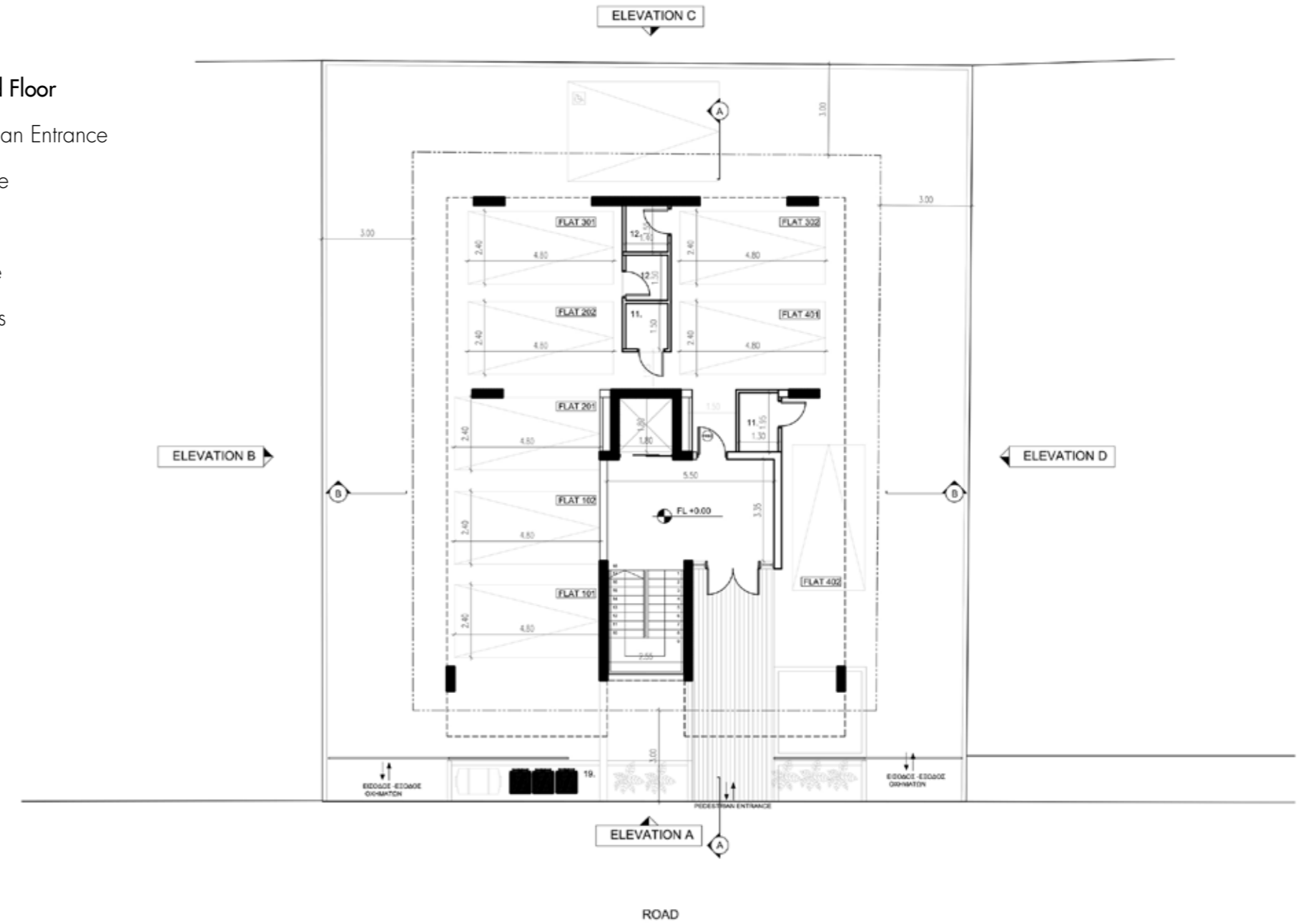
GROUND FLOOR

One parking for each apartment with easy access.



Ground Floor

- Pedestrian Entrance
- Entrance
- Parking
- Storage
- Services



03.

PROJECT LAYOUT

FIRST, SECOND AND THIRD FLOOR

Creating intimacy and privacy while lightly revealing along the surroundings.

First, second and third Floor : 2 Apartments

Living Rooms

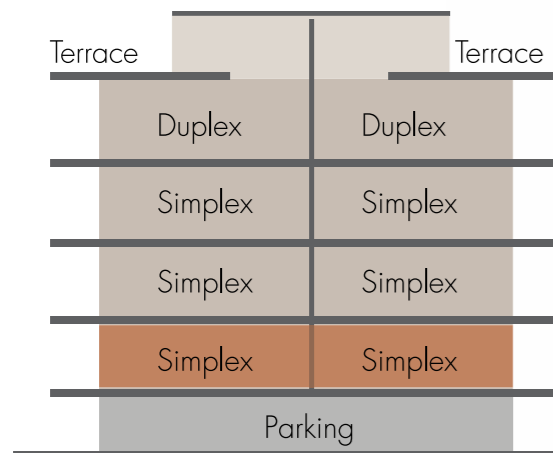
Dining Rooms

Master Bedrooms

Bedrooms

Bathrooms

Balconies



First Floor : 2 Apartments

101 : 2 bedrooms (Total Area 128.1 m² + 2.5 m² Storage)
 102 : 2 bedrooms (Total Area 128.1 m² + 2.5 m² Storage)

Interior: 83.95 m²
 Planters: 13.6 m²
 Balcony: 19 m²

Second Floor : 2 Apartments

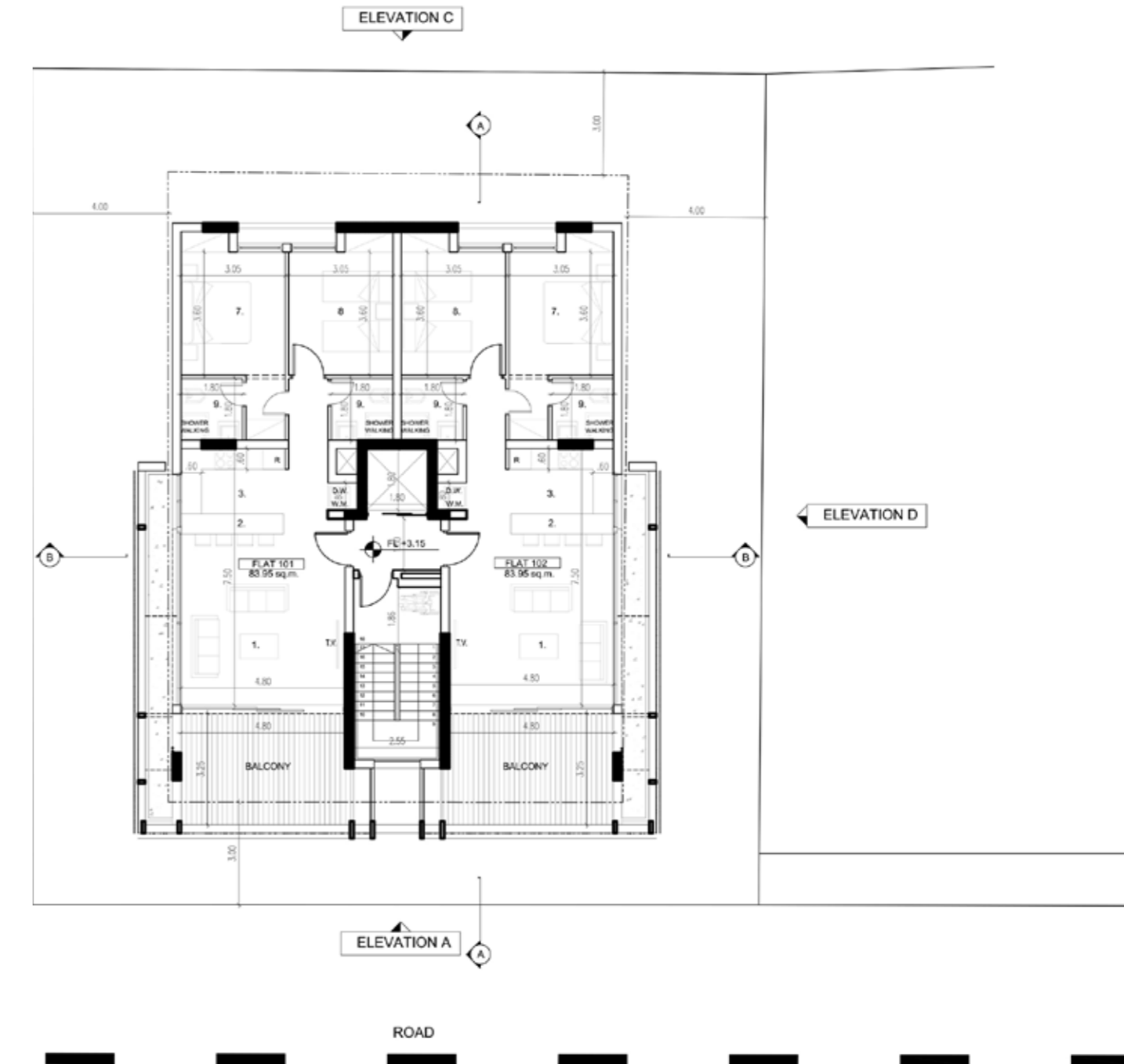
201 : 2 bedrooms (Total Area 120.9 m² + 2.5 m² Storage)
 202 : 2 bedrooms (Total Area 120.9 m² + 2.5 m² Storage)

Interior: 83.95 m²
 Planters: 6.4 m²
 Balcony: 19 m²

Third Floor : 2 Apartments

301 : 2 bedrooms (Total Area 124.9 m² + 2.5 m² Storage)
 302 : 2 bedrooms (Total Area 124.9 m² + 2.5 m² Storage)

Interior: 83.95 m²
 Planters: 10.4 m²
 Balcony: 19 m²



03.

PROJECT LAYOUT

CREATING INTIMACY
AND PRIVACY WHILE
LIGHTLY REVEALING
THE SURROUNDINGS



Increasing comfort by providing shades through the architectural design and the vegetation while allowing the passage of Natural light.
The green spaces create a natural atmosphere which helps the building breathe while providing a protection from the surrounding neighborhood.

INCREASING COMFORT BY
PROVIDING SHADES THROUGH
THE ARCHITECTURAL DESIGN



03.

PROJECT LAYOUT

FOURTH AND FIFTH FLOOR (DUPLEX)

The interior space reflects the building's architecture.

Fourth Floor : 2 Duplex Apartments

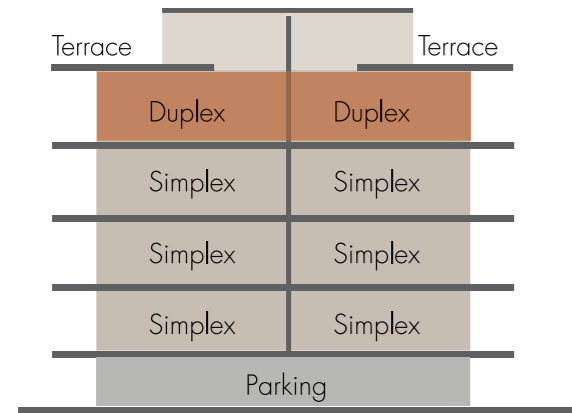
Living Rooms

Dining Rooms

Master Bedrooms

Bathrooms

Balconies



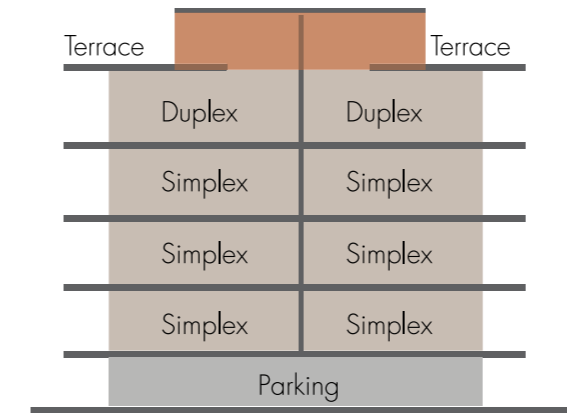
Fifth Floor : 2 Apartments

Master Bedrooms

Bathrooms

Terrace

The large and double height terraces in the penthouse provide added value and new dimension for the space.



03.

PROJECT LAYOUT

FOURTH FLOOR AND FIFTH FLOOR (DUPLEX)

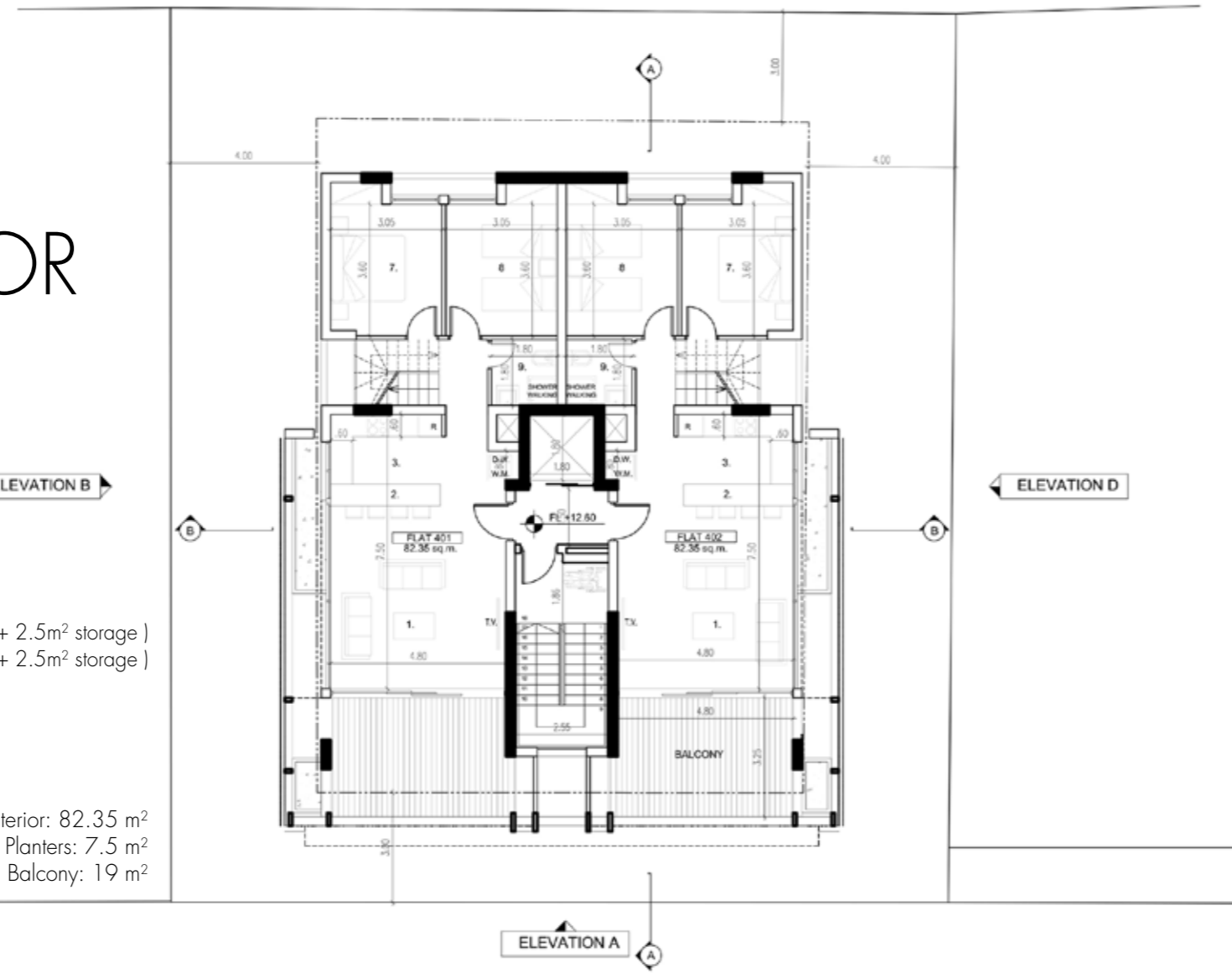
Fourth and Fifth Floor : 2 Duplex Apartments

401 : 3 bedrooms (Total Area 228.35 m² including 40m² terrace + 2.5m² storage)

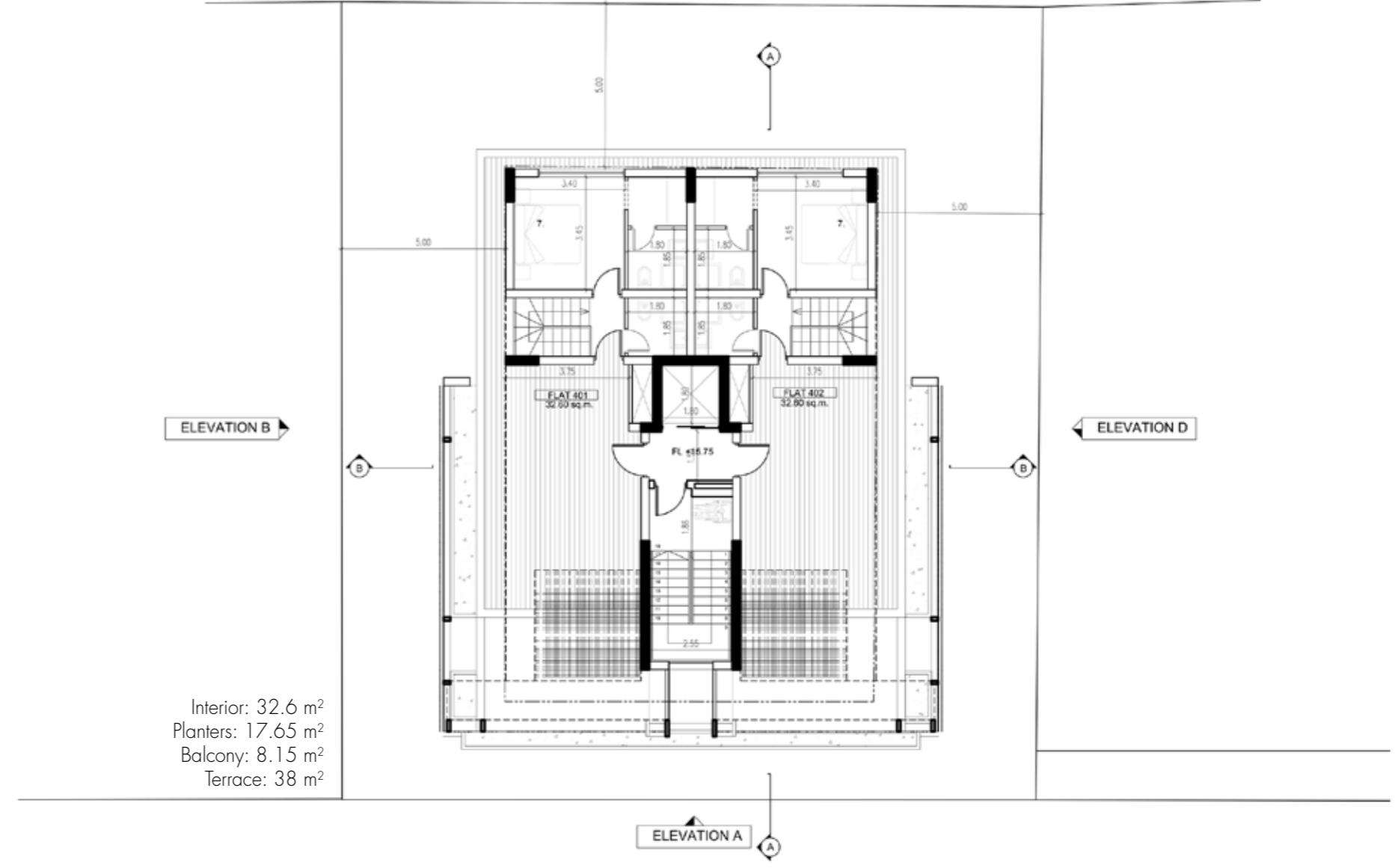
402 : 3 bedrooms (Total Area 228.35 m² including 40m² terrace + 2.5m² storage)

Interior: 82.35 m²
Planters: 7.5 m²
Balcony: 19 m²

Fourth Floor



Fifth Floor



Interior: 32.6 m²
Planters: 17.65 m²
Balcony: 8.15 m²
Terrace: 38 m²

03.

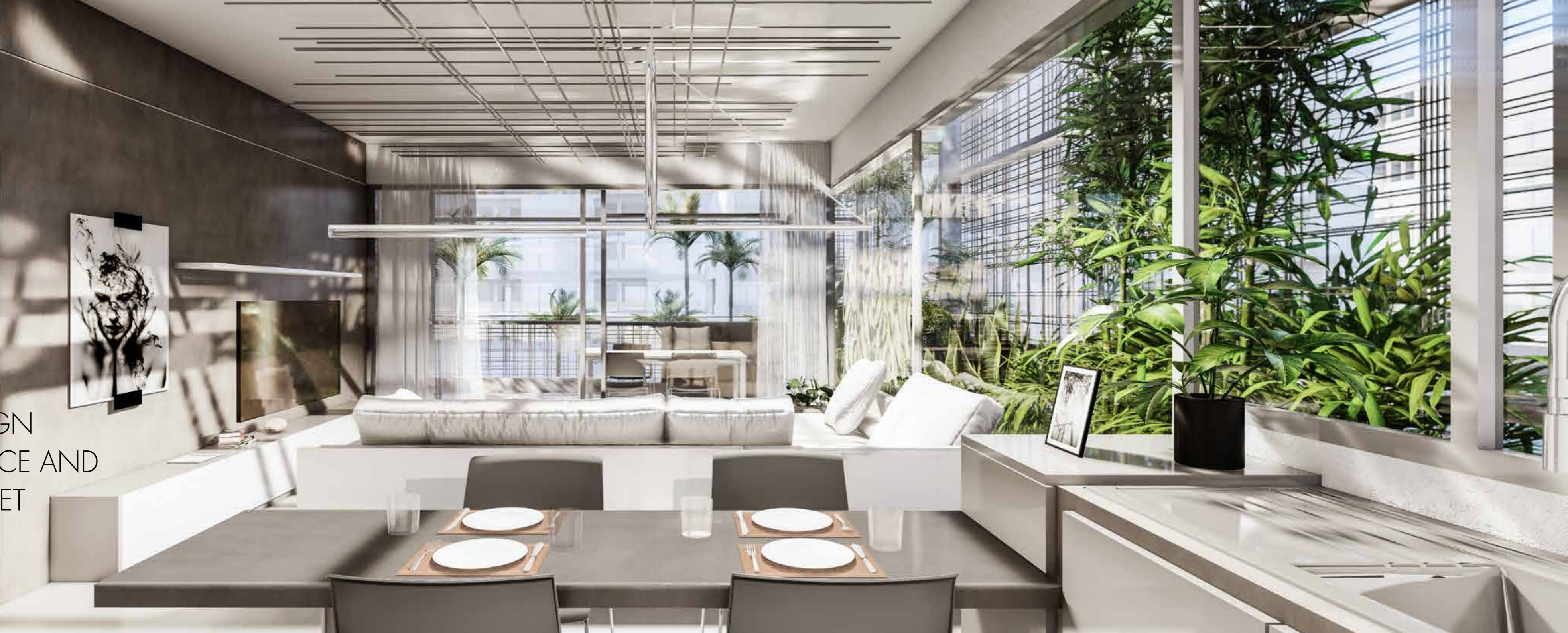
PROJECT LAYOUT

DOUBLE HEIGHT TERRACES,
GIVE AN ADDED VALUE
AND A NEW DIMENSION



The space between the building's facades and the skin creates a transition where light, shadows and nature meet.

ELEGANT DESIGN
WHERE BALANCE AND
CONTRAST MEET



04. SPECIFICATIONS

- Excavation of plot to reach the good soil conditions and pouring of one layer of concrete of 5 centimeters thickness.
- Reinforced concrete raft foundation enclosed and divided by beams according to the Eurocodes and the Cyprus National Annexes.
- light weight concrete to cover services below flooring.
- Polythene Membrane, under the concrete, applied to prevent moisture rising through the slab.
- Two layers of asphalt is applied to prevent moisture rising through the edges.
- Polyester water proof membrane of 3mm is applied only on the ground floor first course masonry.
- A carefully designed entrance lobby with false ceiling having led spot lights automated by motion sensor switches.
- Motion sensors installed within the parking area to provide ease and low energy consumption.
- Gearless technology elevators with noise cancellation during operation with stainless steel lining to the inside and mirrors (Schindler or equivalent).
- All pipe work from manifold to sanitary fittings, is pipe in.
- Cold and hot water to be provided via solar panels and water tanks provided at roof level.
- All wiring installation to comply with the 17th edition of EAC.
- Motion detectors installed within all common areas, provided for all apartments and connected to an outdoor siren.

DESIGNED TO
MEET YOUR
COMFORT





ENEZI BY K&C
Investing the way up...

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Capital Investments Ltd