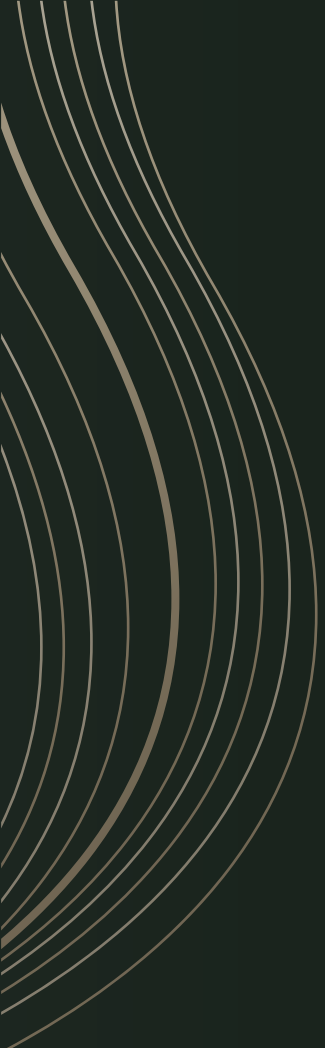




YAMAR

ENGOMI PARK VIEWS

by YAMAR ESTATES



Nestled in a serene cul-de-sac, this exclusive five-apartment building offers an oasis of tranquility next to a green area, perfect for leisurely walks and outdoor activities. Each apartment is designed with modern comforts and large windows that frame the picturesque views of the surrounding nature. In a predominantly residential and peaceful setting, the building is conveniently located in Engomi, one of the finest areas, brimming with amenities, including many schools, Universities, supermarkets, the Mall of Engomi, cafes and restaurants as well as hospitals. Residents can enjoy the best of both worlds—peaceful, private living with the convenience of urban amenities just a few minutes away.

The apartments are designed in a contemporary quiet modern architecture style which offers an elegant living environment. Attention to detail is evident in every corner, from the flooring to the energy-efficient windows that ensure comfort and sustainability. This small building, with its contemporary charm and premium features, offers an exclusive living experience that combines elegance, functionality, and modern sophistication.





GROUND FLOOR

SCALE 1:100

GREEN AREA

PEDESTRIAN LANE

PEDESTRIAN LANE

ROAD

PARKING ENTRANCE

ENTRANCE

LOBBY

OPEN AREA

STORAGE 101

STORAGE 102

STORAGE 103

5

6

7

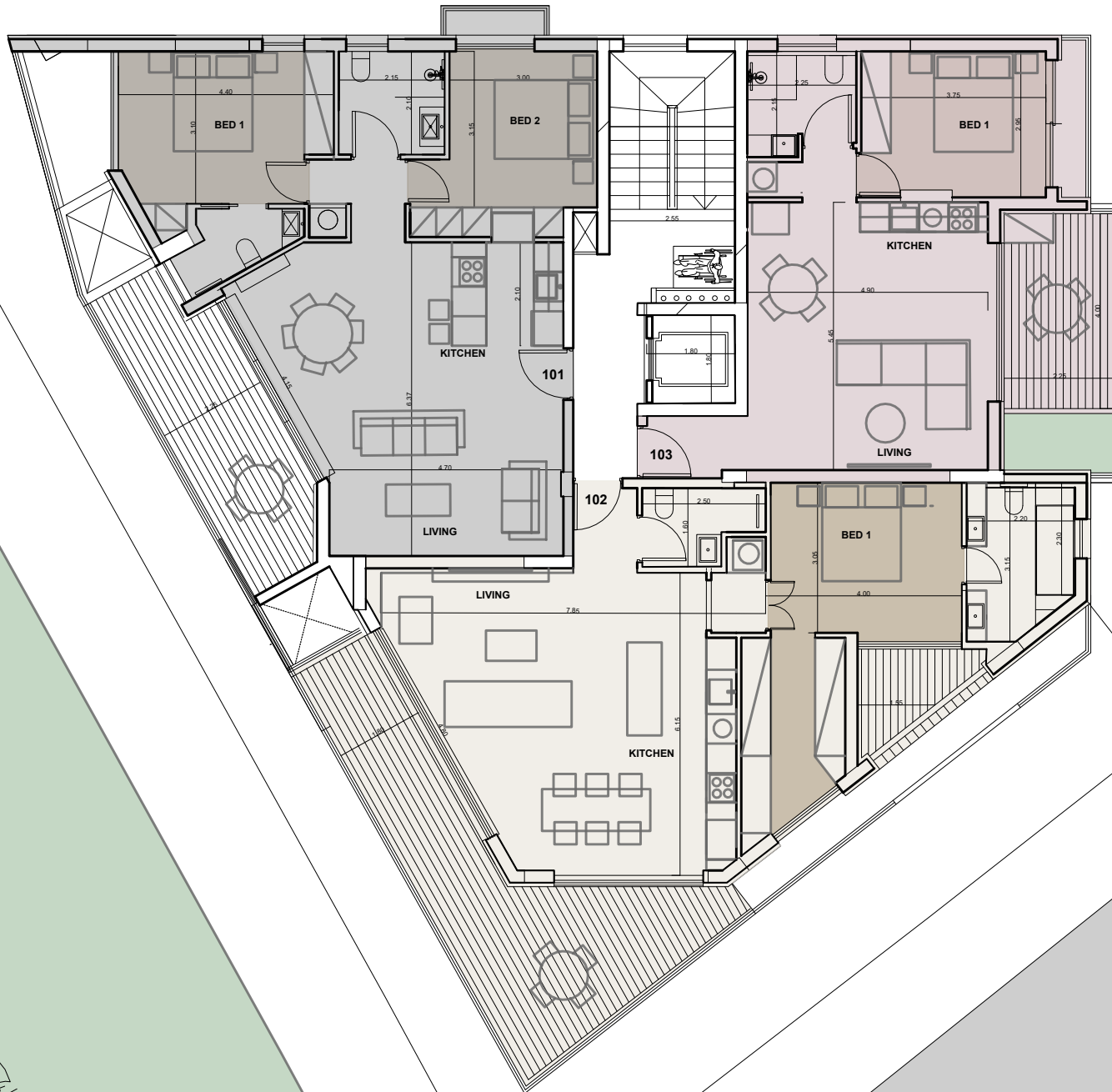
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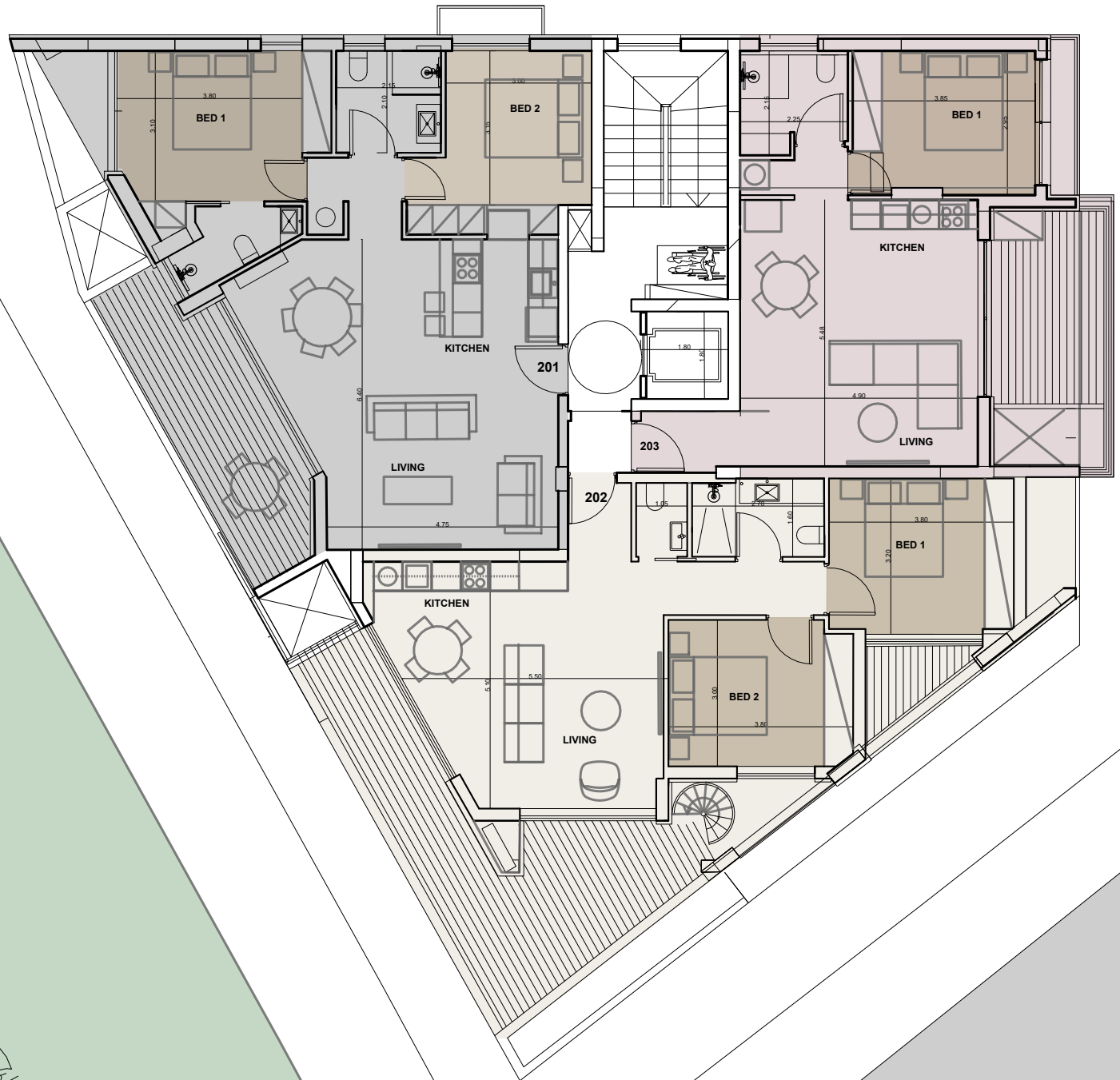
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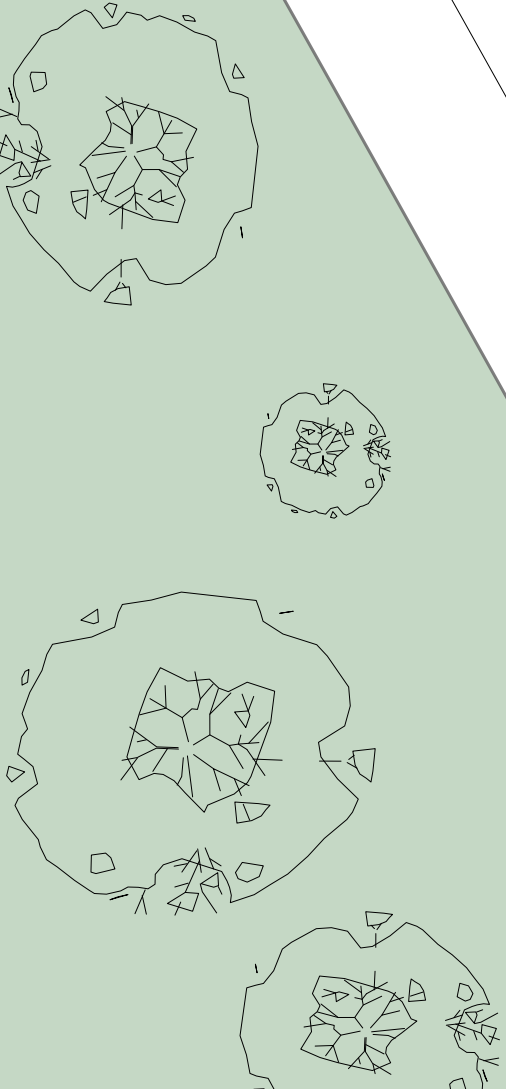


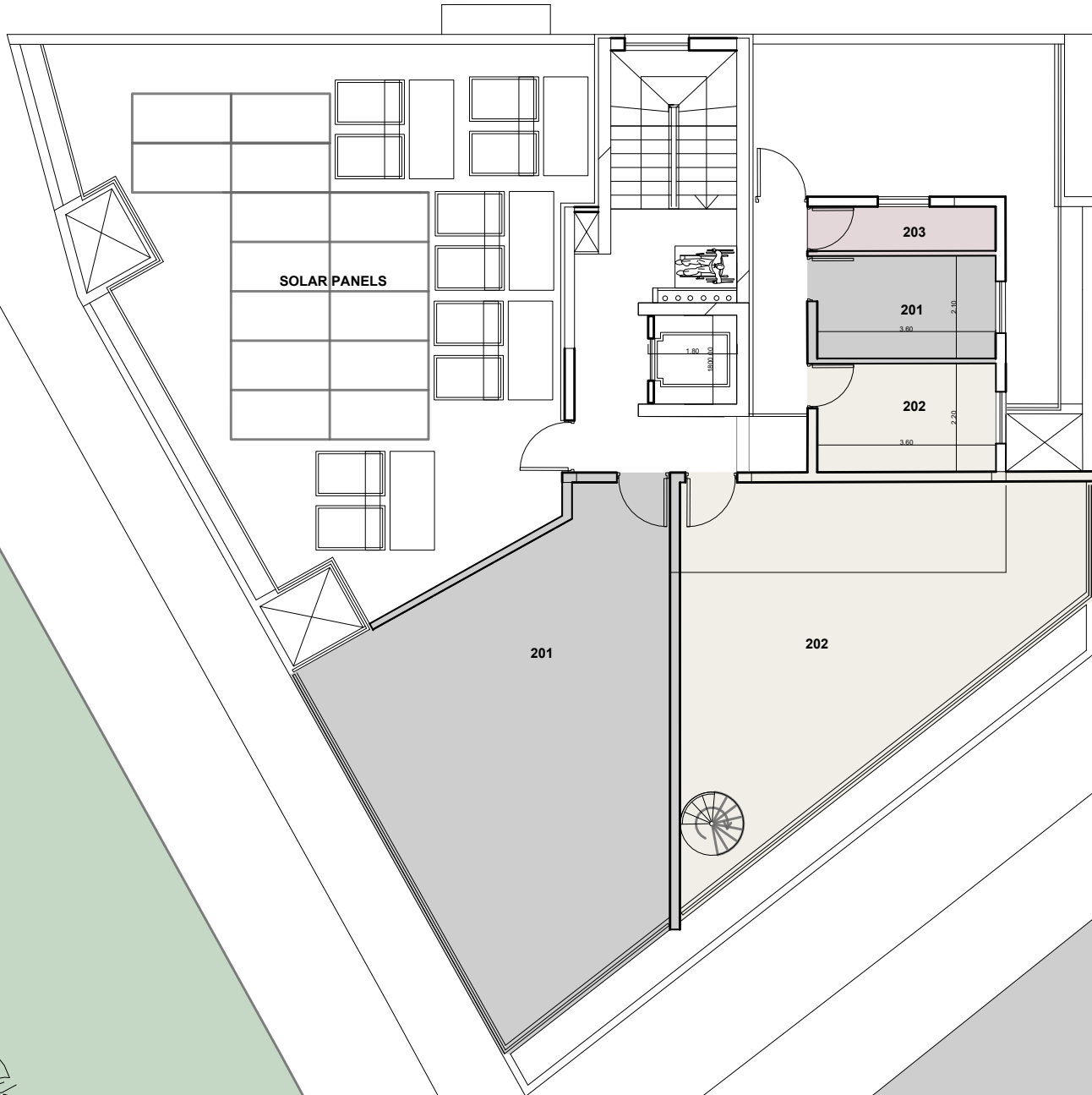
FIRST FLOOR

SCALE 1:100

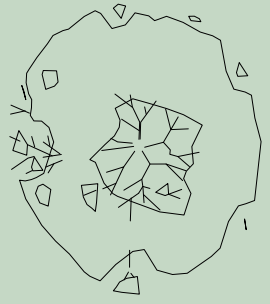


SECOND FLOOR
SCALE 1:100





ROOF GARDEN
SCALE 1:100



BUILDING OVERVIEW



GROUND FLOOR (PILOTI)

Main building entrance, covered parking spaces and storage rooms

1

FIRST FLOOR

Three apartments –
2 x 2-bedroom & 1 x 1-bedroom

2

SECOND (AND TOP) FLOOR

Three apartments –
2 x 2-bedrooms & 1 x 1-bedroom



ROOFTOP

Private rooftop (with BBQ provision) for two of the three second-floor apartments, storage areas, and shared spaces for water tank, solar heating and photovoltaic installations

ALL APARTMENTS INCLUDE AS STANDARD



Private covered parking space with provision for a EV charger



Private storage room



At least one covered veranda



Plenty of electrical sockets



Internet (ethernet) points

PROVISIONS

AVAILABLE AT EXTRA COST ON REQUEST



Photovoltaic system



Electric internal curtains or blinds in the living



Air conditioning installation



Electric heated mirrors and heated towel rails in the bathrooms



Electric water heaters



Electric external roller shutters in the bedrooms (supply & installation exclusively through us, in a set type & colour to maintain the building's uniform appearance)

TECHNICAL SPECIFICATIONS

GENERAL STRUCTURE

Foundations & Superstructure

Reinforced concrete structure designed and constructed in accordance with applicable European Codes and local planning authority regulations, ensuring adequate seismic performance and structural integrity.

External Walls

External walls constructed using thermal bricks

Integrated thermal insulation system to enhance energy efficiency and comply with applicable thermal performance standards

Internal Partitions

Internal walls constructed with standard brickwork

Finished with plastering and spatula application, followed by high-quality paint finish

Roof & Waterproofing

Roof constructed with appropriate waterproofing system

Thermal insulation applied using polystyrene-based materials

Thermal Insulation

Thermal insulation materials supplied by Domochemica or equivalent approved system

ALUMINIUM DOORS & WINDOWS

Aluminium systems by Muskita

Thermal series including MU3000 and MU2075 profiles

Double-glazed units for improved thermal and acoustic performance

DOORS & JOINERY

Entrance Doors

Fire resistant Apartment Doors

Finished in melamine with appropriate security hardware

Internal Doors

High-quality melamine doors with fittings

Wardrobes & Kitchen Joinery

Built-in wardrobes and kitchen units in melamine finish

Functional design with standard fittings and storage solutions

SANITARY WARE & PLUMBING

Sanitary ware, mixers, & washbasins from reputable European brands

Water Heating

Individual water heating system provided for each apartment

FLOOR & WALL FINISHES

Living & Dining Areas

Ceramic tile flooring

Bedrooms

Laminated parquet flooring

Bathrooms

Ceramic tiles for walls and floors

Staircase

Natural marble finish (type: "Pigon")

External Areas

External paving finished with decorative exposed aggregate (votsaloto)

MECHANICAL INSTALLATIONS

Air Conditioning

Provision for wall-mounted split-unit air conditioning systems

Ventilation

Mechanical ventilation provided in bathrooms/WCs without windows

ELECTRICAL INSTALLATIONS

Lighting, switches, sockets, and ELV systems (CCTV, intercom, access control)

Photovoltaic system

BALUSTRADES & EXTERNAL ELEMENTS

Balcony balustrades constructed with glass panels





LUXURY LIVING IN NICOSIA'S
FINEST LOCATIONS



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SCAN TO VIEW
ENGOMI PARK VIEWS
ONLINE