

# ARMEFTIS PARTNERS

VALTETSIU – KALIMMACHOU  
RESIDENTIAL

FEBRUARY 2024

# ARMEFTIS PARTNERS

RESIDENTIAL DEVELOPMENT IN LIMASSOL

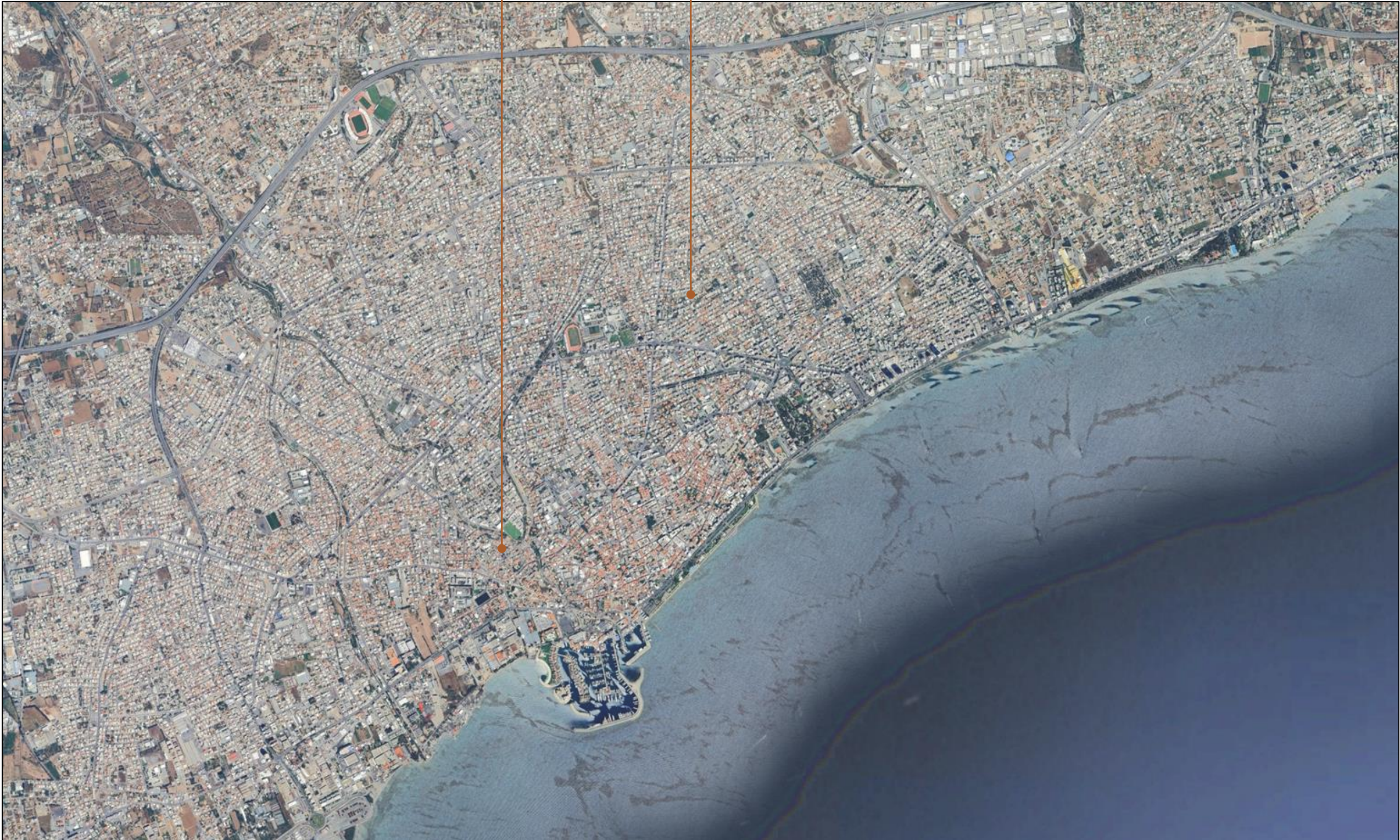
DATE 2024-02

# PLOT INFORMATION



LIMASSOL

PLOT LOCATION



# PLOT INFORMATION



LIMASSOL

PLOT LOCATION



# PLOT INFORMATION



PLOT LOCATION



# PLOT INFORMATION



PLOT LOCATION

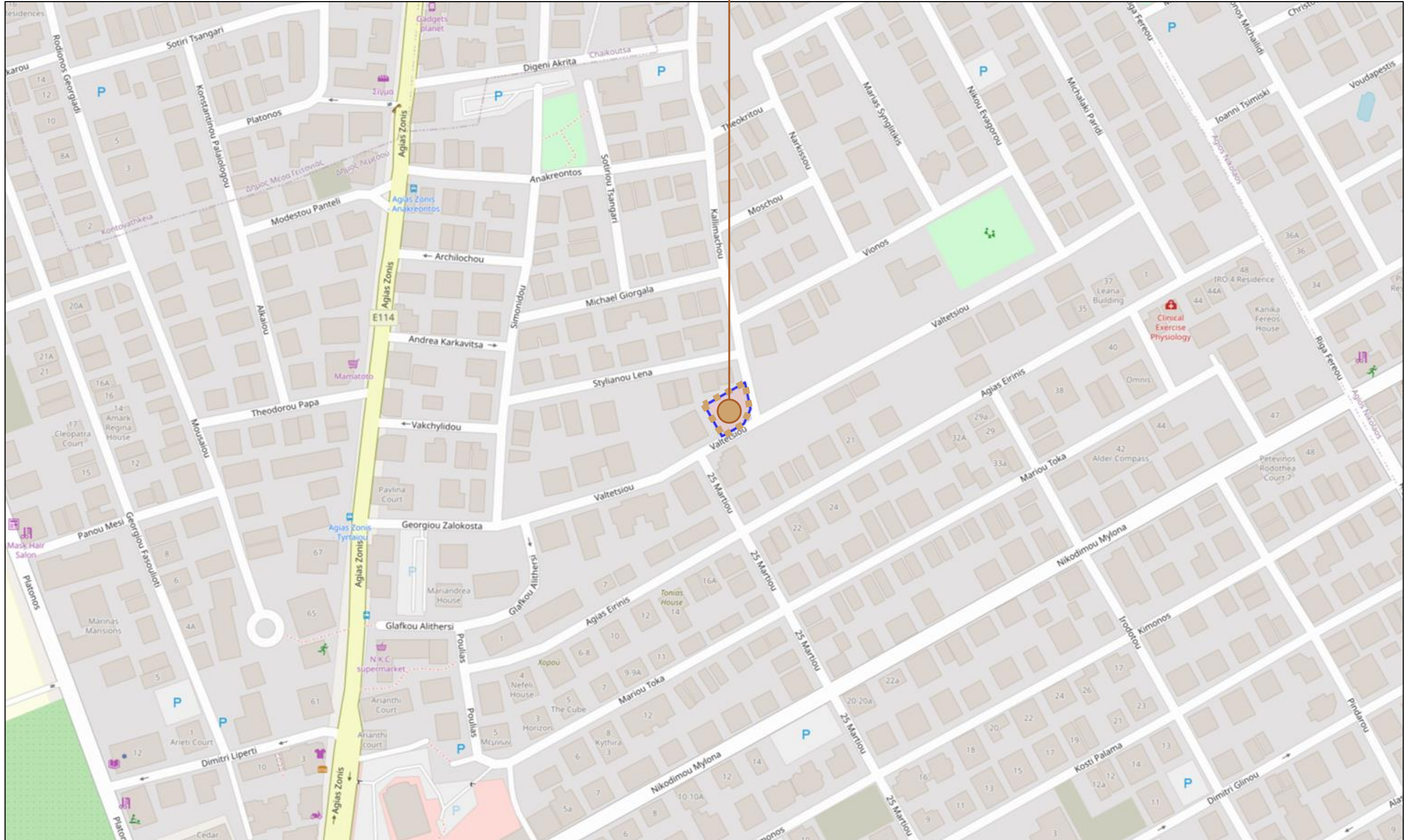


# PLOT INFORMATION



## PARCEL MAP

PLOT 867



# PLOT INFORMATION



## PARCEL MAP





# PLOT INFORMATION



## BUILDABLE AREA

## ARMEFTIS PARTNERS

### CALCULATION OF BUILDABLE AREA

PROJECT: PLOT 867 AGIOS NEKTARIOS

DATE: 18/01/24

Land Description	Basic		Incentives with cost		
	Net Plot Area	Basic Building Factor	Basic Buildable Area	Density from Listed Building (+5.99%)	Renewable Energy Application (+5%)
<i>Notes</i>		<i>Limassol Urban Development Plan</i>		<i>ch. of ΚΔΠ 89/2015</i>	<i>Directive 1/2020</i>
Plot 867 (Kα4)	521	120%	625	37	31
<b>Totals</b>	<b>521</b>		<b>625</b>	<b>37</b>	<b>31</b>
				<b>663</b>	
					<b>694</b>

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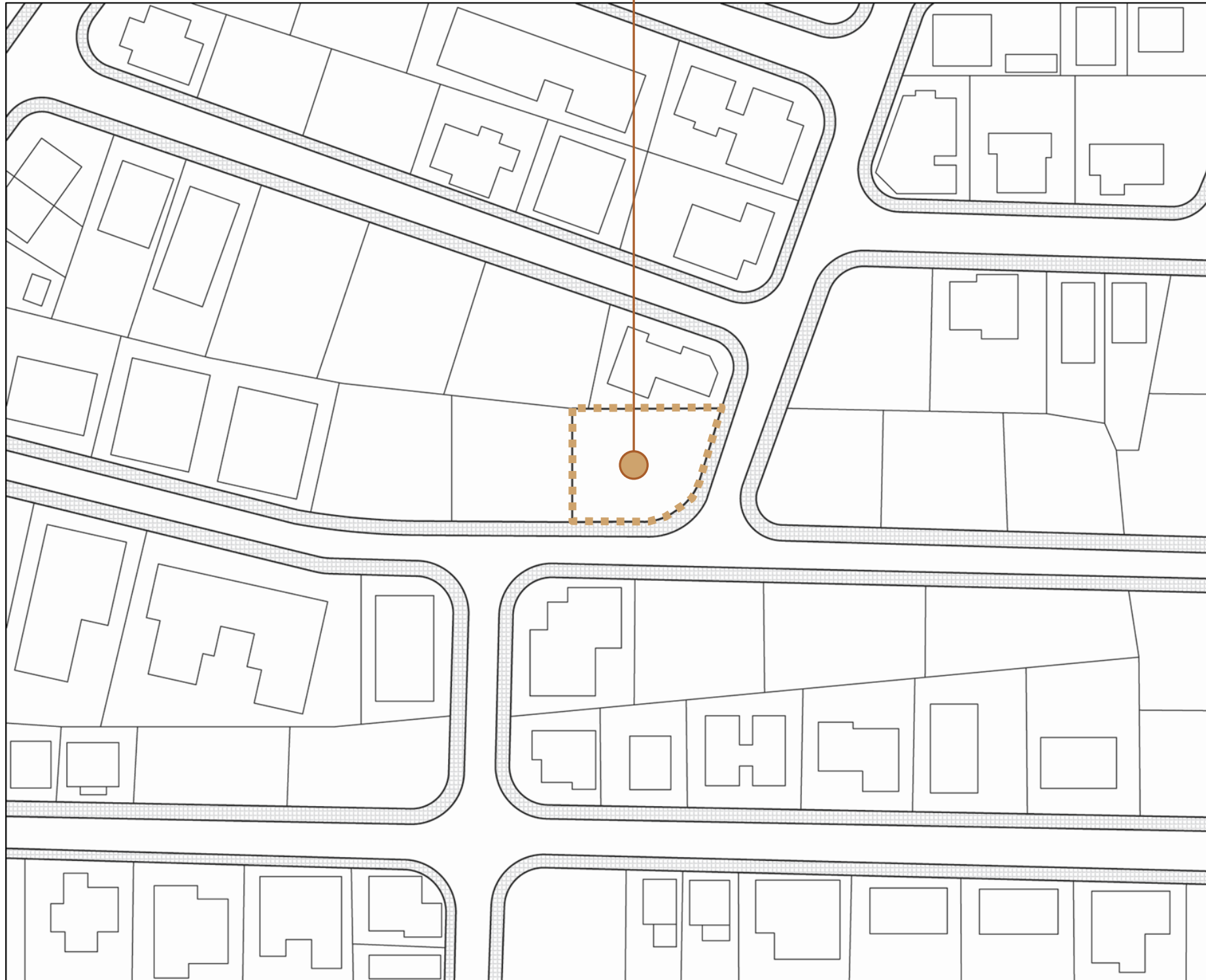
29 ELENIS PALEOLOGINAS ST.  
3040 LIMASSOL CY

# PLOT ANALYSIS

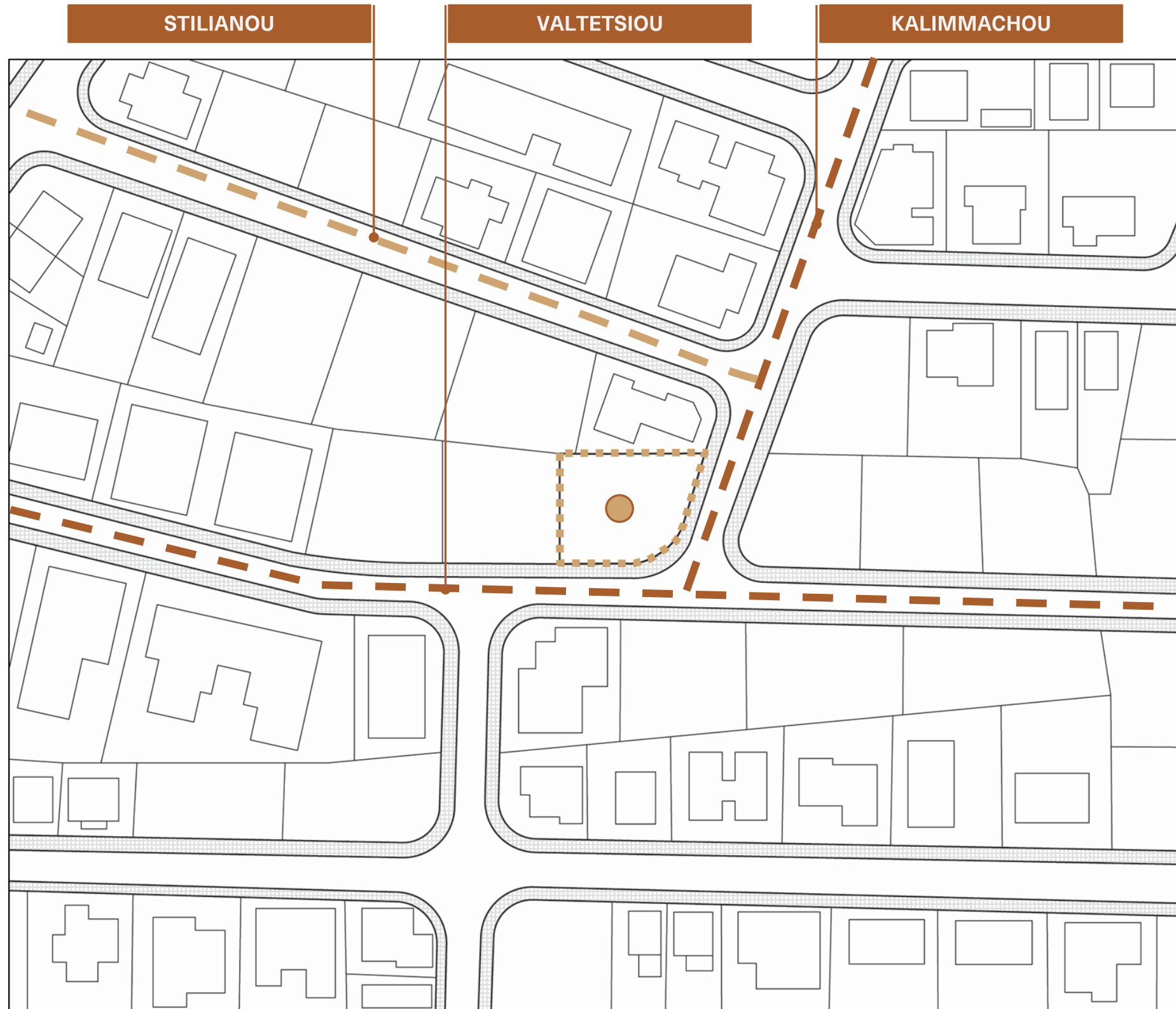
# PLOT INFORMATION



PLOT 867



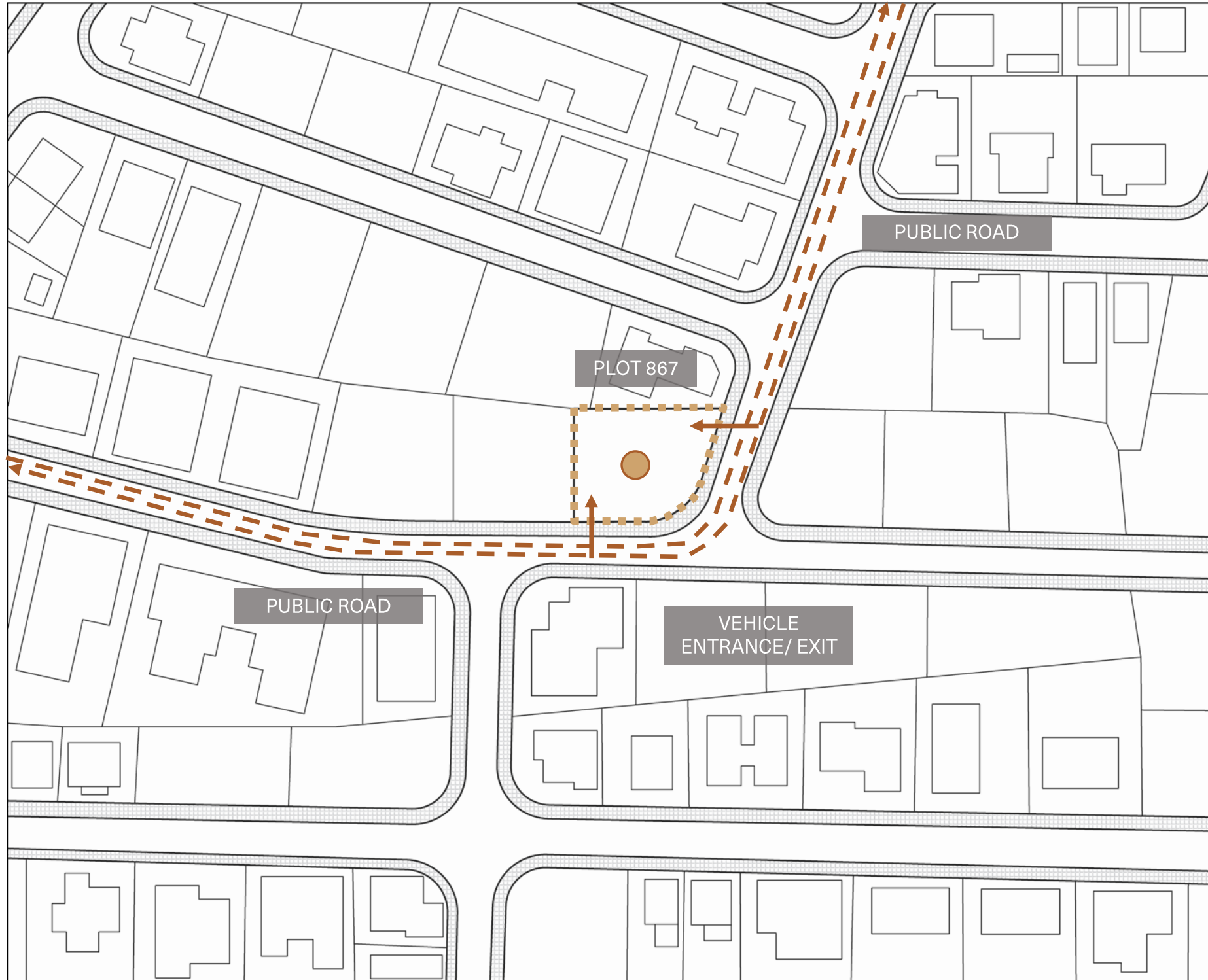
# PLOT INFORMATION



# PLOT ANALYSIS



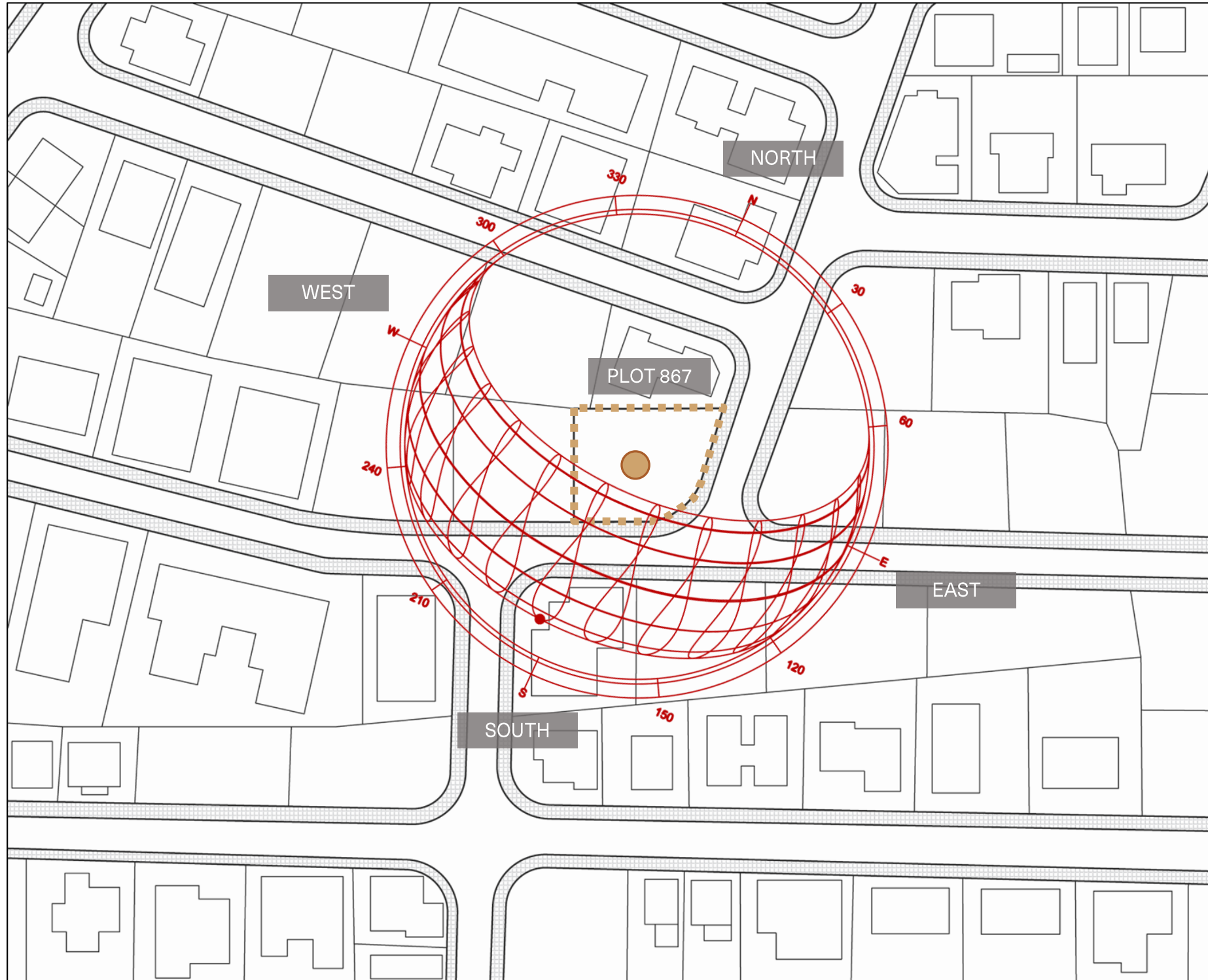
## ACCESS



# PLOT ANALYSIS



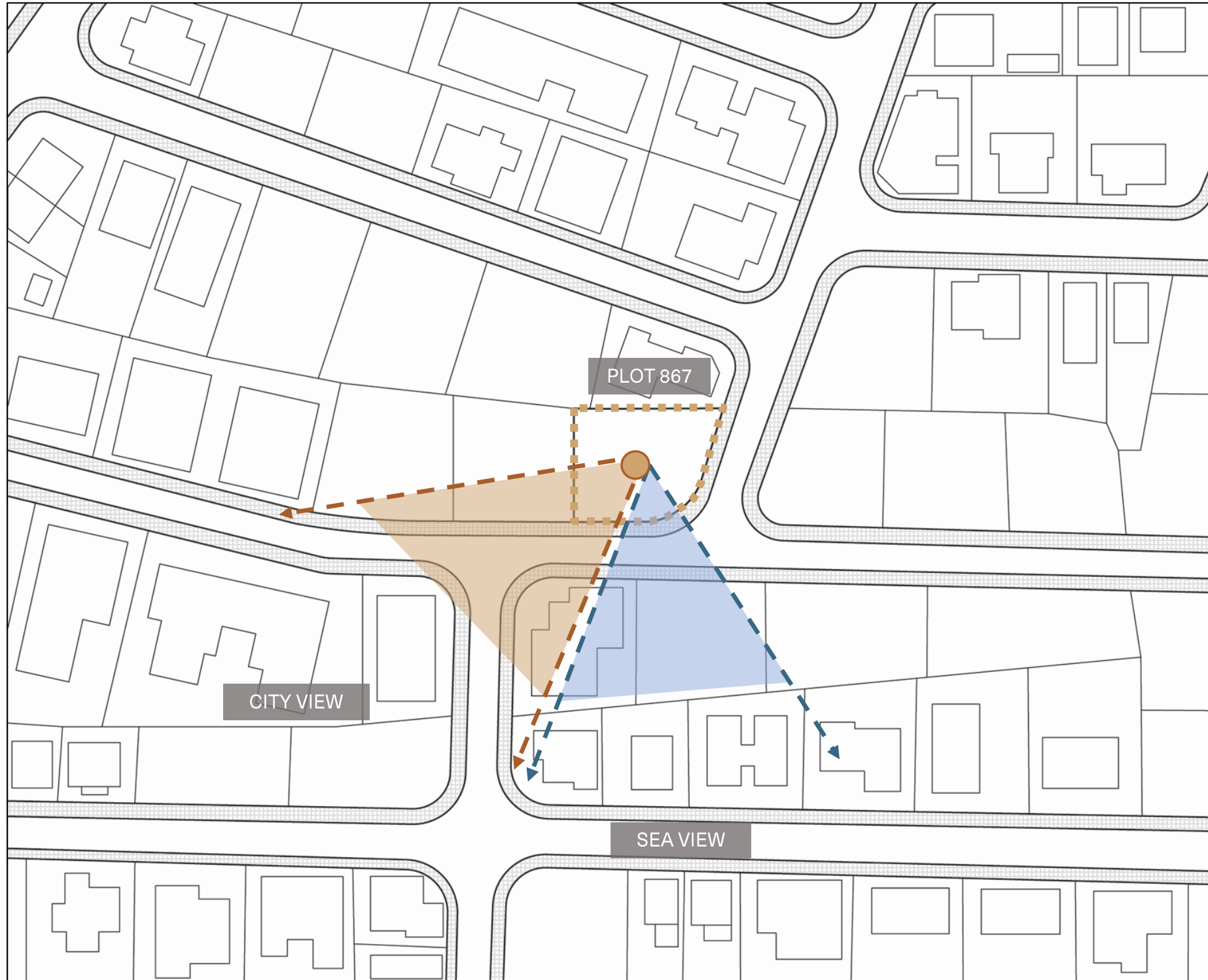
## ORIENTATION



# PLOT ANALYSIS



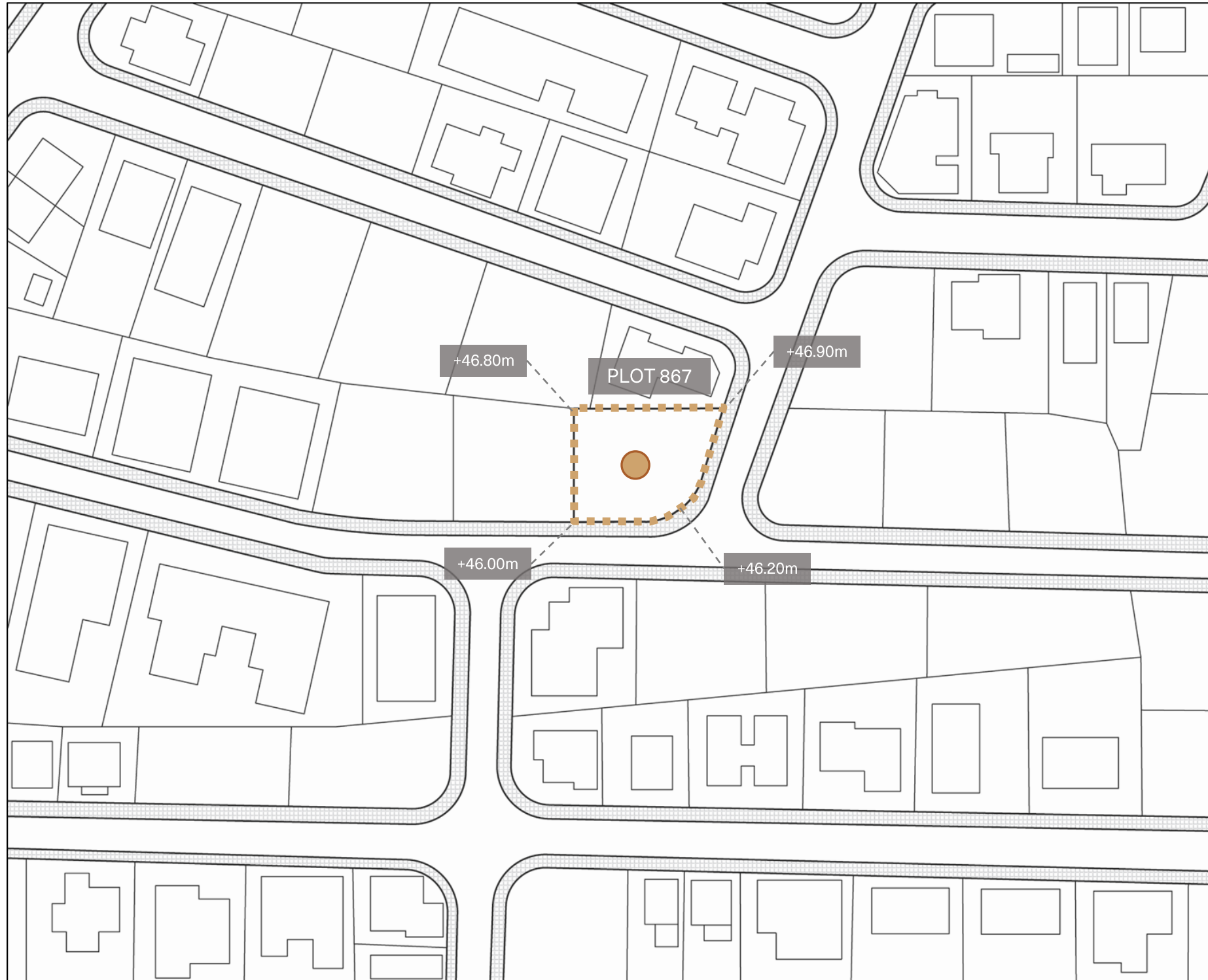
## VIEWS



# PLOT ANALYSIS



## HEIGHTS





# PLANS & SECTION

# PROPOSAL

## AREA LIST



# ARMEFTIS PARTNERS

### AREA LIST

PROJECT: PLOT 867

DATE: 2024-01-08

LEVEL	AREA DESCRIPTION	INTERIOR			COVERED EXTERIOR		UNCOV. VERANDA	TOTAL COVERED AREA
		FAR INCLUDED	FAR EXCLUDED	TOTAL	COV. VERANDA	OTHER		
GROUND	LOBBY	0	27	27	0	0		27
	CIRCULATION	0	30	30	0	0		30
	SERVICES	0	25	25	0	0		25
1st	APT. 101	85	0	85	19	0		104
	APT. 102	50	0	50	19	0		69
	APT. 103	85	0	85	21	0		106
	CIRCULATION	20	3	23	0	0		23
2nd	APT. 201	85	0	85	19	0		104
	APT. 202	50	0	50	19	0		69
	APT. 203	85	0	85	21	0		106
	CIRCULATION	20	3	23	0	0		23
3rd	APT. 301	86	0	86	12	0	18	98
	APT. 302	118	0	118	26	0	33	144
	CIRCULATION	10	13	23	0	0		23
ROOF	CIRCULATION	0	23	23	0	0		23
	APT. 301	0	8	8	0	0	58	8
	APT. 302	0	8	8	0	0	84	8
	MECHANICAL	0	0	0	0	0	78	0
<b>TOTALS</b>	<b>0</b>	<b>694</b>	<b>140</b>	<b>834</b>	<b>156</b>	<b>0</b>		<b>990</b>

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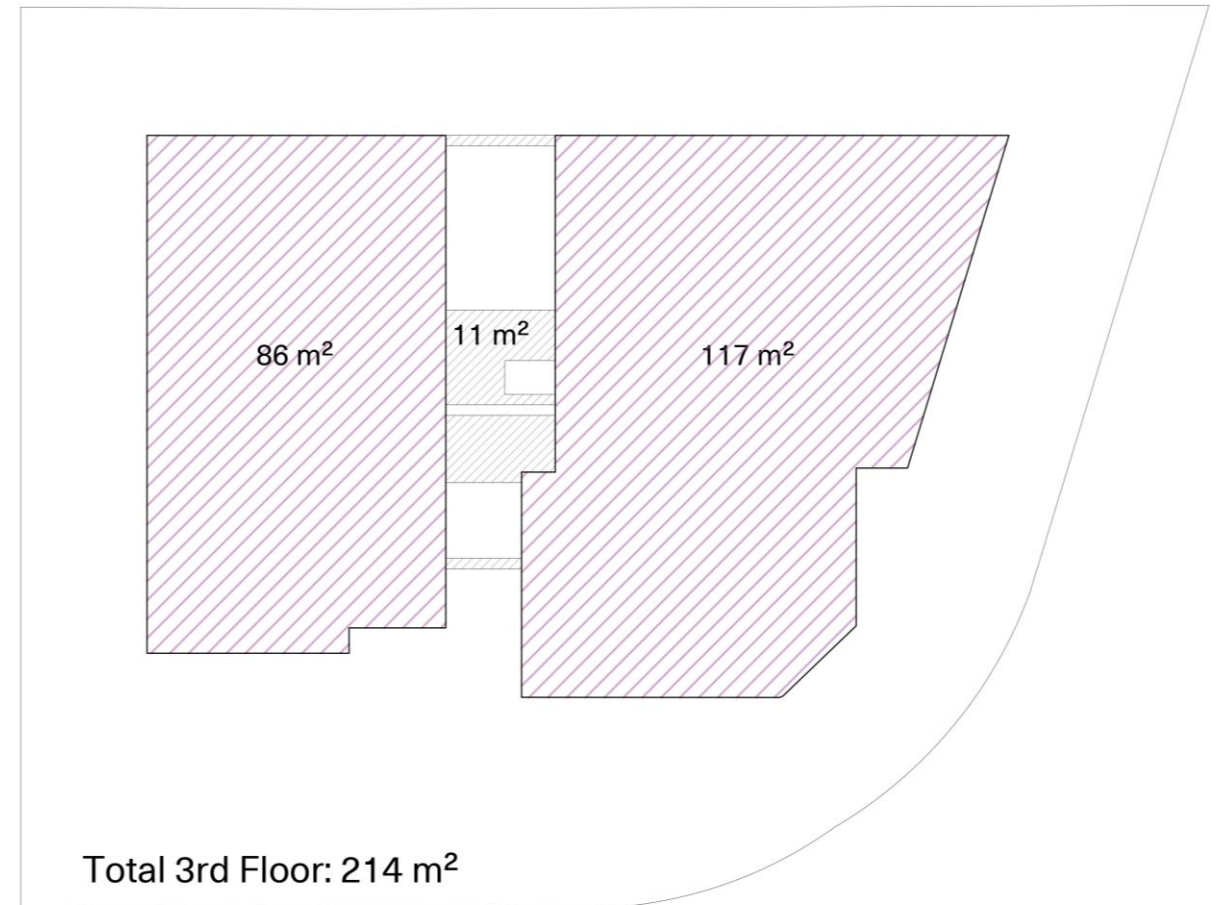
29 ELENIS PALEOLOGINAS ST.  
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# PROPOSAL

## AREA LIST

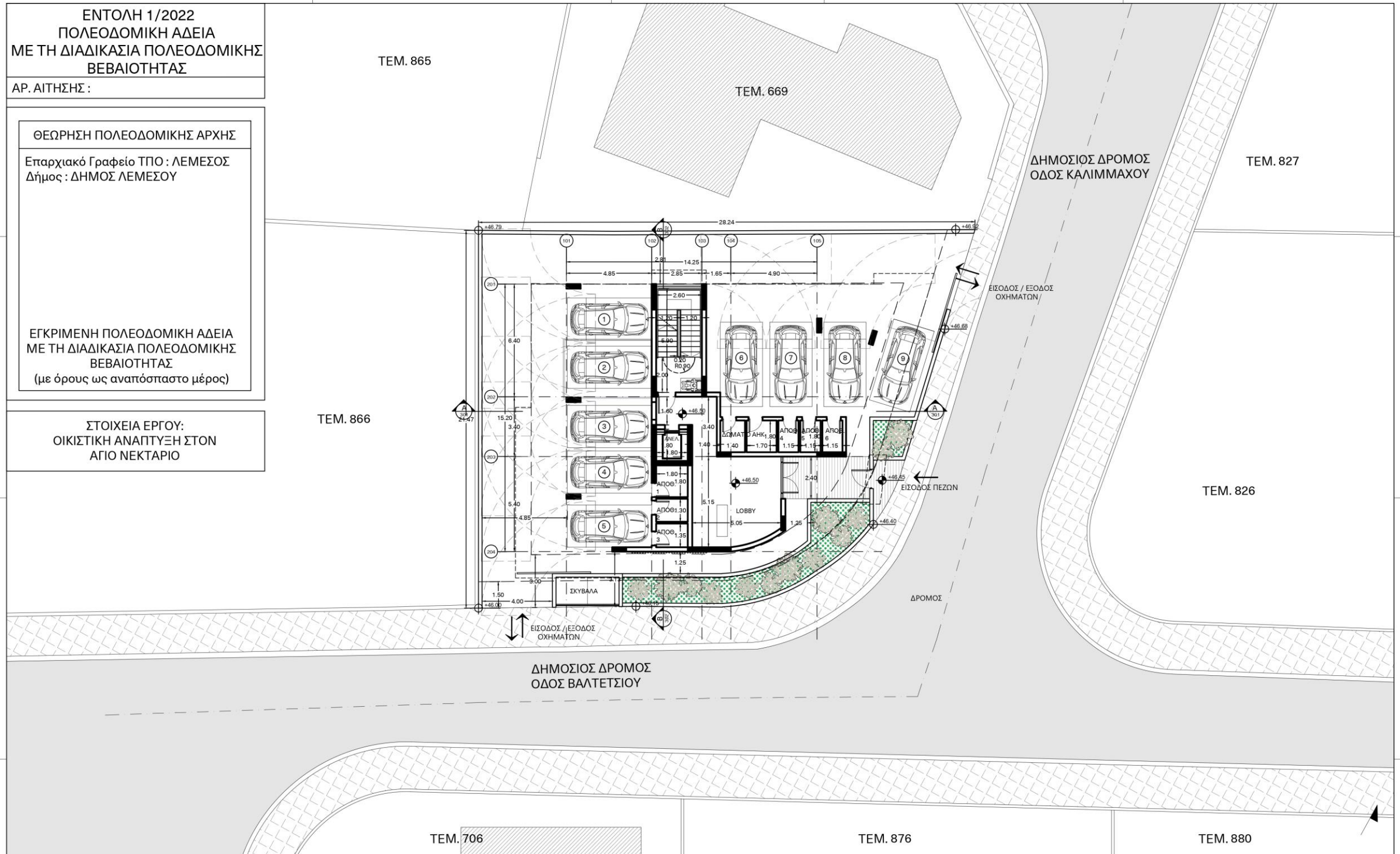


Total : 694 m<sup>2</sup>



# PROPOSAL

ΧΩΡΟΤΑΞΙΚΟ



**ARMEFTIS PARTNERS**

29 ELENIS PALAIOLOGINAS STR.  
3040 LEMESOS, CY

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ARMEFTIS.COM

Key Plan

Rev	Date	Revision	By	Chk
1.	-	-	-	-

Notes

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Client  
**KINNIS GROUP**

Project  
**PLOT 867 AG. NEKTARIOS**

Drawing Title:  
ΧΩΡΟΤΑΞΙΚΟ  
ΚΑΤΩΦΗ ΙΣΟΓΕΙΟΥ

Date  
02/2024

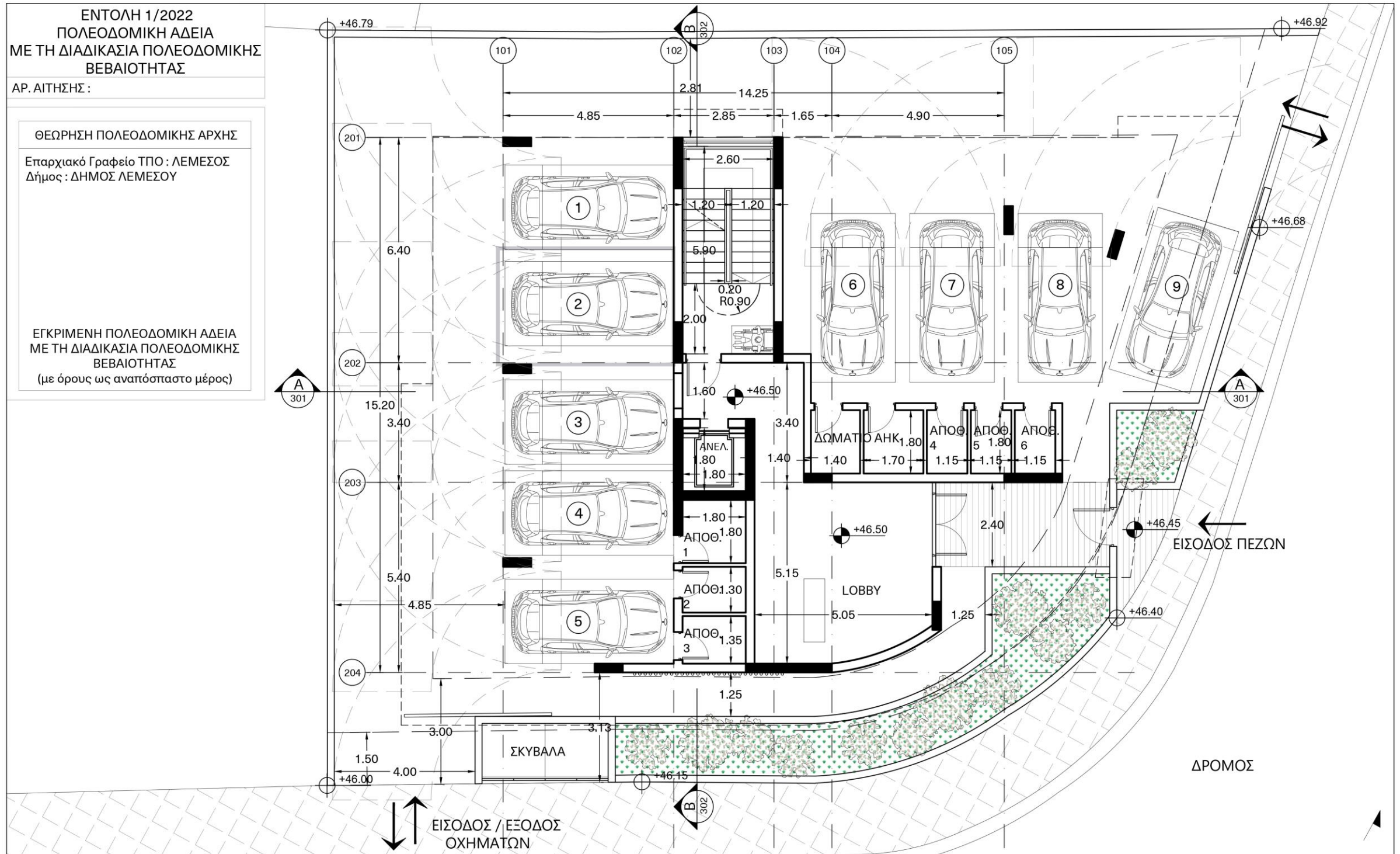
Drawn by  
D.B.

Scale  
1:200 @ A3

Job No  
23-33

Stage  
C-PRELIMINARY

Dwg No  
**100**

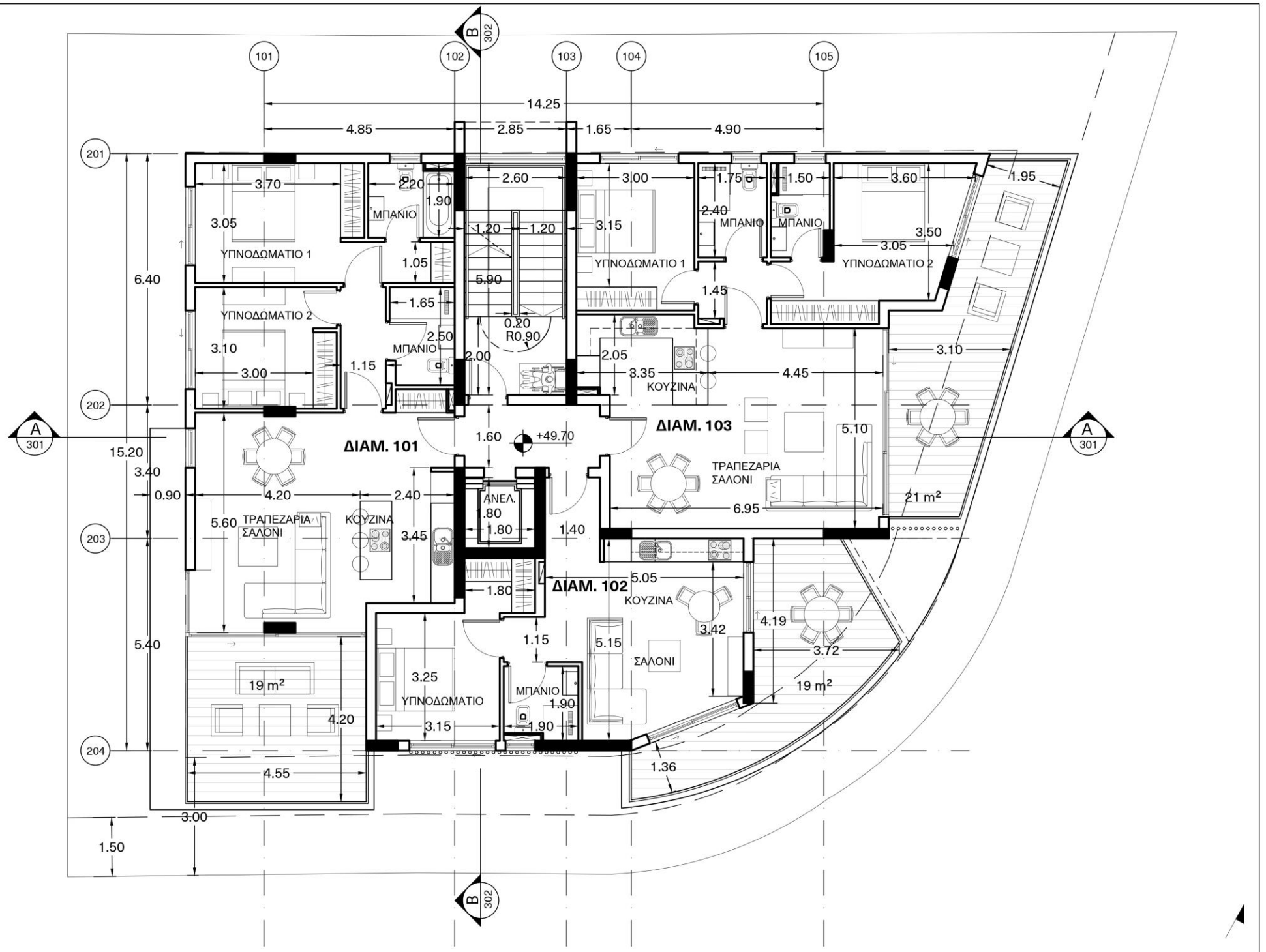


# PROPOSAL

## PLANS 1<sup>ST</sup> FLOOR



<p>ΕΝΤΟΛΗ 1/2022 ΠΟΛΕΟΔΟΜΙΚΗ ΑΔΕΙΑ ΜΕ ΤΗ ΔΙΑΔΙΚΑΣΙΑ ΠΟΛΕΟΔΟΜΙΚΗΣ ΒΕΒΑΙΟΤΗΤΑΣ</p> <p>ΑΡ. ΑΙΤΗΣΗΣ :</p>
<p>ΘΕΩΡΗΣΗ ΠΟΛΕΟΔΟΜΙΚΗΣ ΑΡΧΗΣ</p> <p>Επαρχιακό Γραφείο ΤΠΟ : ΛΕΜΕΣΟΣ Δήμος : ΔΗΜΟΣ ΛΕΜΕΣΟΥ</p>
<p>ΕΓΚΡΙΜΕΝΗ ΠΟΛΕΟΔΟΜΙΚΗ ΑΔΕΙΑ ΜΕ ΤΗ ΔΙΑΔΙΚΑΣΙΑ ΠΟΛΕΟΔΟΜΙΚΗΣ ΒΕΒΑΙΟΤΗΤΑΣ (με όρους ως αναπόσπαστο μέρος)</p>
<p>ΟΙΚΟΠΕΔΟ Η ΥΠΟ ΔΗΜΙΟΥΡΓΙΑ ΟΙΚΟΠΕΔΟ Φ.ΣΧ: 54/500603 ΑΡΙΘΜΟΣ ΤΕΜΑΧΙΟΥ: 867 ΕΠΑΡΧΙΑ: ΛΕΜΕΣΟΣ ΕΝΟΡΙΑ: ΑΓΙΟΣ ΝΕΚΤΑΡΙΟΣ ΤΜΗΜΑ: 02</p>
<p>ΣΤΟΙΧΕΙΑ ΜΕΛΕΤΗΤΗ:</p> <p>Όνοματεπώνυμο: ARMEFTIS PARTNERS &amp; ASSOCIATES ARCHITECTS Αρ. Μητρώου ΕΤΕΚ: C00296 Υπογραφή:</p>
<p>ΣΤΟΙΧΕΙΑ ΕΡΓΟΥ:</p> <p>ΤΡΙΩΡΟΦΗ ΠΟΛΥΚΑΤΟΙΚΙΑ ΠΡΟΤΕΙΝΟΜΕΝΗ ΔΟΜΗΣΗ: 694 m<sup>2</sup></p> <p>Σύνολο δόμησης 240+240+214 694 Συντελεστής = ..... = 1.33 Δόμηση Ε. Τεμαχίου 521 521</p>
<p>ΠΡΟΤΕΙΝΟΜΕΝΗ ΚΑΛΥΨΗ:</p> <p>Σύνολο κάλυψης 265 Ποσοστό Κάλυψης = ..... = 50% Ε. Τεμαχίου 521</p>
<p>ΕΠΙΤΡΕΠΟΜΕΝΕΣ ΚΑΛΥΜΜΕΝΕΣ ΒΕΡΑΝΤΕΣ: 694 x 25% = 173.5 m<sup>2</sup></p> <p>Σύνολο καλυμμένων βεραντών: 59+59+39=157 (23%) &lt; 173.5 m<sup>2</sup></p>



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Key Plan

Rev	Date	Revision	By	Chk
1.				

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Client  
KINNIS GROUP

Project  
PLOT 867 AG. NEKTARIOS

Drawing Title:  
ΚΑΤΟΨΗ  
Α ΟΡΟΦΟΥ

Date  
02/2024

Drawn by  
D.B.

Scale  
1:100 @ A3

Job No  
23-33

Stage  
C-PRELIMINARY

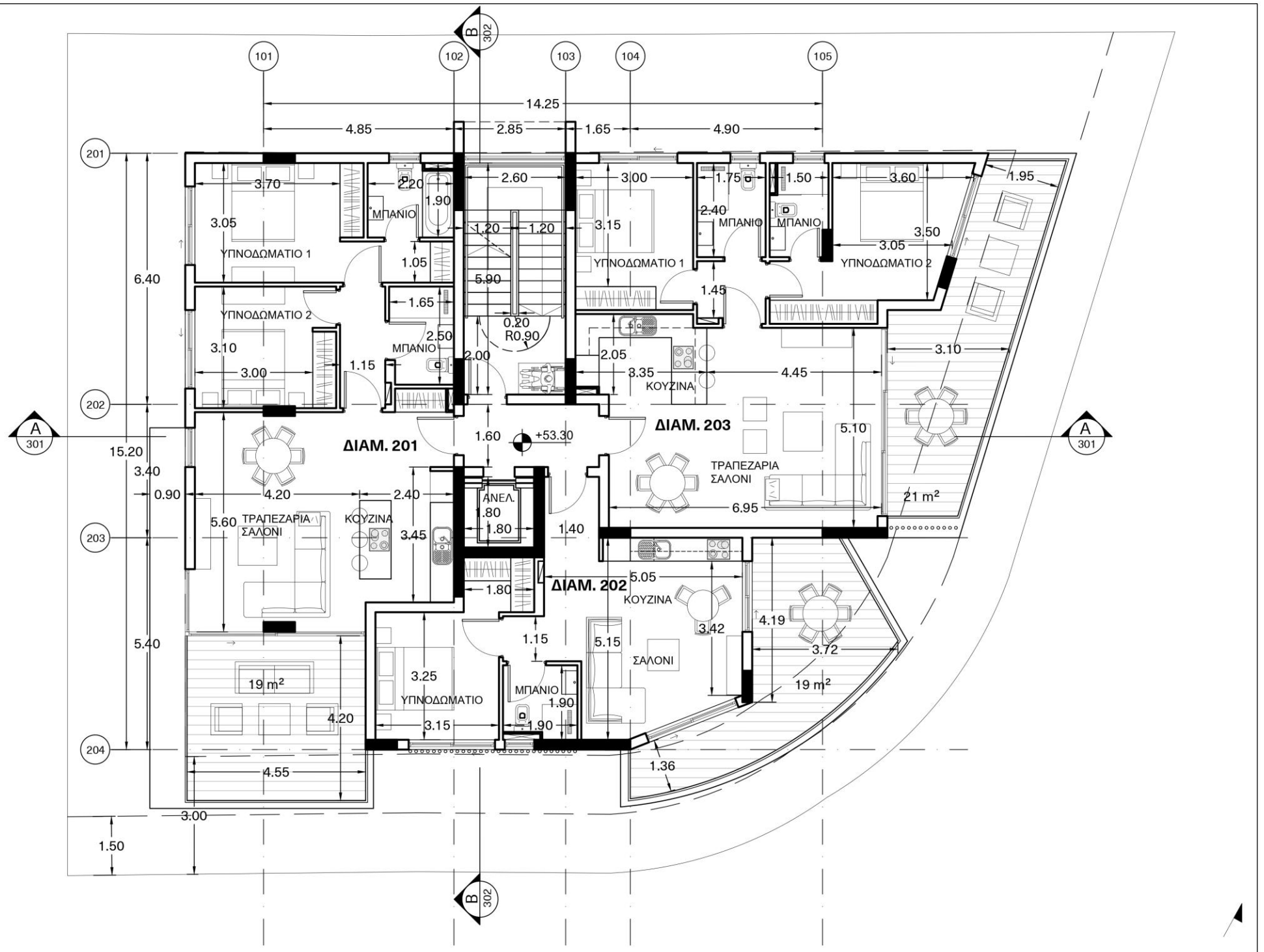
Dwg  
No 102

# PROPOSAL

## PLANS 2<sup>ND</sup> FLOOR



<p>ΕΝΤΟΛΗ 1/2022 ΠΟΛΕΟΔΟΜΙΚΗ ΑΔΕΙΑ ΜΕ ΤΗ ΔΙΑΔΙΚΑΣΙΑ ΠΟΛΕΟΔΟΜΙΚΗΣ ΒΕΒΑΙΟΤΗΤΑΣ</p> <p>ΑΡ. ΑΙΤΗΣΗΣ :</p>
<p>ΘΕΩΡΗΣΗ ΠΟΛΕΟΔΟΜΙΚΗΣ ΑΡΧΗΣ</p> <p>Επαρχιακό Γραφείο ΤΠΟ : ΛΕΜΕΣΟΣ Δήμος : ΔΗΜΟΣ ΛΕΜΕΣΟΥ</p>
<p>ΕΓΚΡΙΜΕΝΗ ΠΟΛΕΟΔΟΜΙΚΗ ΑΔΕΙΑ ΜΕ ΤΗ ΔΙΑΔΙΚΑΣΙΑ ΠΟΛΕΟΔΟΜΙΚΗΣ ΒΕΒΑΙΟΤΗΤΑΣ (με όρους ως αναπόσπαστο μέρος)</p>
<p>ΠΟΛΕΟΔΟΜΙΚΑ ΔΕΔΟΜΕΝΑ</p> <p>ΤΕΜ 867 Εμβαδό Τεμαχίου: 521 τ.μ.</p> <p>ΖΩΝΗ Κα4 ΣΔ: 120% ΠΚ: 50% ΑΡ.ΟΡΟΦΩΝ:3 ΥΨΟΣ:13.5</p> <p>Τεμ. 867 (Κα4): 521 τ.μ. x 120% = 625 τ.μ.</p> <p>ΒΑΣΙΚΟΣ ΣΥΝΤΕΛΕΣΤΗ ΔΟΜΗΣΗΣ: 625 m<sup>2</sup></p> <p>ΕΞΑΓΟΡΑ ΑΠΟ ΔΙΑΤΗΡΗΤΕΟ (5.99%) Συμφωνα με διαταγμα Κ.Δ.Π89/2015 1(β) : 625 m<sup>2</sup> x 5.99% = 37.5m<sup>2</sup></p> <p>ΑΝΑΝΕΩΣΙΜΕΣ ΠΗΓΕΣ ΕΝΕΡΓΕΙΑΣ (5%): 625 m<sup>2</sup> x 5% = 31.3m<sup>2</sup></p> <p><b>ΟΛΙΚΗ ΕΠΙΤΡΕΠΟΜΕΝΗ ΔΟΜΗΣΗ:</b> 625m<sup>2</sup> + 38m<sup>2</sup> + 31m<sup>2</sup> = 694 m<sup>2</sup></p>
<p>ΠΡΟΤΕΙΝΟΜΕΝΗ ΚΑΛΥΨΗ:</p> <p>Σύνολο κάλυψης 265 Ποσοστό Κάλυψης = ..... = 50% Ε. Τεμαχίου 521</p>
<p>ΕΠΙΤΡΕΠΟΜΕΝΕΣ ΚΑΛΥΜΜΕΝΕΣ ΒΕΡΑΝΤΕΣ: 694x25%=173.5 m<sup>2</sup></p> <p>Σύνολο καλυμμένων βεραντών: 59+59+39 = 157m<sup>2</sup> (23%) &lt; 173.5 m<sup>2</sup></p>



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Key Plan

Rev	Date	Revision	By	Chk
1.				

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Client  
KINNIS GROUP

Project  
PLOT 867 AG. NEKTARIOS

Drawing Title:  
ΚΑΤΟΨΗ  
Β ΟΡΟΦΟΥ

Date  
02/2024

Drawn by  
D.B.

Scale  
1:100 @ A3

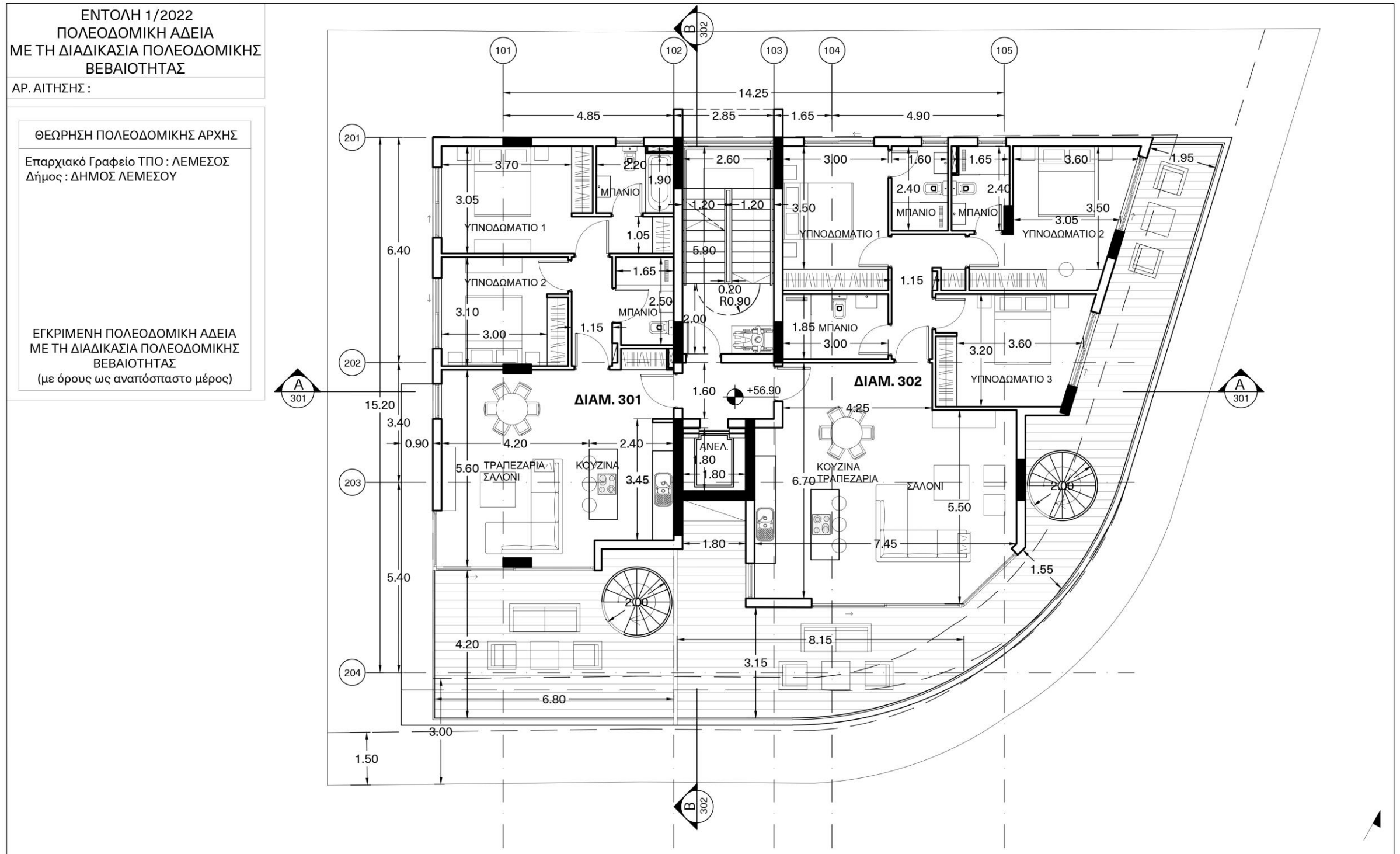
Job No  
23-33

Stage  
C-PRELIMINARY

Dwg No  
103

# PROPOSAL

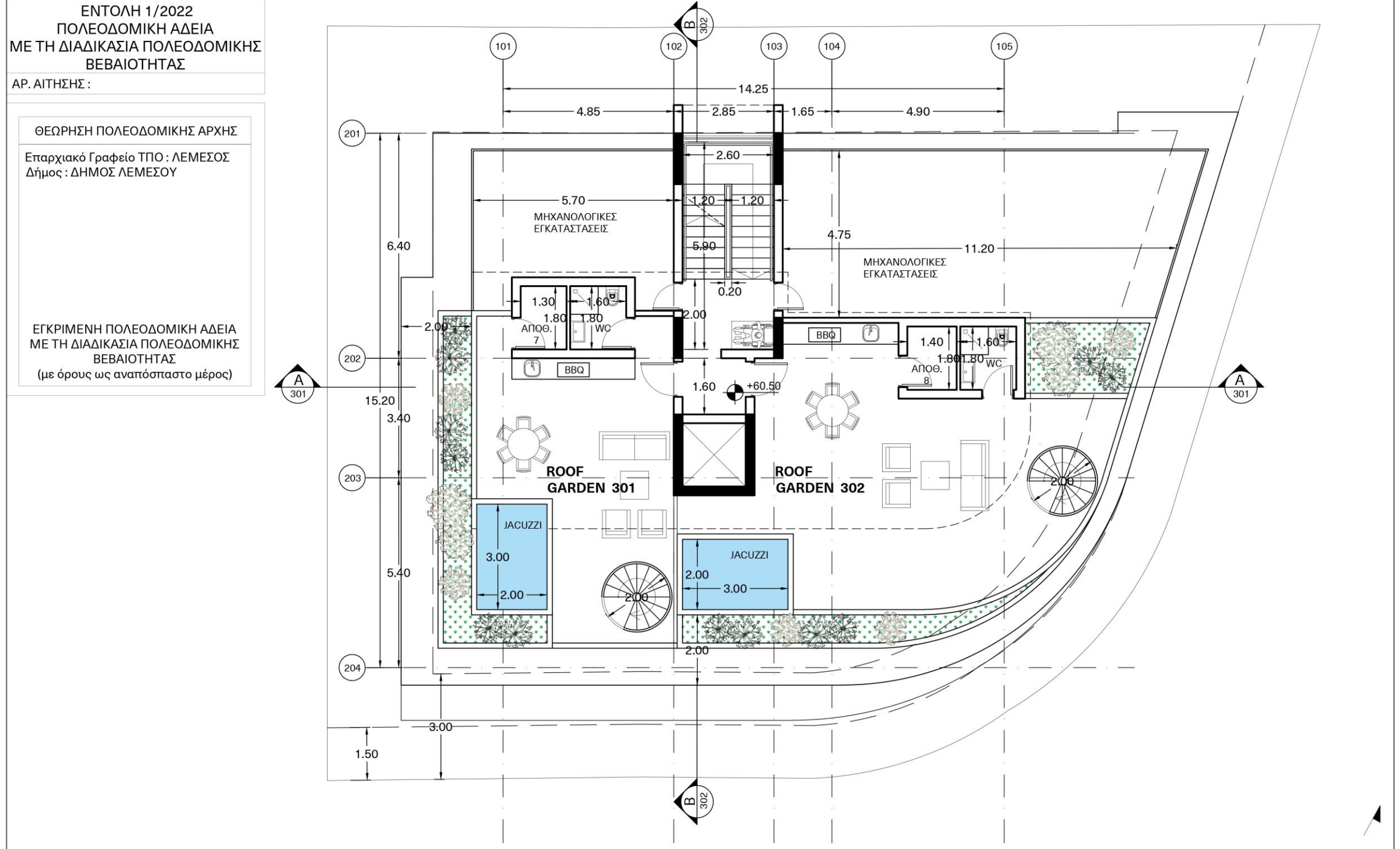
## PLANS 3<sup>RD</sup> FLOOR

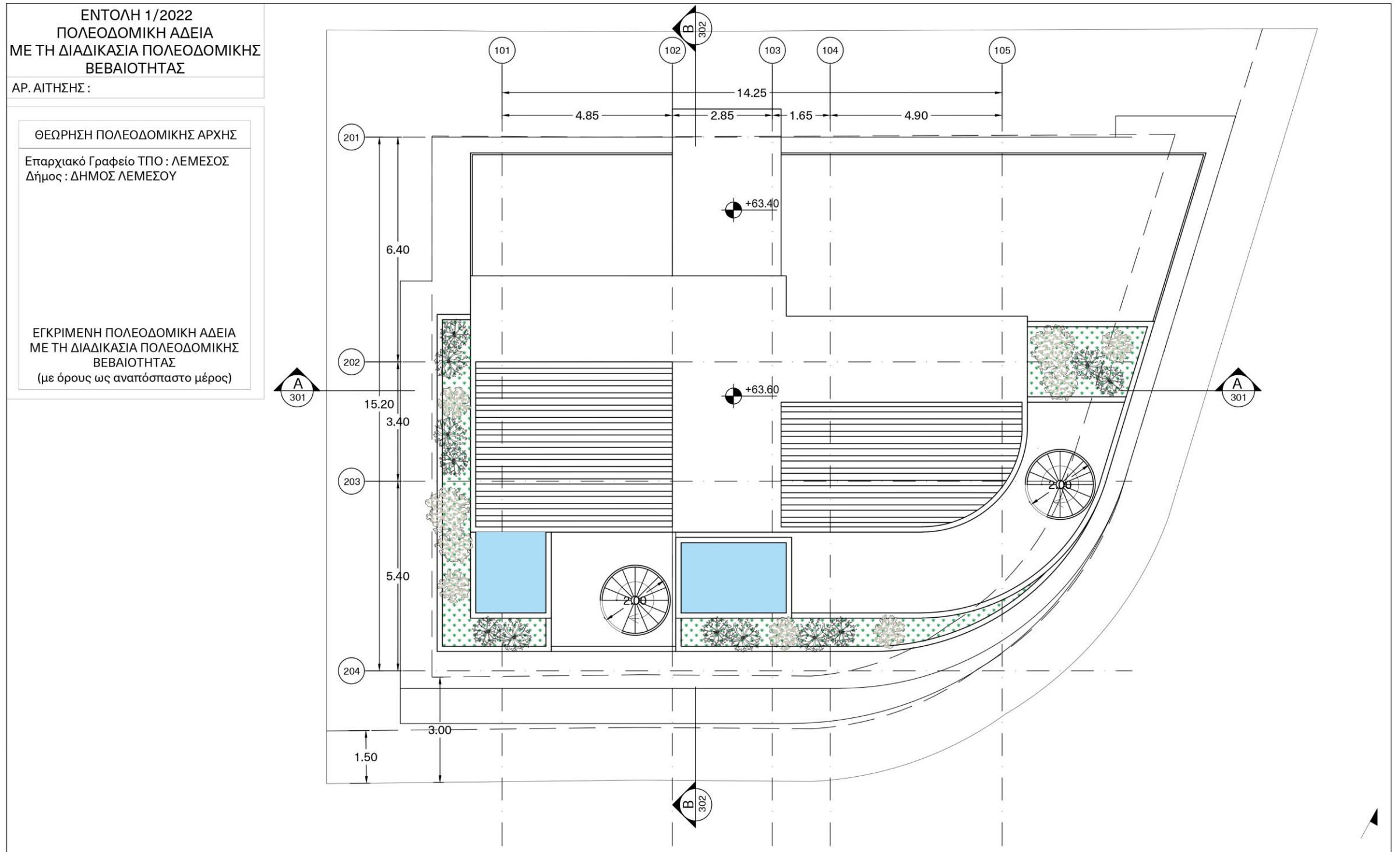




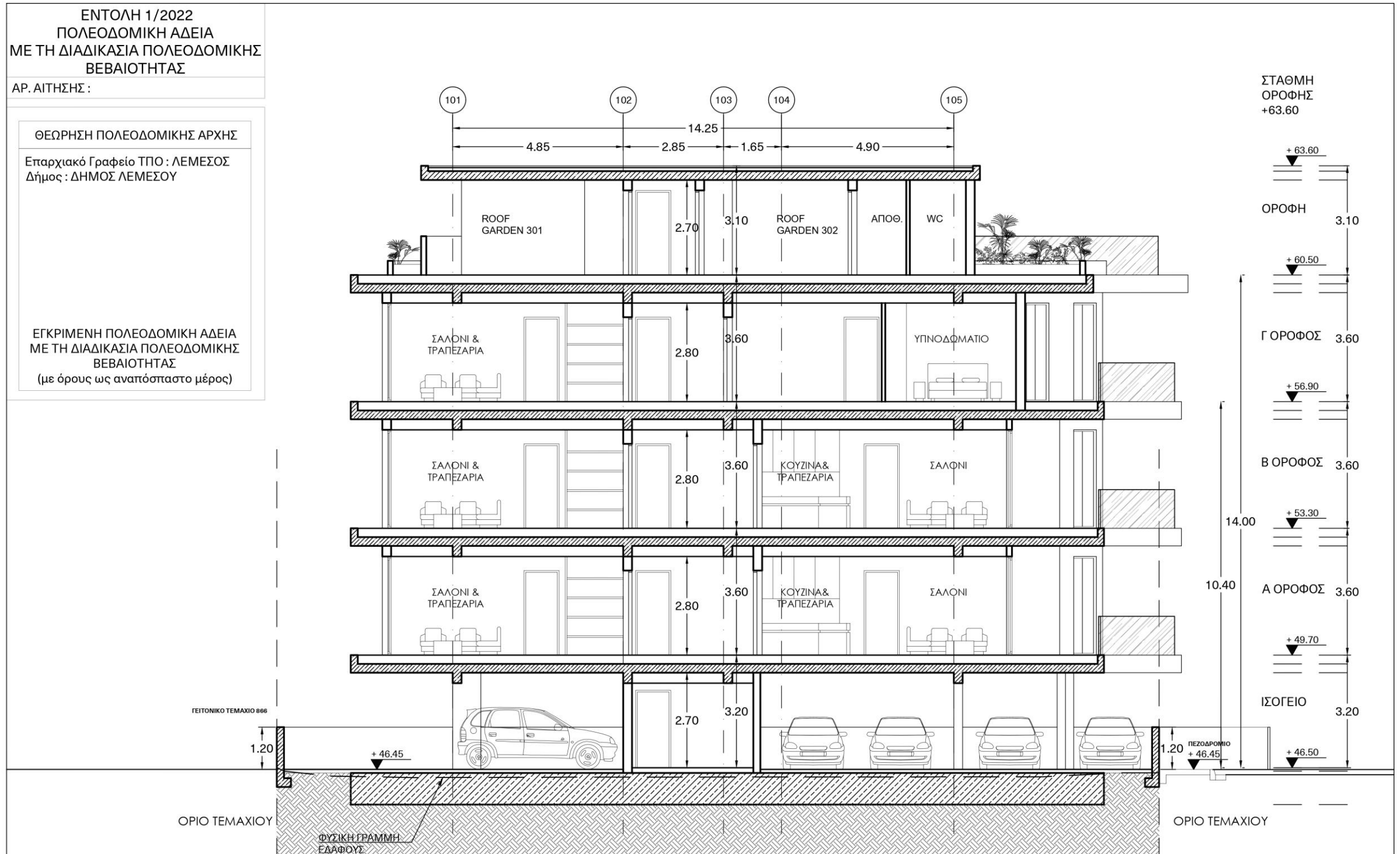
# PROPOSAL

## PLANS ROOF





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ΕΝΤΟΛΗ 1/2022  
 ΠΟΛΕΟΔΟΜΙΚΗ ΑΔΕΙΑ  
 ΜΕ ΤΗ ΔΙΑΔΙΚΑΣΙΑ ΠΟΛΕΟΔΟΜΙΚΗΣ  
 ΒΕΒΑΙΟΤΗΤΑΣ  
 ΑΡ. ΑΙΤΗΣΗΣ :

ΘΕΩΡΗΣΗ ΠΟΛΕΟΔΟΜΙΚΗΣ ΑΡΧΗΣ  
 Επαρχιακό Γραφείο ΤΠΟ : ΛΕΜΕΣΟΣ  
 Δήμος : ΔΗΜΟΣ ΛΕΜΕΣΟΥ

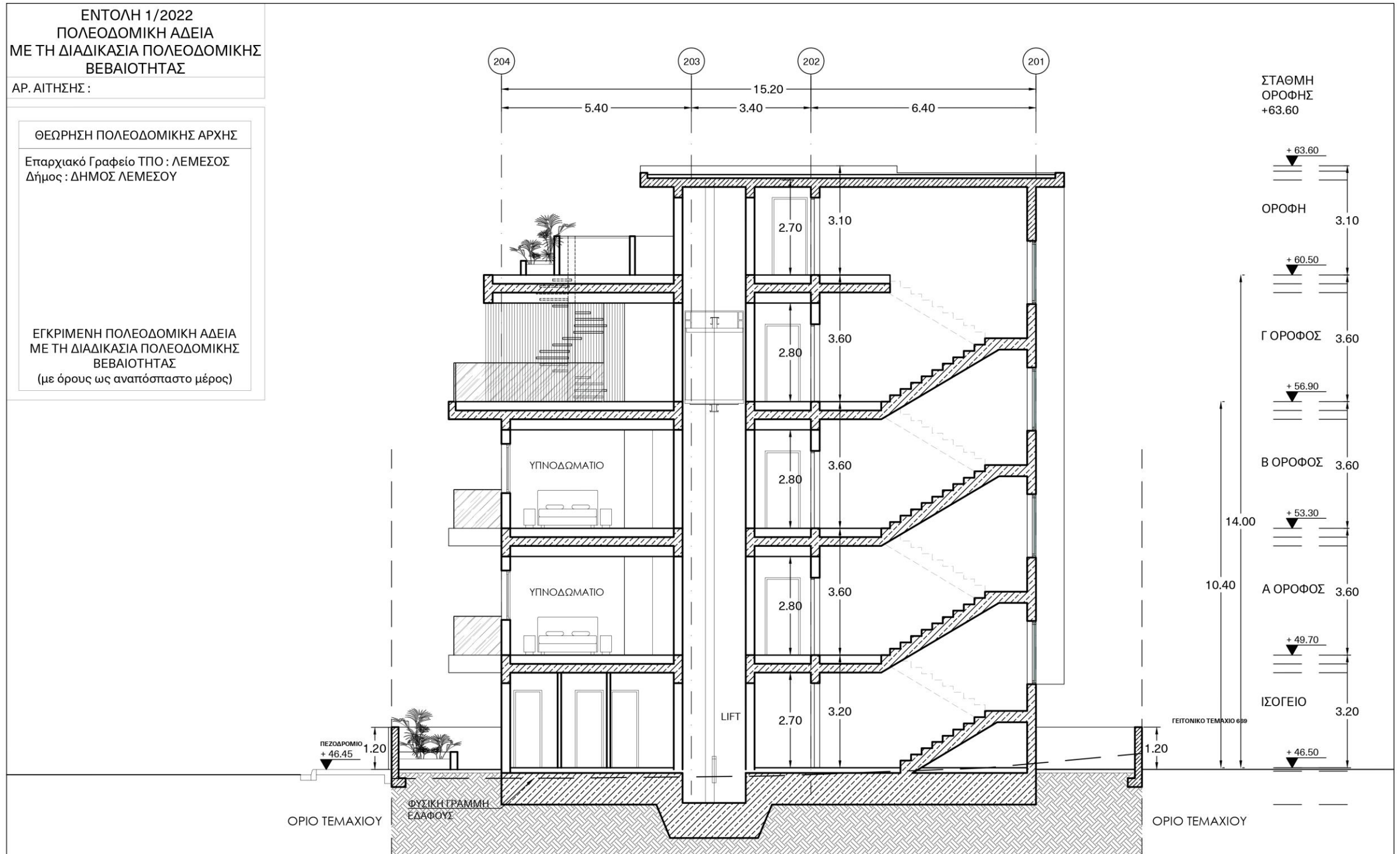
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 ΜΕ ΤΗ ΔΙΑΔΙΚΑΣΙΑ ΠΟΛΕΟΔΟΜΙΚΗΣ  
 ΒΕΒΑΙΟΤΗΤΑΣ  
 (με όρους ως αναπόσπαστο μέρος)

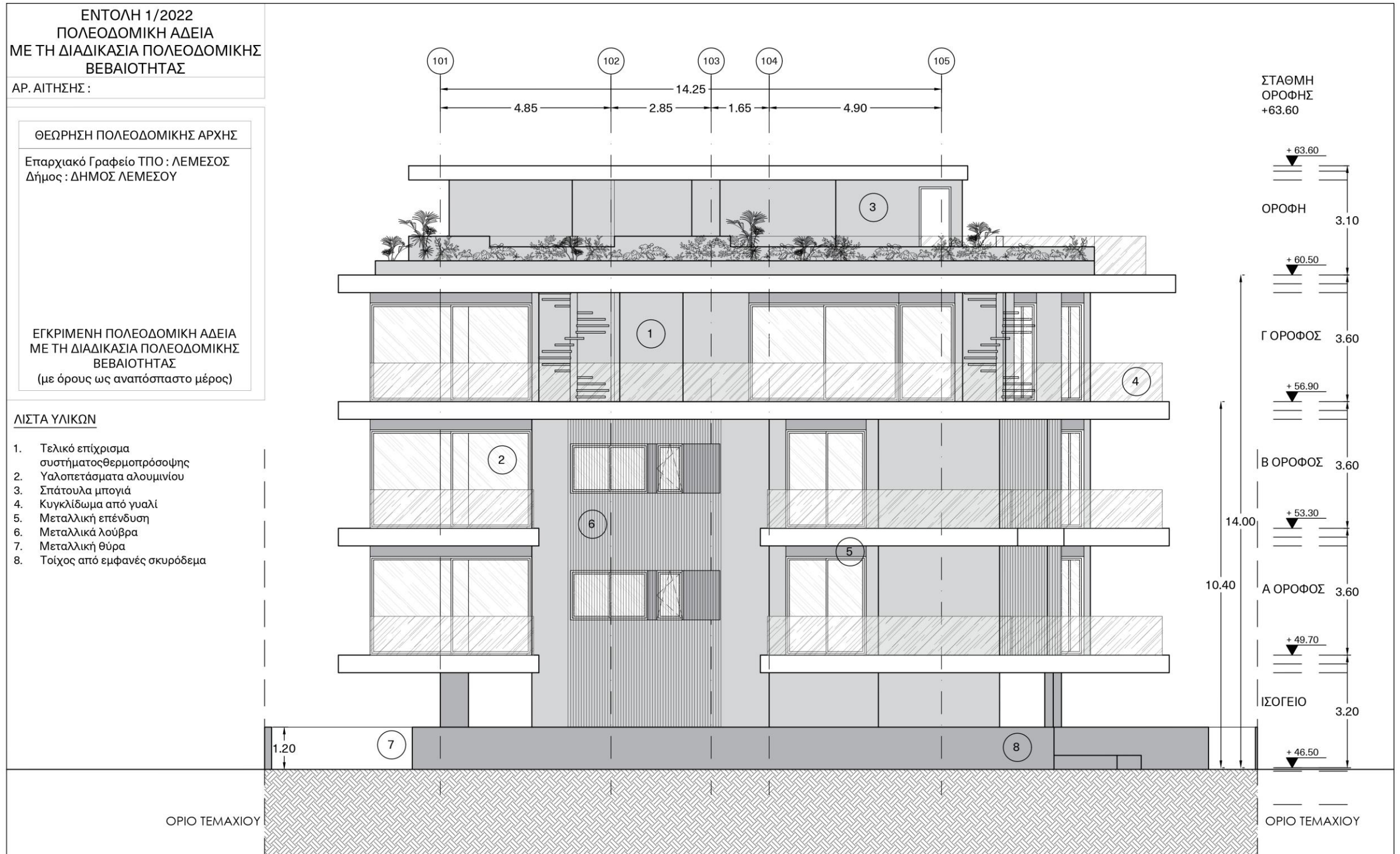
Rev	Date	Revision	By	Chk
1.	-	-	-	-

**Notes**  
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**Client**  
 KINNIS GROUP  
**Project**  
 PLOT 867 AG. NEKTARIOS  
**Drawing Title:**  
 TOMH A - A

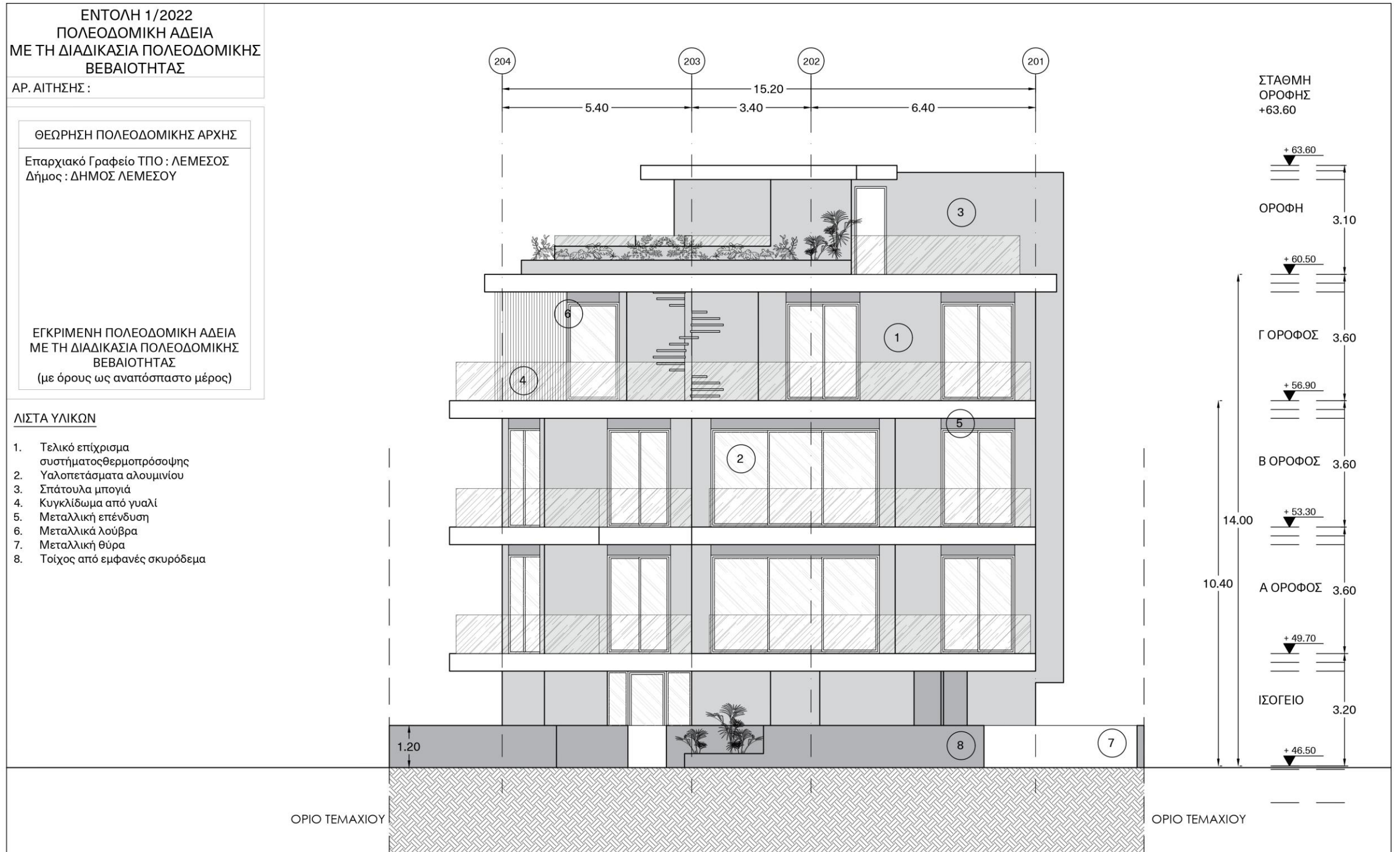
**Date**  
 02/2024  
**Job No**  
 23-33  
**Drawn by**  
 D.B.  
**Stage**  
 C-PRELIMINARY  
**Scale**  
 1:100 @ A3  
**Dwg No**  
 301





# PROPOSAL

## ΑΝΑΤΟΛΙΚΗ ΟΨΗ



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PARTNERS

29 ELENIS PALAIOLOGINAS STR.  
3040 LEMESOS, CY

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ARMEFTIS.COM

Key Plan

Rev	Date	Revision	By	Chk
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Client  
KINNIS GROUP

Project  
PLOT 867 AG. NEKTARIOS

Drawing Title:  
ΑΝΑΤΟΛΙΚΗ ΟΨΗ

Date  
02/2024

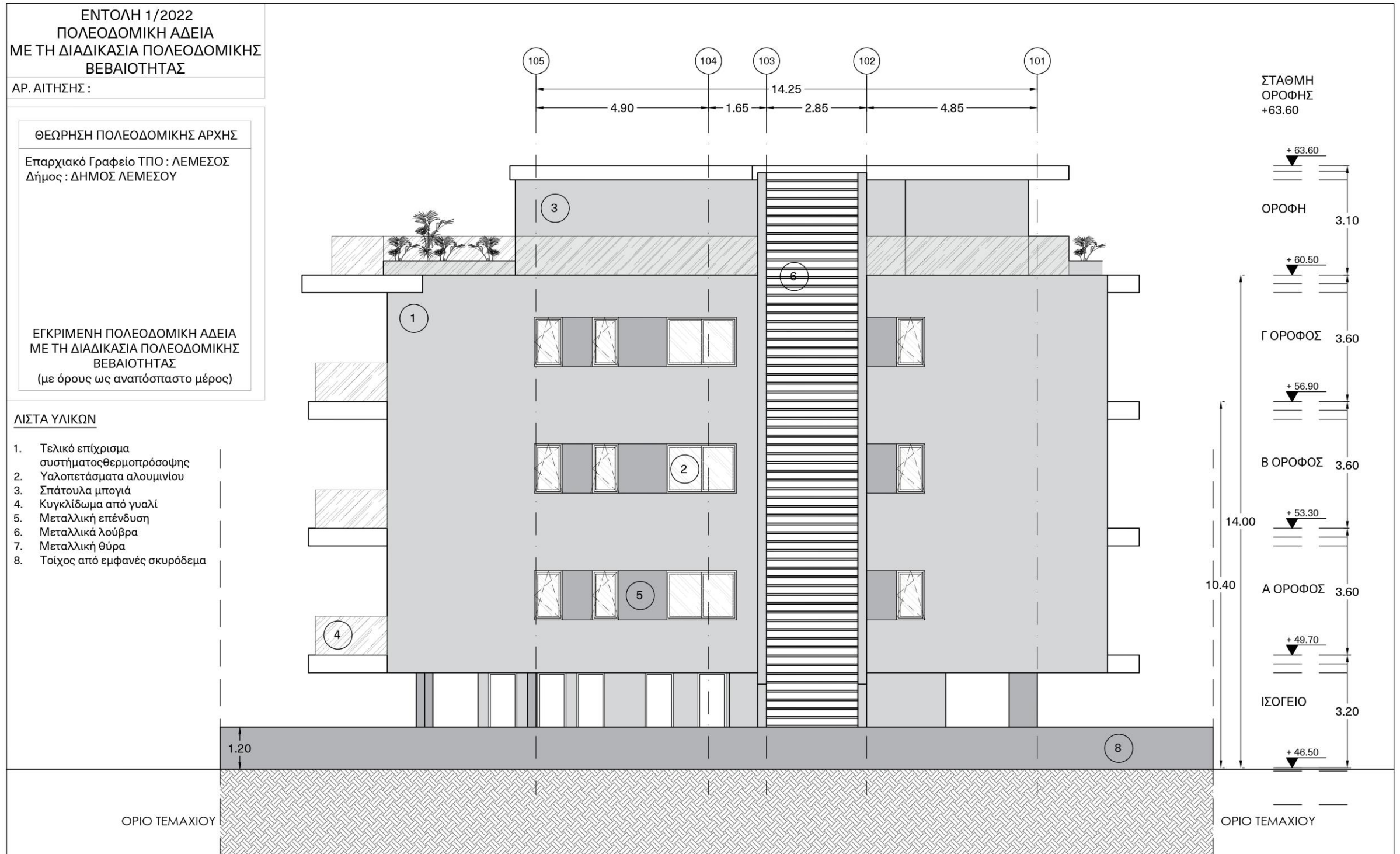
Drawn by  
D.B.

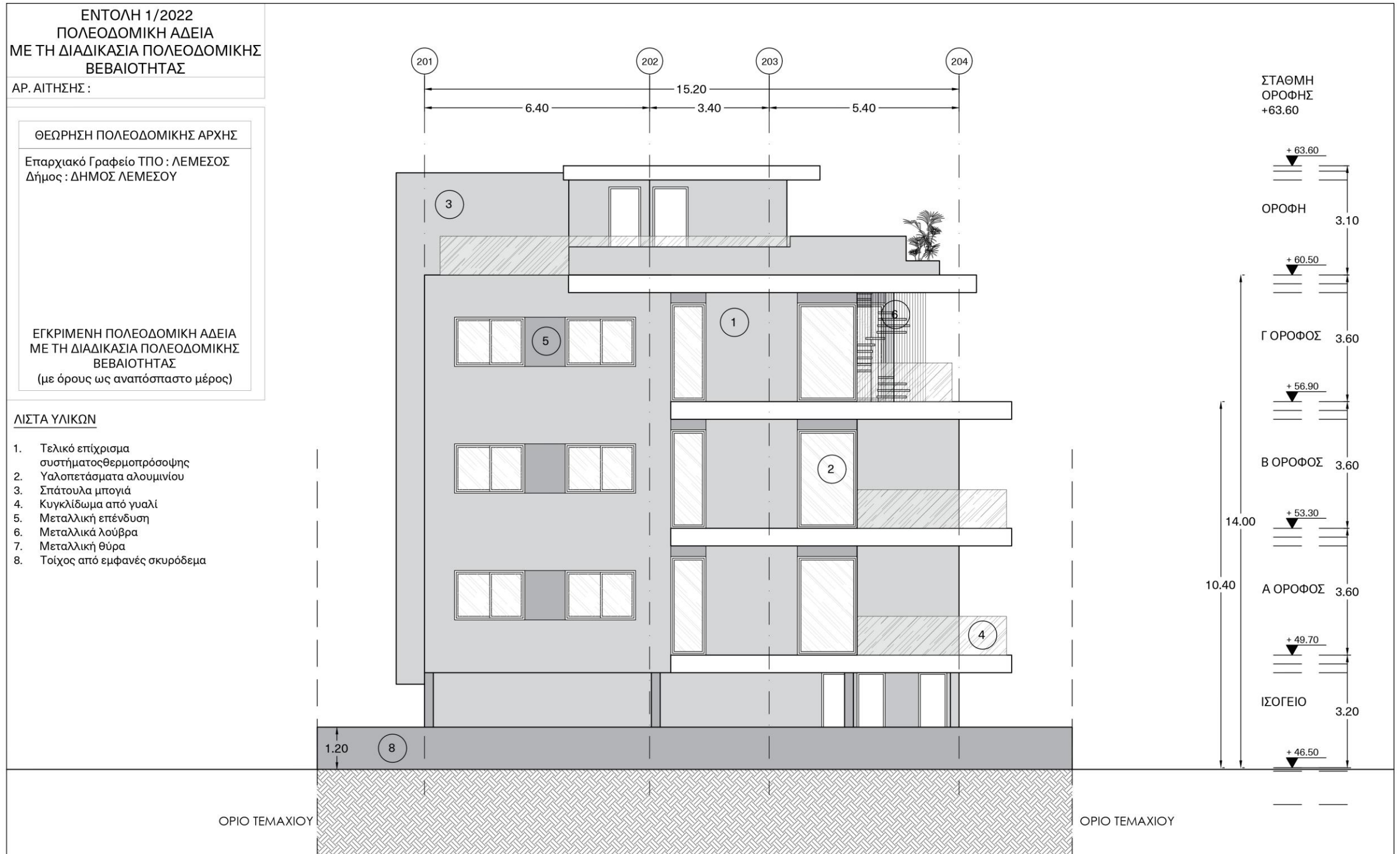
Scale  
1:100 @ A3

Job No  
23-33

Stage  
C-PRELIMINARY

Dwg  
No 202







3D MODEL

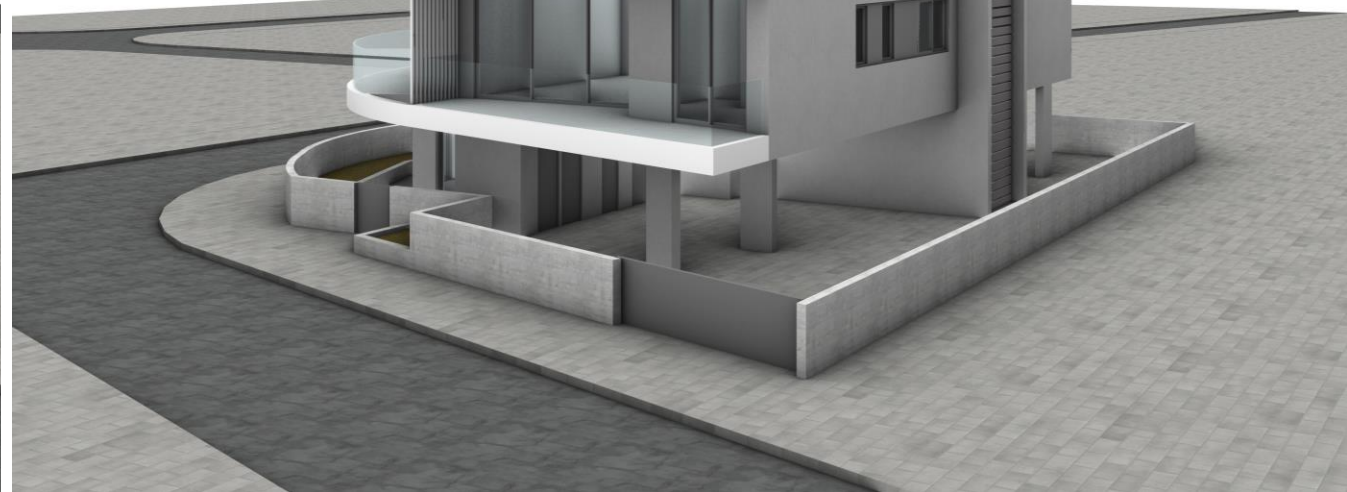
# PROPOSAL

3D VIEW



# PROPOSAL

3D VIEW



# PROPOSAL

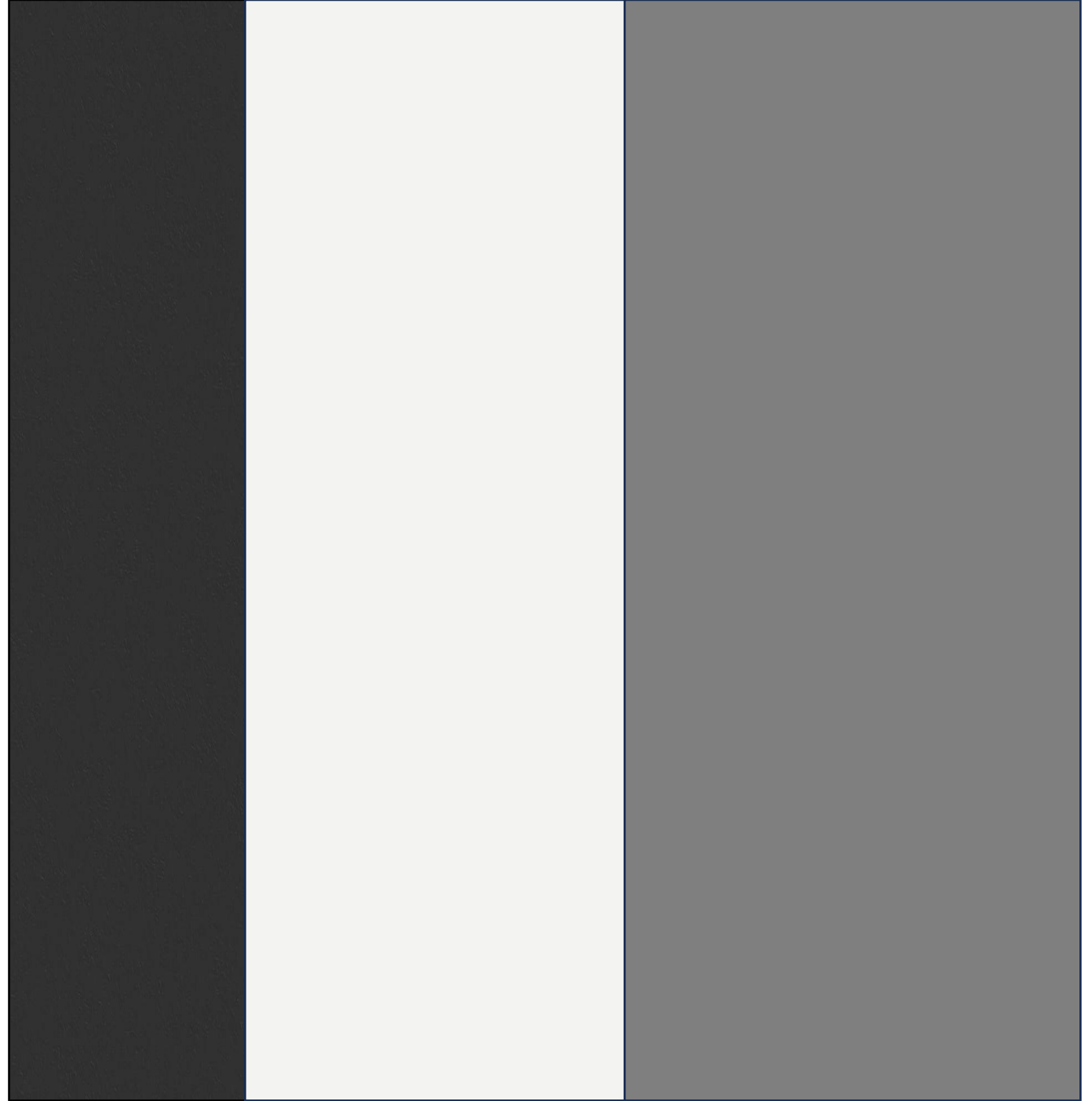
3D VIEW



OPTION 1

# PROPOSAL

## MATERIALITY



# PROPOSAL

3D VIEW



# PROPOSAL

3D VIEW





# PROPOSAL

3D VIEW



# PROPOSAL

3D VIEW



# PROPOSAL

3D VIEW



# PROPOSAL

3D VIEW



OPTION 2

PROPOSAL  
MATERIALITY



# PROPOSAL

3D VIEW



# PROPOSAL

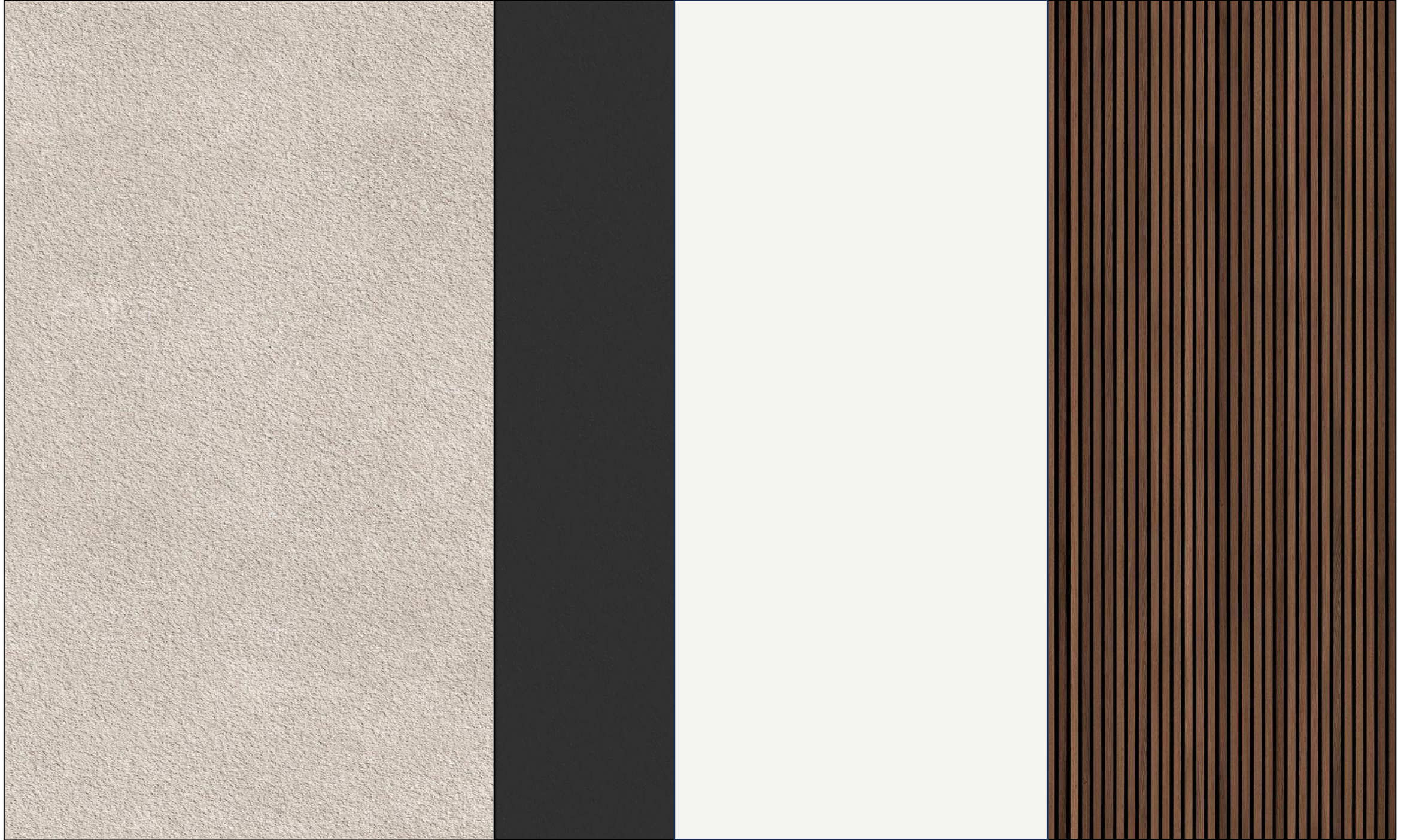
3D VIEW





OPTION 3

PROPOSAL  
MATERIALITY



# PROPOSAL

3D VIEW



# PROPOSAL

3D VIEW



