

# ABOUT

**EMERALD COURT** is located at Georgiou Neophytou str., near AZAX HOTEL 1Km from sea front, 1Km Nicosia/ Paphos motorway. The court consists of 9 apartments, 3 three bedroom apartments, 3 two bedroom apartments and 3 one bedroom apartments. The third floor 3 bedroom apartment enjoy the benefit of a roof garden which is partly covered with a pergola and barbeque area. All apartments obtain a personal storage room and covered parking area.

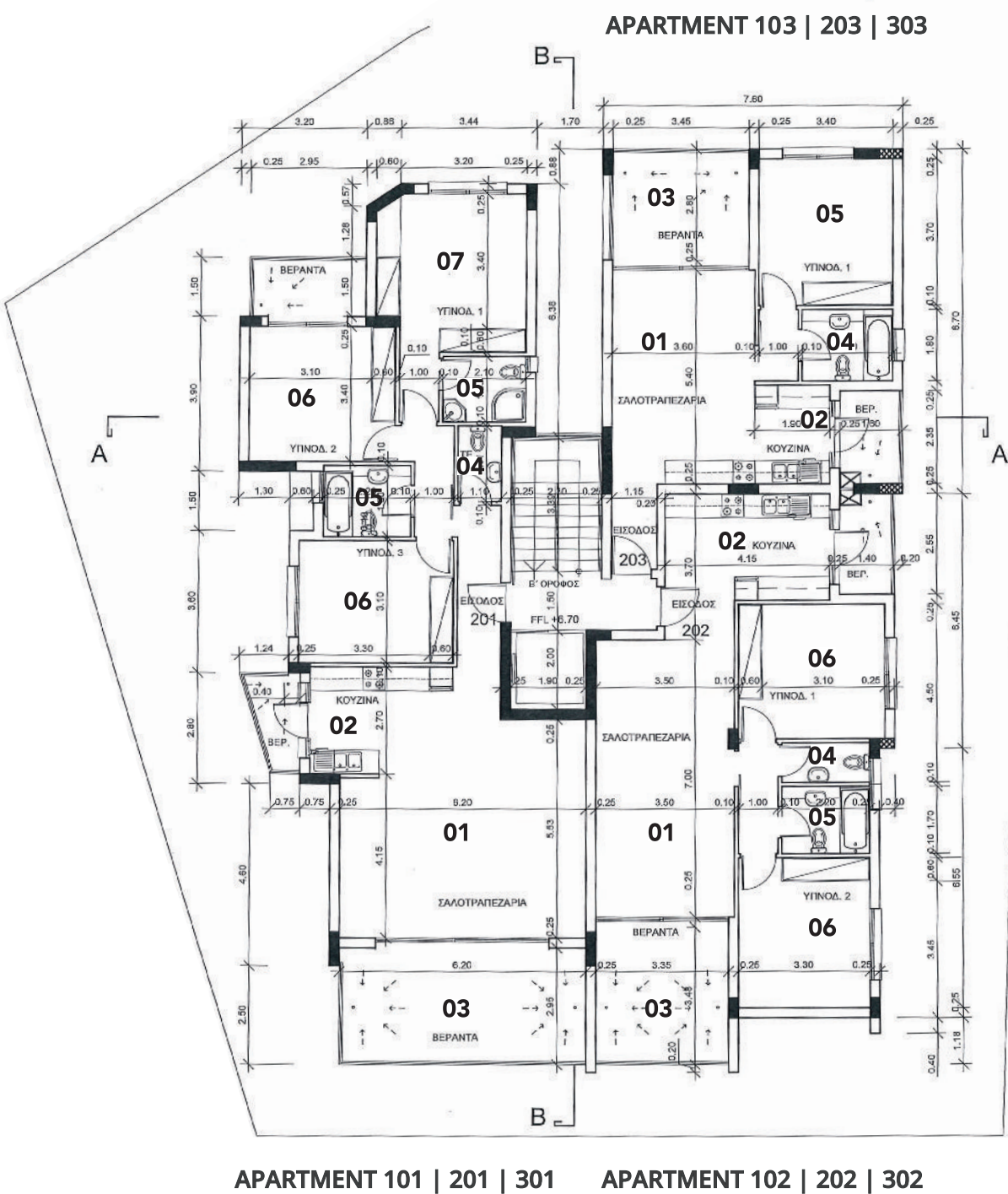
- A 101 | 201 THREE BEDROOM - 115m<sup>2</sup> covered area + COVERED VERANDA 26m<sup>2</sup>
- A 301 | THREE BEDROOM - 115m<sup>2</sup> covered area + COVERED VERANDA 26m<sup>2</sup> + ROOF GARDEN 45m<sup>2</sup>
- A 102 | 202 | 302 TWO BEDROOM 82m<sup>2</sup> covered area + COVERED VERANDA 16.5m<sup>2</sup>
- A 103 | 203 | 303 ONE BEDROOM 53m<sup>2</sup> covered area + COVERED VERANDA 15m<sup>2</sup>

THREE BEDROOM APARTMENT	TWO BEDROOM APARTMENT	ONE BEDROOM APARTMENT
01. LIVING AND DINING AREA	01. LIVING AND DINING AREA	01. LIVING AND DINING AREA
02. KITCHEN	02. KITCHEN	02. KITCHEN
03. COVERED VERANDA	03. COVERED VERANDA	03. COVERED VERANDA
04. GUEST TOILET	04. GUEST TOILET	04. BATHROOM
05. BATHROOM	05. BATHROOM	05. BEDROOMS
06. BEDROOMS	06. BEDROOMS	
07. BEDROOM WITH ENSUITE BATHROOM		

## IMPORTANT SPECIFICATIONS

01. FLOOR TYPE TOILETS WITH CONCEALED FLUSHING SYSTEMS
02. SOUND INSULATION BETWEEN FLOORS
03. ALARM SYSTEM
04. EXCELLENT THERMAL INSULATION (B+)
05. PRESSURIZED SYSTEM FOR ALL BOILER SOLAR HEATING
06. FULLY AIR CONDITIONED WITH MITSUBISHI or EQUIVALEND INVERTER COMPRESSORS
07. STATE OF THE ART PLUMBING INSTALLATIONS
08. EXCELLENT QUALITY FINISHING MATERIAL AND WORKMANSHIP

# THE PLAN



# EMERALD COURT



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