

THE SAN SOUSI





160 m² Development is a dynamic joint venture, uniting a diverse team of professionals with expertise across hospitality, construction, marketing, and business management.

Our board of directors comprises seasoned experts with extensive backgrounds in hotel management, construction, legal services, and leading industries such as recycling and resource processing. With businesses rooted in the Middle East and Cyprus, each team member brings a wealth of knowledge, innovative thinking, and a forward-looking approach. Together, we merge technical know-how with a focus on future demands, fostering seamless collaboration to deliver exceptional outcomes.

Founded in an era of rapid urban transformation, 160 m² Development leverages the momentum of robust growth in the construction sector. Owning an extensive portfolio of prime land locations serves as our creative canvas, enabling us to craft distinctive and premium building projects. Our strong financial foundation reinforces our ability to deliver high-quality developments on time, every time.

We aspire to redefine luxury living by offering residences that seamlessly blend modern technology with healthy living standards. Our projects are designed for individuals who appreciate the finer things in life, coupled with the comforts of innovation and sustainability.



the architect



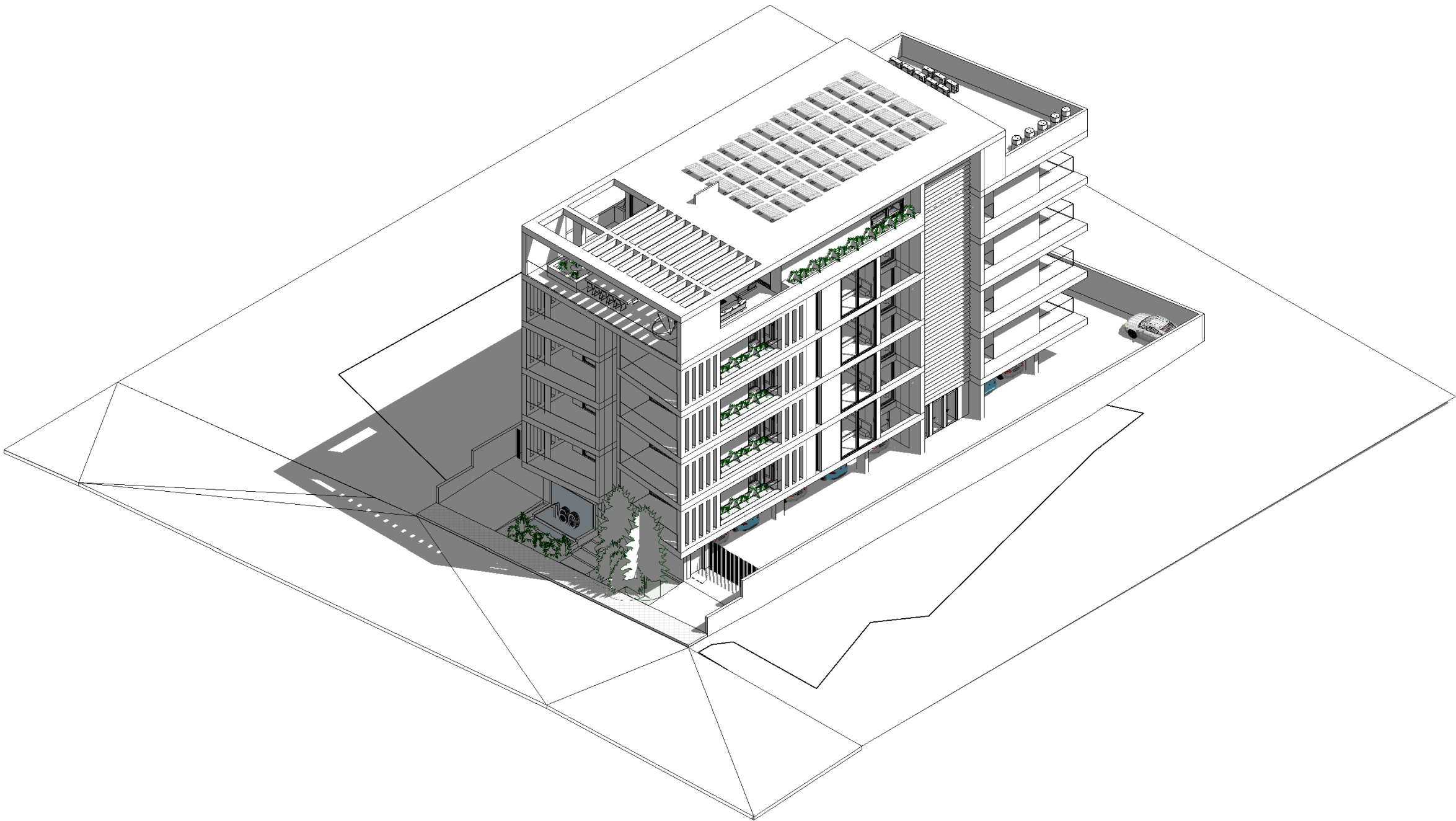
MiP Architecture is an award-winning boutique architectural studio, recognised for its luxury residential projects.

It was founded by Michalis Patsalosavis who has professional experience in the United Kingdom, the Middle East and Cyprus, mainly within the high-end residential and commercial sectors.

Their stand-out modern-contemporary designs and their preceding high-quality results are what lead us to chose them as our Lead Architect consultant for ‘The San Sousi development’.

As part of their collaboration with ‘160 m² Development’ the Lead Architect will be able to provide additional design services for personalised interior design for each client upon their request and as an added cost to the client.

MiP Architecture provide a multidisciplinary range of services such as lighting design, smart building system integration, sustainable design in construction, landscaping design, interior design and bespoke fabrications.





the neighbourhood



general specifications

- FRAMEWORK

The framework is comprised of reinforced concrete of strength C30/37-C50/47 and high tensile strength steel of grade B500C.

The structural design is in accordance to the Cyprus Anti-seismic Regulations.

The thermal insulation of the building will be classified as category A.

- MASONRY

The external walls will be constructed with 25cm and 30cm (based on the study) thermal hollow bricks or equivalent, laid with cement paste.

The internal walls will be constructed using a drywall system with metal stud framing. They will feature durable plasterboards on both sides, with rock wool insulation in between for enhanced acoustic and thermal performance. The finished surfaces will be plastered for a smooth and durable finish

Plastic mesh will be placed at the joints of masonry with reinforced concrete members.

Damp proof course will be placed at ground floor walls.

- COATINGS

Internal

Masonry will receive two coats of sand/cement plastering and final layer of spatula.

The ceilings will have a fair face finish and will receive two coats of spatula.

The walls and ceilings will be painted with three coats of emulsion paint of the finest quality of which the color will be will be chosen by the architect.

External

External walls will be insulated with 80mm of polystyrene according to the energy efficiency certificate.

Damp Proof and Waterproof Courses

The concrete surfaces in contact with soil will receive two coats of bitumen emulsion. Admix for moisture will be used as approved by the supervising Engineer.

The external joint between ground floor slab and walls will receive two coats cementatious waterproof course reinforced with plastic net.

Balconies will receive 4mm bitumen sheet reinforced with plastic net.

Roof gardens and planters will receive 4mm bitumen sheet.

Exposed flat roofs will receive 50 mm polystyrene and 4mm bitumen sheet. Sand – cement triangular fillet will be constructed at the joint between parapet walls and concrete slab.



mechanical specifications

The mechanical and plumbing equipment have been chosen from one of the leading brands in the market to ensure guaranteed performance.

- Heating

Underfloor heating with water pipes is installed in all internal, private and communal spaces. Each zone can be controlled independently with an easily-accessible thermostat. A provision for an electric heat pump is installed within a dedicated space in the utility area in all apartments.

- Cooling

Cooling the spaces is provisional with the possibility of installing air-conditioning (a/c) either hidden or wall mounted. Upon request we provide our clients a selection of choices with better prices and installation.

- Pressure Pump

A european pressure pump is installed individually to each apartment.For the communal use, a pump will supply water to the individual water tanks and will be connected with the automated irrigation system for the building’s landscape.

For the water supply plumbing we have used a pipe-in-pipe system for safety and all pipes have been tested with pressurised air according to the european standards. A hot water recirculating pump is installed for immediate supply of hot water and for water saving.

- Fresh Water

All kitchens will have the provision to install a water filter for potable water. directly from the grid, in order to wash or rinse the fresh groceries and for the use of cooking.

- Water Softener

In order to avoid any damage in the piping system and to keep the sanitaryware and wet areas clean from scale (salts), a softener can be provided upon request for each apartment.

-Toilets

All toilets are hanged with a rimless technology for better hygiene.

- Balconies

A water tap is installed on all balconies to facilitate cleaning as part of domestic chores.



electrical specifications

The building is equipped with up-to-date technologies and provisions with the flexibility to install an automation system upon request.

Electric gates with remote controllers will be installed at the car park entrances. All tenants will carry 2x copies of controllers.

Entrance Intercom system - Empowers residents and staff to remotely unlock the entrance for visitors. It ensures security and succesful deliveries but also saves time where you would otherwise have to reach to the ground floor and unlock the door.

A KONE elevator with long lasting interior materials is accesible on all floors.

Each apartment will be equipped with the provision to install any type of automation for controlling any device such as lighting, curtains, heating and other.

The construction details are thouroughly studied and developed with the architect and all engineers in order to achieve the optimal outcome.

The building is equipped with thermal insulation on the exterior of the shell, thermal windows and photovoltaics in order achieve the efficiency performance at a rating ‘A’.

All wet areas are designed and constructed with waterproof layers in order to avoid any future damages or any condensation on adjacent areas.

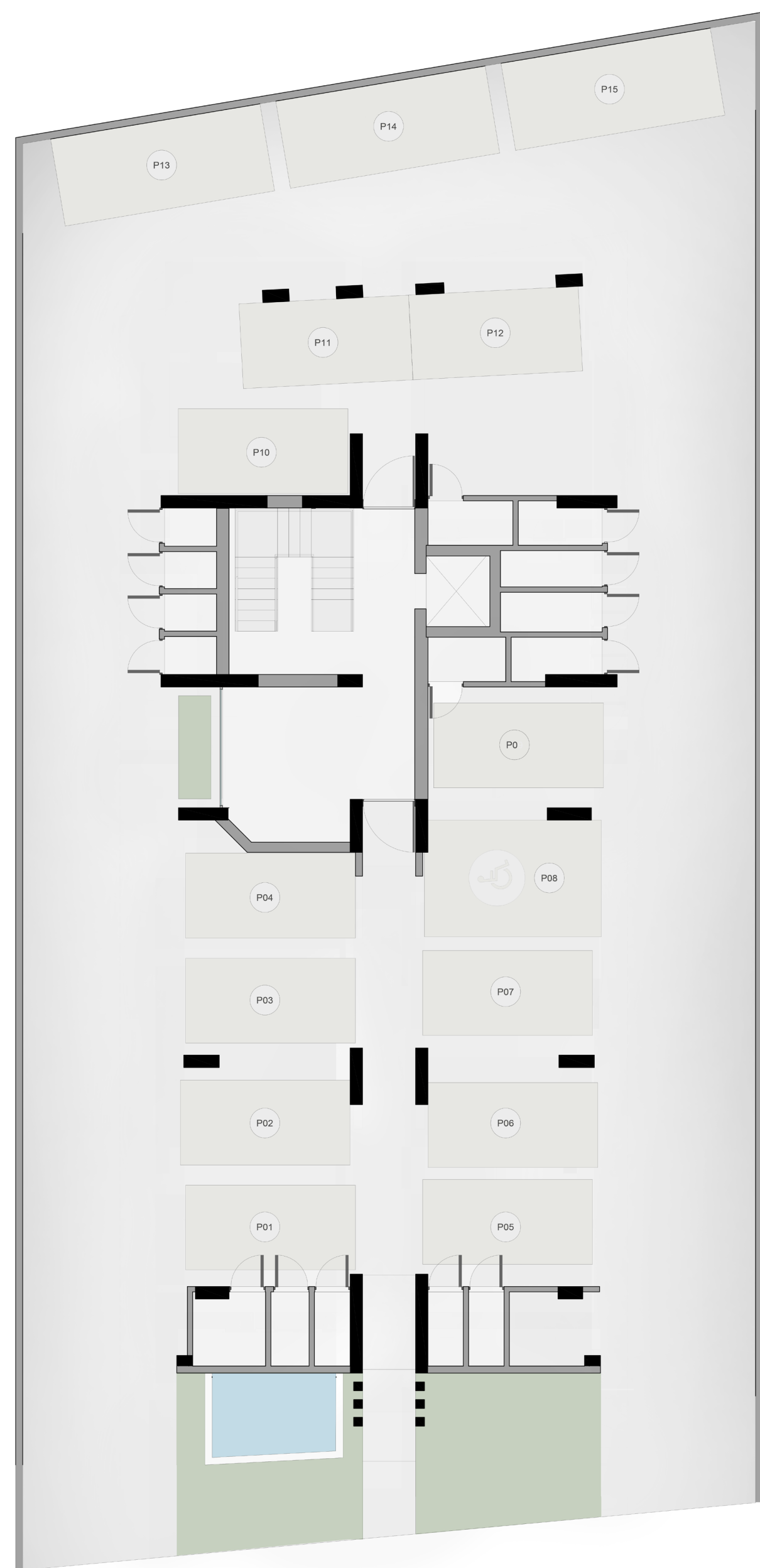
All materials have been carefully selected in order to be resilient to the high temperatures in Cyprus but also be maintenance free.





Apartment	Internal Area (m ²)	Covered Balcony (m ²)	Uncovered Balcony (m ²)	Planters (m)	Storage Space (m ²)	Parking Spaces	Kitchen (m)	Kitchen Island (m)	Wardrobes (m)
101	89	19		2	2	1	3	2.5	4.0
102	89	19	-	2	2	1	3	2.5	4.0
103	66	20	-	4	3	1	3	1.5	2.4
201	89	19	-	2	3	1	3	2.5	4.0
202	89	19	-	2	2	1	3	2.5	4.0
203	66	20	-	4	4	1	3	1.5	2.4
301	89	19	-	2	2	1	3	2.5	4.0
302	89	19	-	2	2	1	3	2.5	4.0
303	66	20	-	4	4	1	3	1.5	2.4
401	89	19	-	2	3	1	3	2.5	4.0
402	89	19	-	2	2	1	3	2.5	4.0
403	66	20	-	4	4	1	3	1.5	2.4
501	154	20	57	24	4	1	8	1.9	9.0





ground floor



typical floor 01. 02. 03. 04



floor 05

floor plans for typical apartments 101, 201, 301, 401

These two-bedroom apartments have been designed as a typical layout that repeats from first to fourth floor.

The corner balcony is overlooking the road at the north and extends to the east on the side of the apartment allowing for a wide view of more than 180 degrees.

Both bedrooms are east-facing with large windows of 3 x 3 meters. The design allows double beds and comfortable area around with floor-to-ceiling wardrobes.

The shared bathroom consists of a built-in shower with a glass shower screen and modern sanitaryware.

The kitchen is part of the open plan with the dining area and living room. Next to the kitchen each apartment has a small balcony with a planter.

The living room opens up to the balcony and a second window to the east allows the breeze from the north to cross-ventilate the space.

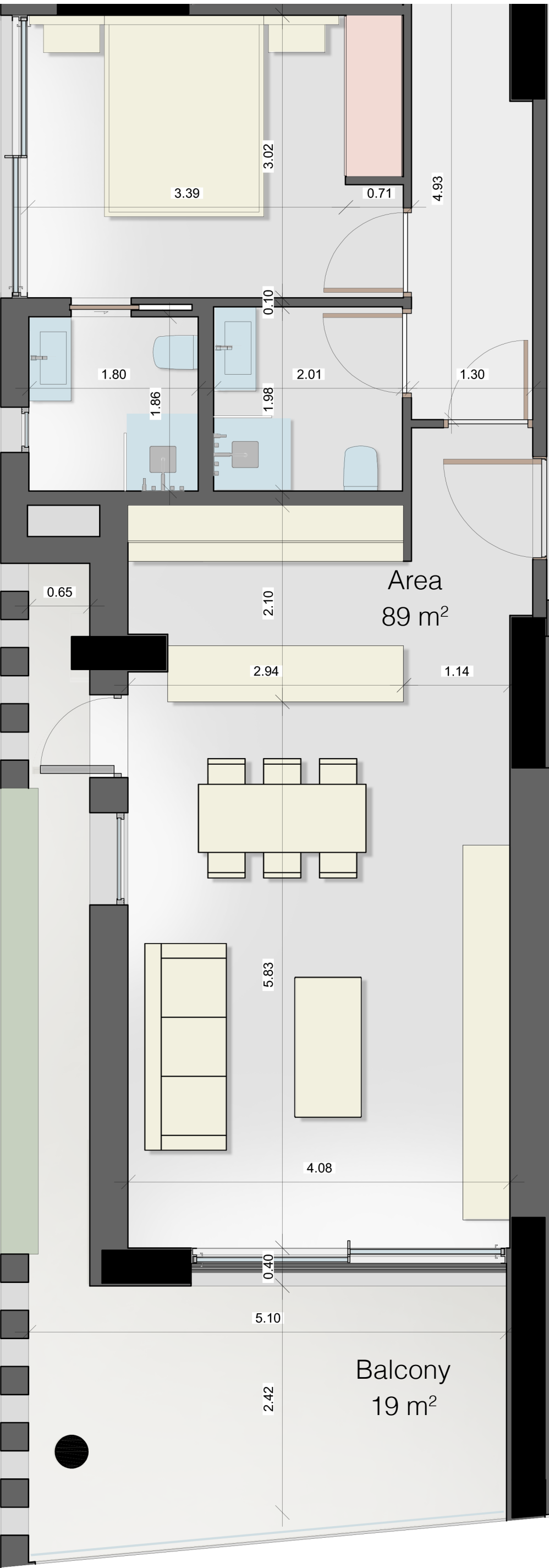
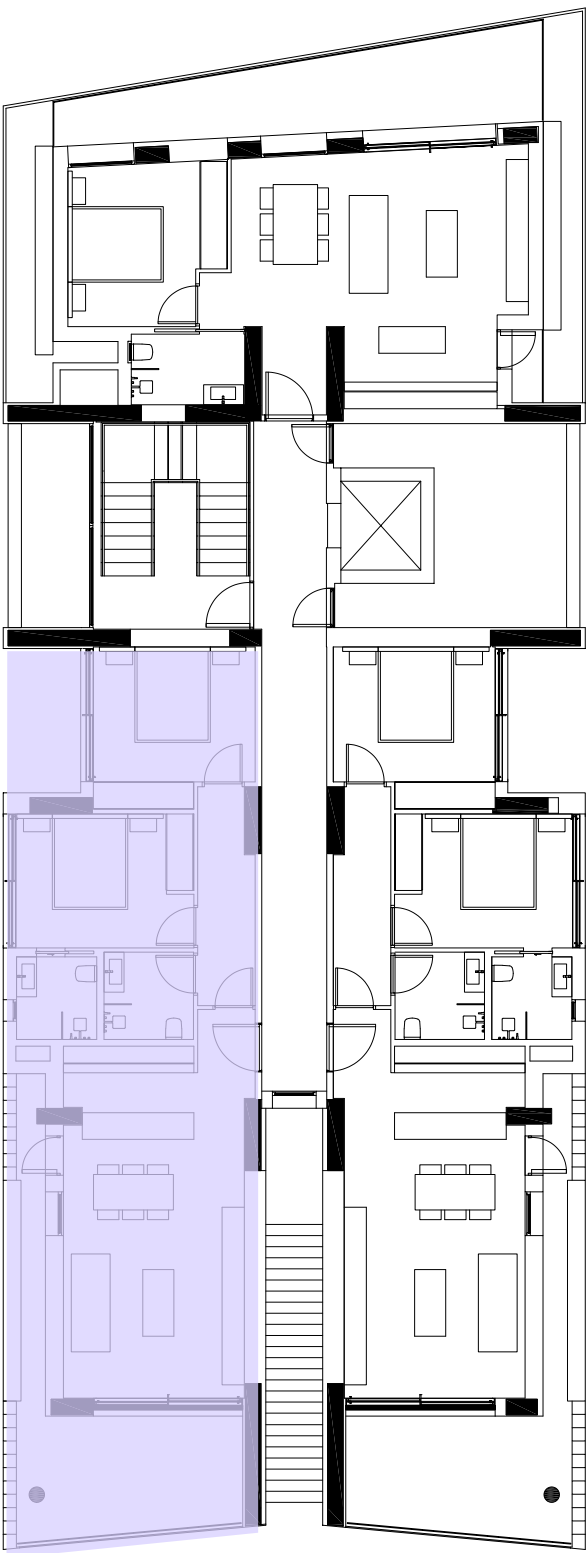
A dedicated parking spot and a storage of 2 m² is provided with each apartment.

Internal Area: 89 m²

Total Balcony Area: 19 m²

Total Area: 108 m²

Floors: 01, 02, 03, 04





floor plans for typical apartments 102, 202, 302, 402

These two-bedroom apartments have been designed as a typical layout that repeats from first to fourth floor.

The corner balcony is overlooking the road at the north and extends to the west on the side of the apartment allowing for a wide view of more than 180 degrees.

Both bedrooms are west-facing with large windows of 3 x 3 meters. The design allows double beds and comfortable area around with floor-to-ceiling wardrobes.

The shared bathroom consists of a built-in shower with a glass shower screen and modern sanitaryware.

The kitchen is part of the open plan with the dining area and living room. Next to the kitchen each apartment has a small balcony with a planter.

The living room opens up to the balcony and a second window to the east allows the breeze from the north to cross-ventilate the space.

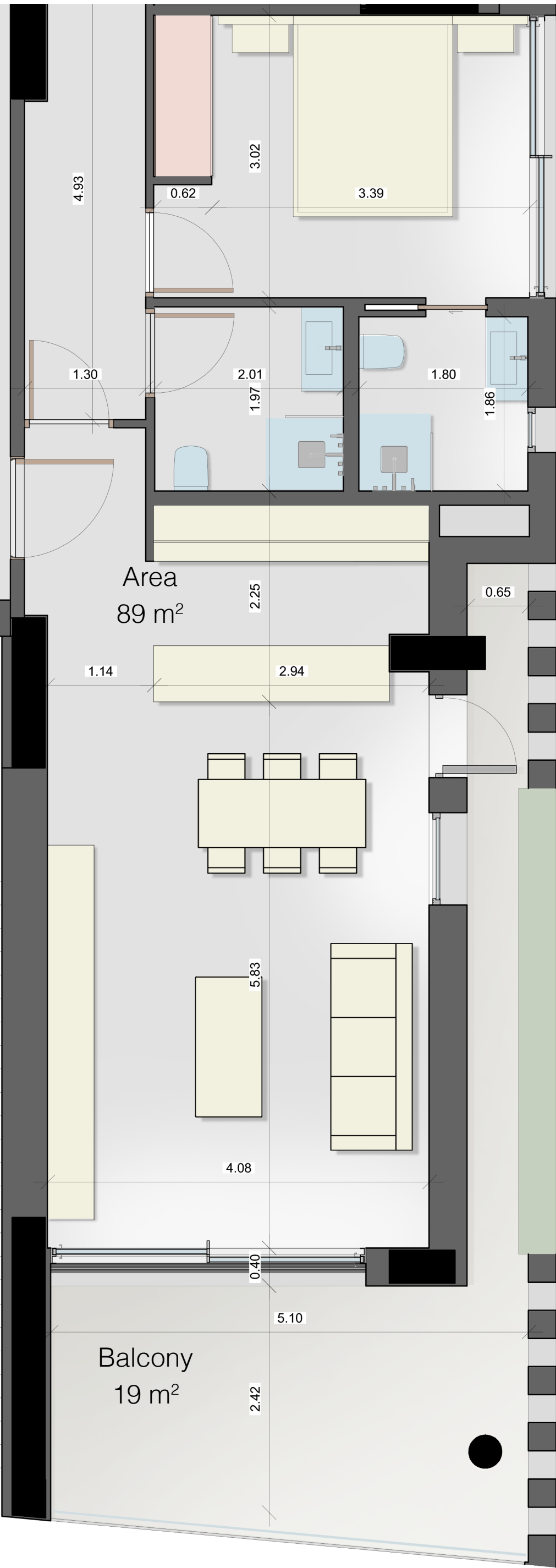
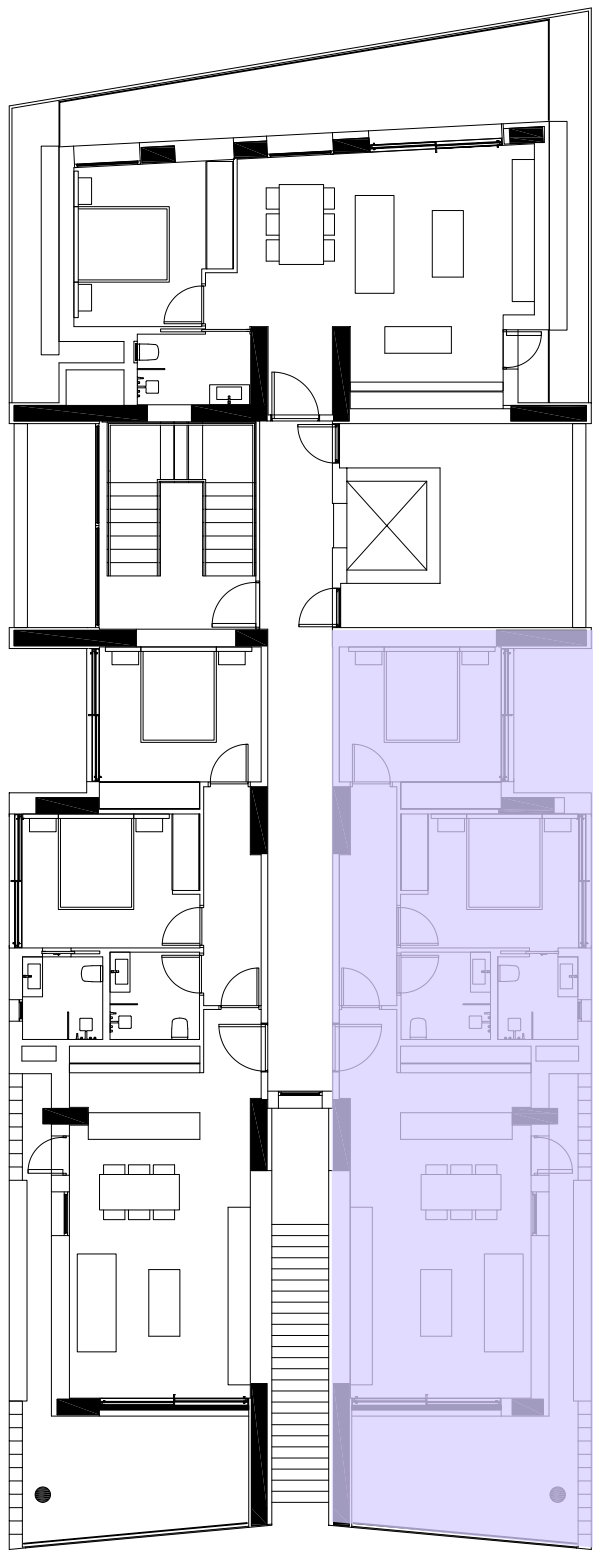
A dedicated parking spot and a storage of 2 m² is provided with each apartment.

Apartment Area: 89 m²

Total Balcony Area: 19 m²

Total Area: 108 m²

Floors: 01, 02, 03, 04





floor plans for typical apartments 103, 203, 303, 403

These spacious one-bedroom apartments are a typical layout that repeats from first to fourth floor. The panoramic balcony is south-facing and spans from east to west side, allowing a wide panoramic view.

The bedroom is also south-facing with a large floor-to-ceiling window measuring 3 x 3 meters. The bedroom layout includes a double bed with comfortable circulation area around it and a floor-to-ceiling wardrobe.

The shared bathroom consists of a built-in shower with a glass shower screen and modern sanitaryware.

The kitchen is part of the open plan with the dining area and living room. Next to the kitchen each apartment has a small balcony with a planter.

The living room opens up to the balcony and a second window to the east allows the breeze from the north to cross-ventilate the space.

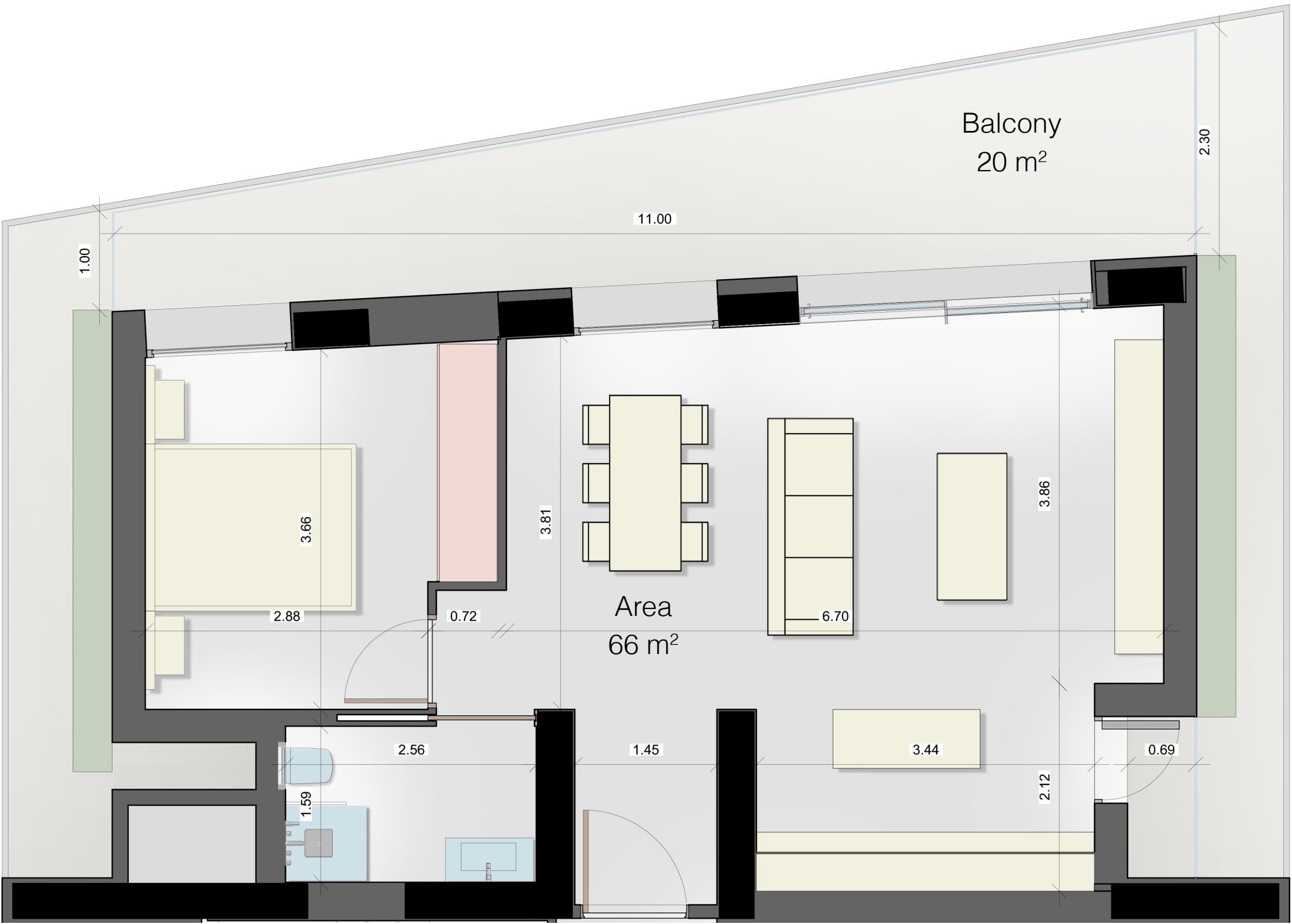
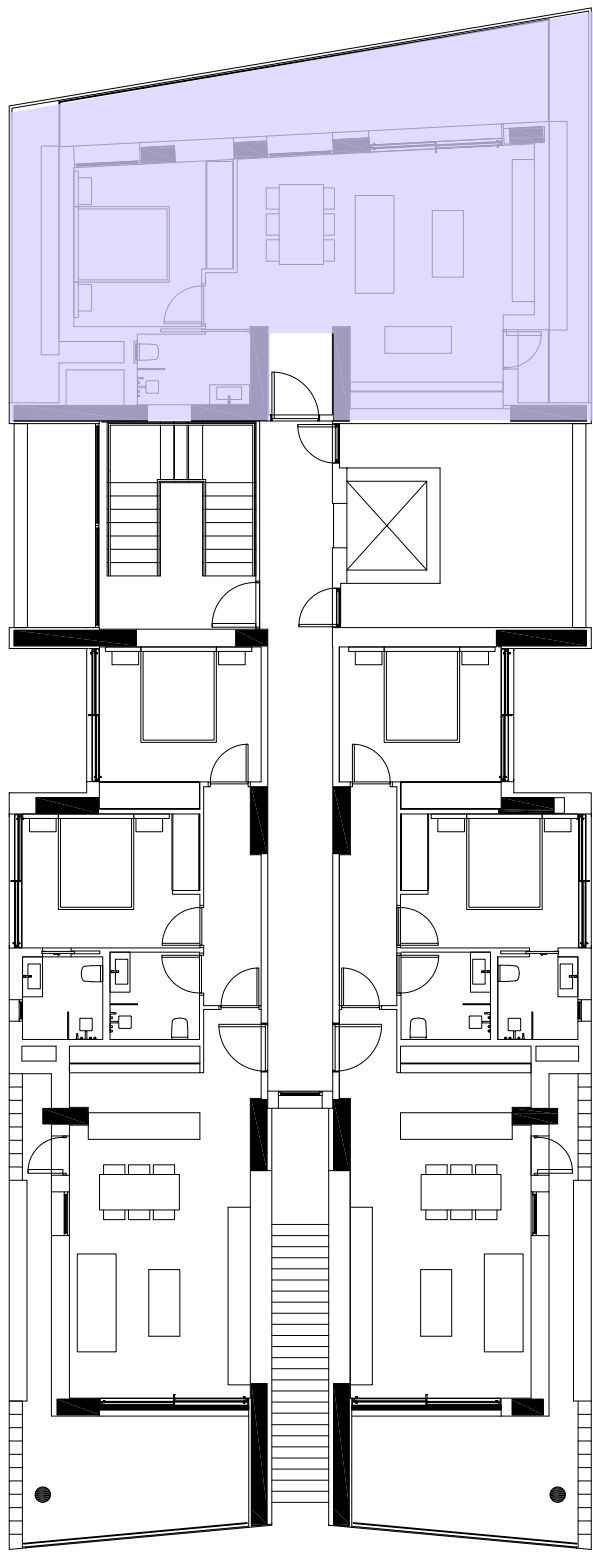
A dedicated parking spot and a storage of 2 m² is provided with each apartment.

Internal Area: 66 m²

Total Balcony Area: 20 m²

Total Area: 86 m²

Floors: 01, 02, 03, 04





floor plan for Penthouse 500

The Penthouse is a single floor, three-bedroom apawrtment with a spacious open-plan layout. Private and public spaces are nicely zoned allowing no interaction between the two.

The master bedroom is designed with a his and hers wardrobe and an en-suite bathroom. The floor-to-ceiling sliding glass door is facing the grant balcony with direct sight to the jacuzzi.

The outdoor experience has a breathtaking panoramic view overlooking the skyline of Nicosia from the 5th floor.

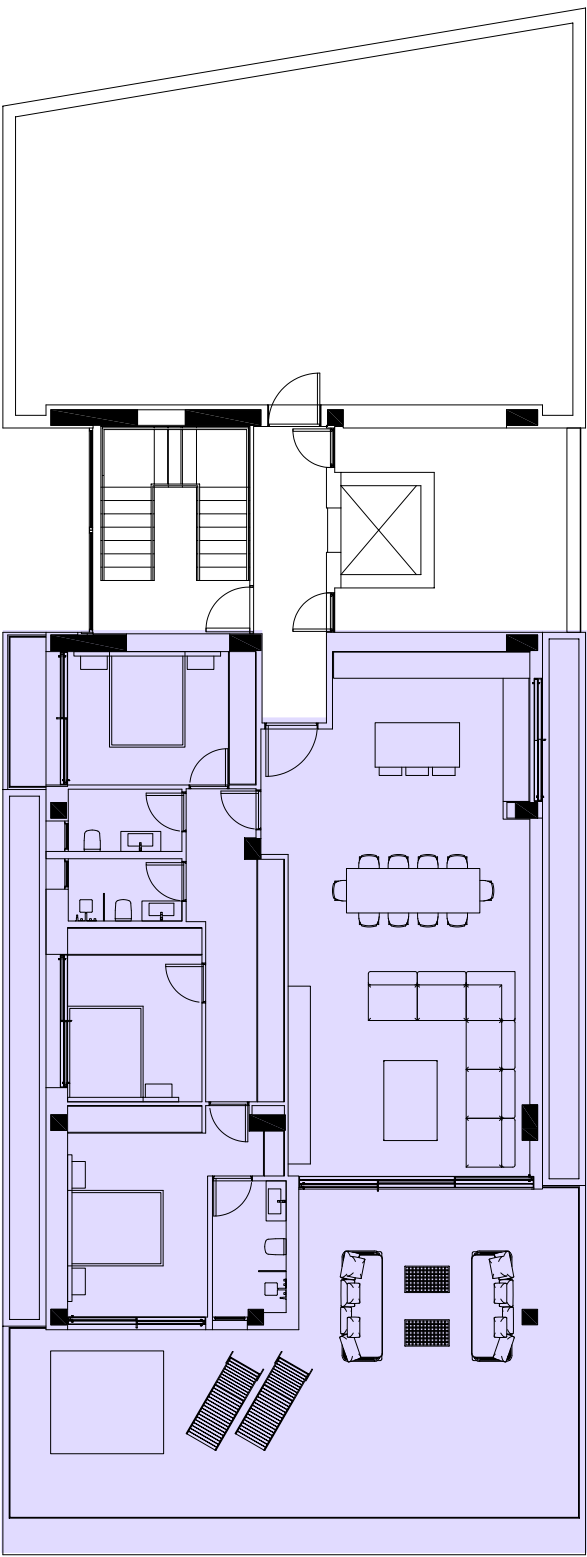
Two parking spots and a storage of 3 m² are provided .

Internal Area: 154 m²

Total Balcony Area: 77 m²

Total Area: 231 m²

Floor: 05











www.160development.com

T: 7000 7969