



**THIREOS**

DEVELOPERS & CONSTRUCTIONS

# ARSENIA HOMES

*Invest in Your Future:  
Homes That Fit Your Dreams*







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# *Welcome to* **THIREOS**

At THIREOS, we are passionate about construction—that's how we got started. Based in the Famagusta District, we specialize in the development and construction of high-standard residences.

Our mission is to create comfortable and functional living spaces that not only meet but exceed our clients' expectations.

## **Join Us on Your Journey Home**

At THIREOS, we are dedicated to turning your vision into reality. Whether you're looking for a new home or a renovation, our team is here to guide you every step of the way.

Experience the THIREOS difference, where quality, transparency, and customer satisfaction come together to create exceptional living environments.





# THE PROJECT

Our Element Detached Three-Bedroom Houses combine contemporary design with the finest high-end materials, offering an exceptional blend of style and practicality. These homes are an ideal investment for families looking for a permanent residence in a peaceful and picturesque environment, providing both comfort and long-term value.

Each of the 11 architecturally designed units features spacious three-bedroom layouts, thoughtfully crafted to maximize natural light and open living spaces. The homes boast luxurious finishes, including premium flooring, modern kitchens with top-quality appliances, and sleek, stylish bathrooms. Large windows and sliding glass doors open onto private outdoor areas, perfect for relaxation or entertaining guests.



## Project Details

Plot area 237-317 sq m

Covered area 139-148 sq m

Location Sotira

Project start 2024 June

Value from  
€286 000.00  
+ 5% VAT



# PRIME LOCATION



Situated in an ideal, central location, these homes offer unparalleled convenience with quick access to the highway, schools, local shops, and recreational facilities. Whether you're commuting to work, running errands, or enjoying nearby community centres, you'll appreciate the ease of getting around and the peaceful, well-established neighbourhood that surrounds you. This location truly provides the best of both worlds—comfort and connectivity—making it the perfect setting for your next home.



# STUNNING FEATURES FOR LUXURY LIVING!



Our properties offer a remarkable selection of features designed for contemporary living:

- **Energy Efficiency:** Certified with an A rating, this home ensures reduced energy costs and a minimal environmental footprint.
- **Covered Parking:** Conveniently located covered parking provides protection for your vehicle from the elements.
- **Photovoltaic System:** An installed photovoltaic system on the roof enables renewable energy generation, contributing to lower energy expenses.
- **Double Glazed Thermal Windows:** These windows enhance insulation and reduce noise, creating a comfortable living environment.
- **Thermal Aluminium:** Constructed with high-quality thermal aluminium, this property combines durability with exceptional energy efficiency.
- **Techno Granites in Kitchen:** The kitchen features stylish and durable techno granite surfaces, ideal for both functionality and aesthetics.

At our company, quality is our top priority. We use only premium products in every project, selecting materials we would choose for our own homes. This commitment ensures exceptional durability and aesthetics, guaranteeing your satisfaction with every detail. When you choose us, you're choosing the best.

For a complete technical specification or additional details, please feel free to inquire.



# OUR PROCESS

## 1 Initial Consultation

- Schedule a meeting with our team to discuss your vision, preferences, and budget.
- Review our upcoming off-plan developments and explore the unique features of each.

## 2 Choose Your Home

- Select your preferred unit from the available options.
- Consider factors such as layout, orientation, and location within the development.

## 3 Reservation Agreement

- Once you've chosen your home, a reservation agreement will be prepared.
- This secures your unit and typically requires a deposit to take it off the market.

## 4 Financing Options

- Discuss financing possibilities, including mortgages and payment schedules specific to off-plan purchases.
- Obtain pre-approval for your mortgage to streamline the process.

## 5 Contract Signing

- Review and sign the purchase agreement, outlining all terms and conditions.
- Ensure clarity on payment schedules, construction timelines, and any customization options.





## 6 Due Diligence

- Conduct thorough research on the developer, project plans, and community amenities.
- Review architectural plans and any associated documentation.

## 7 Payment Schedule

- Follow the agreed-upon payment schedule, which is usually tied to construction milestones.
- Keep track of all payments for your records.

## 8 Construction Updates

- Stay informed with regular updates on the construction progress.
- Feel free to reach out to our team for any questions or concerns during this phase.

## 9 Final Inspection

- Before completion, schedule a final walkthrough to review the property.
- Address any concerns or request adjustments based on your initial specifications.

## 10 Completion and Handover

- Upon final inspection approval, the property is officially completed.
- Complete any remaining paperwork, finalize payments, and receive the keys to your new home.

## 11 Post-Purchase Support

- Our commitment doesn't end at handover. We're here for any post-purchase questions or support regarding your new home.
- Enjoy your new space, and don't hesitate to reach out for assistance!



# YOUR OPTIONS

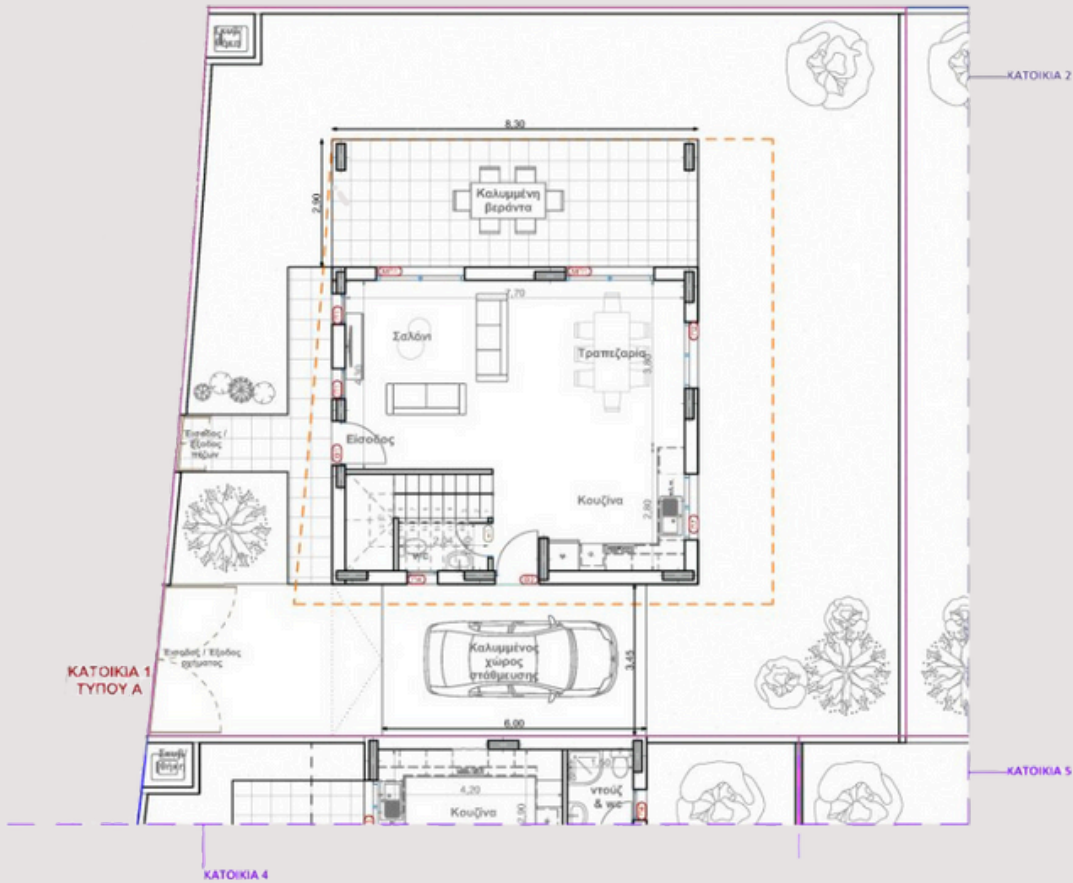
## TYPE A



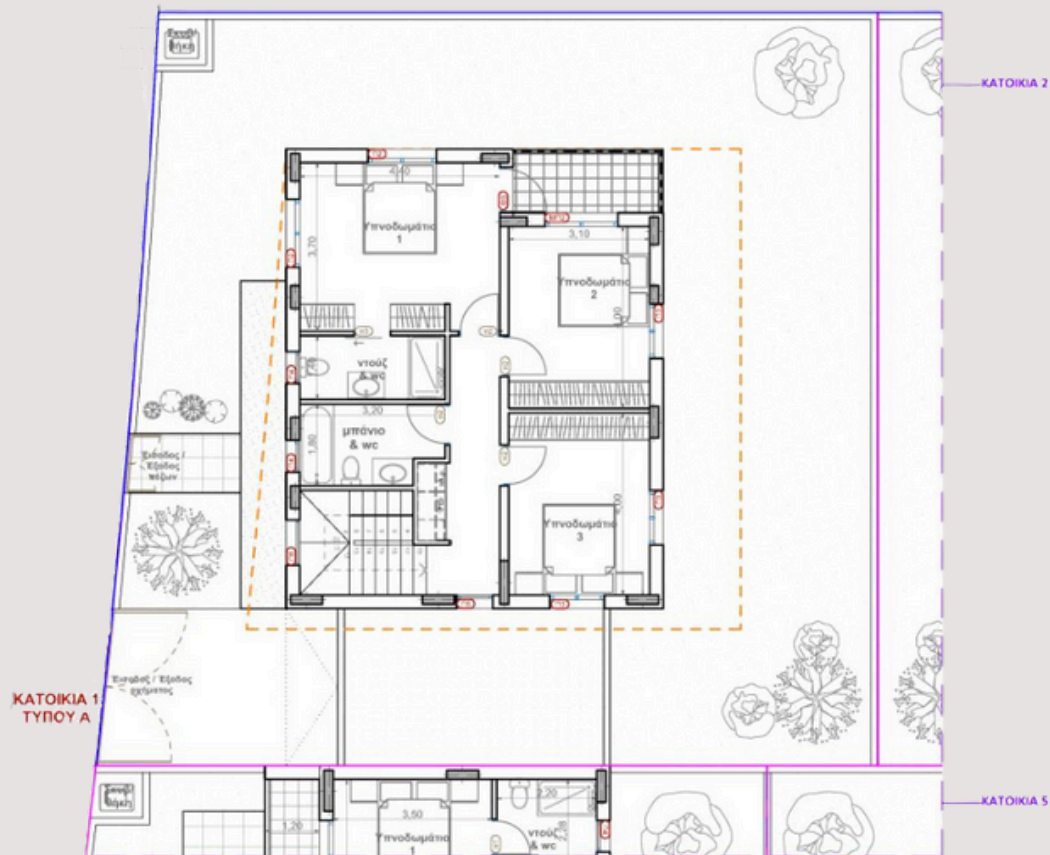
House No.	House Type	Total Area (m <sup>2</sup> )	Total Indoor Living Area (m <sup>2</sup> )	Covered Verandas (m <sup>2</sup> )	Uncovered Verandas (m <sup>2</sup> )	Parking Space (m <sup>2</sup> )	Uncovered Parking Space (m <sup>2</sup> )	PRICE €
1	A	272	139	36	-	20.7	-	297,000
2	A	300	139	36	-	20.7	-	329,000
5	A	249	139	36	-	20.7	-	293,000
6	A	272	139	36	-	20.7	-	297,000



# GROUND FLOOR



# FLOOR PLAN





YOUR

# OPTIONS

## TYPE B

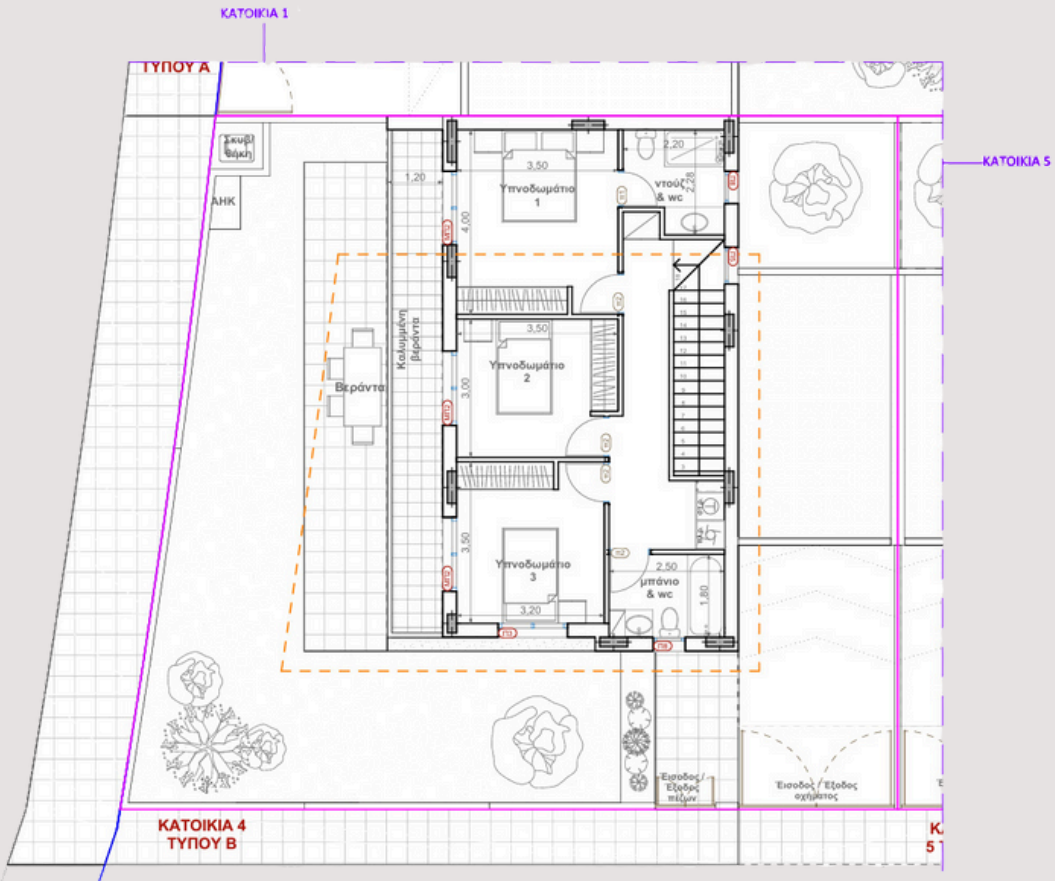


House No.	House Type	Total Area (m <sup>2</sup> )	Total Indoor Living Area (m <sup>2</sup> )	Covered Verandas (m <sup>2</sup> )	Uncovered Verandas (m <sup>2</sup> )	Parking Space (m <sup>2</sup> )	Uncovered Parking Space (m <sup>2</sup> )	PRICE €
3	B	258	146	28.08	19.08	20.7	-	296,000
4	B	237	146	28.08	19.08	20.7	-	286,000
7	B	300	146	28.08	19.08	20.7	-	329,000





# FLOOR PLAN



YOUR

# OPTIONS

## TYPE C

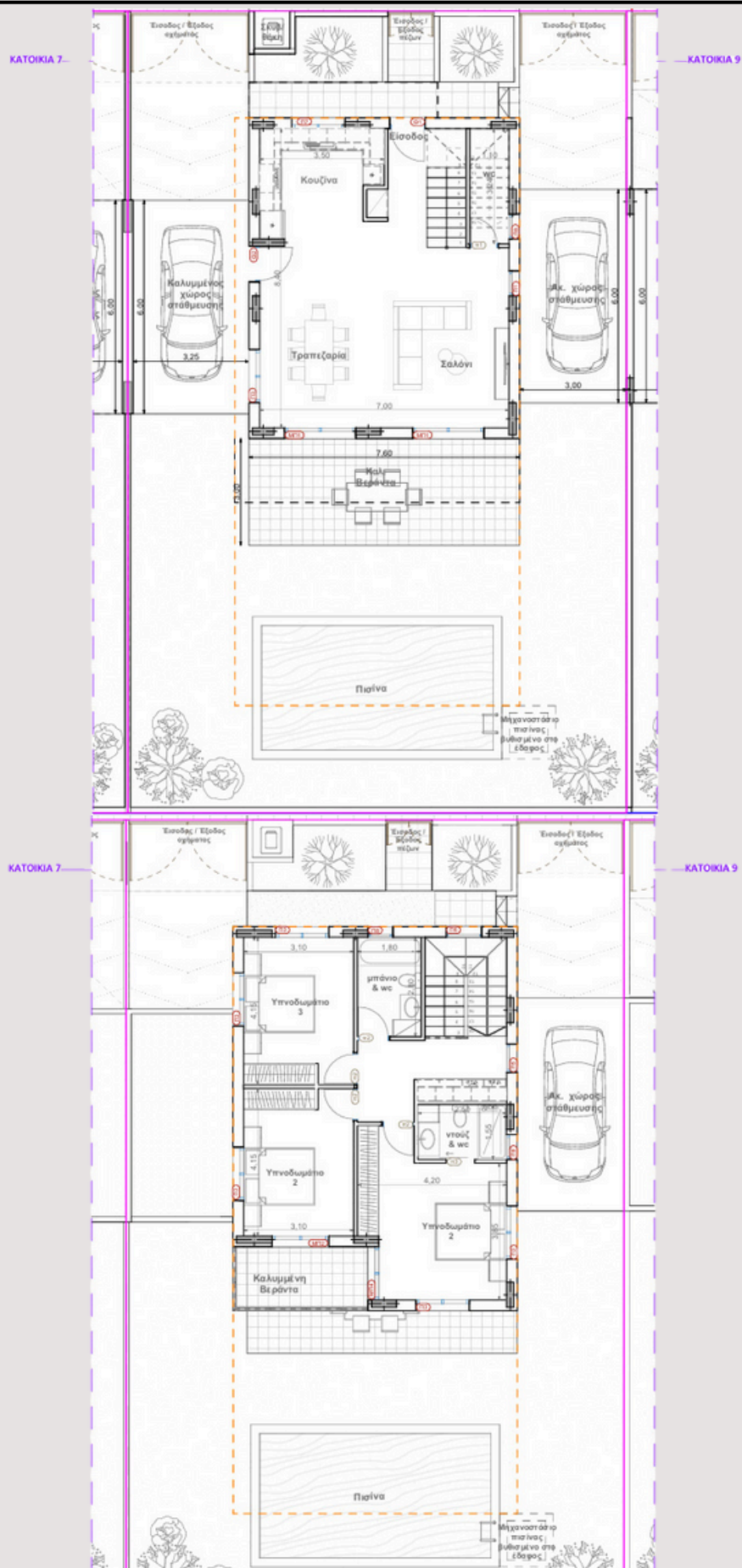


House No.	House Type	Total Area (m <sup>2</sup> )	Total Indoor Living Area (m <sup>2</sup> )	Covered Verandas (m <sup>2</sup> )	Uncovered Verandas (m <sup>2</sup> )	Parking Space (m <sup>2</sup> )	Uncovered Parking Space (m <sup>2</sup> )	PRICE €
8	C	315	148	25.85	9.12	20.4	18	336,000
11	C	317	148	25.85	9.12	20.4	18	336,000



# GROUND FLOOR

# FLOOR PLAN





YOUR

# OPTIONS

## TYPE D

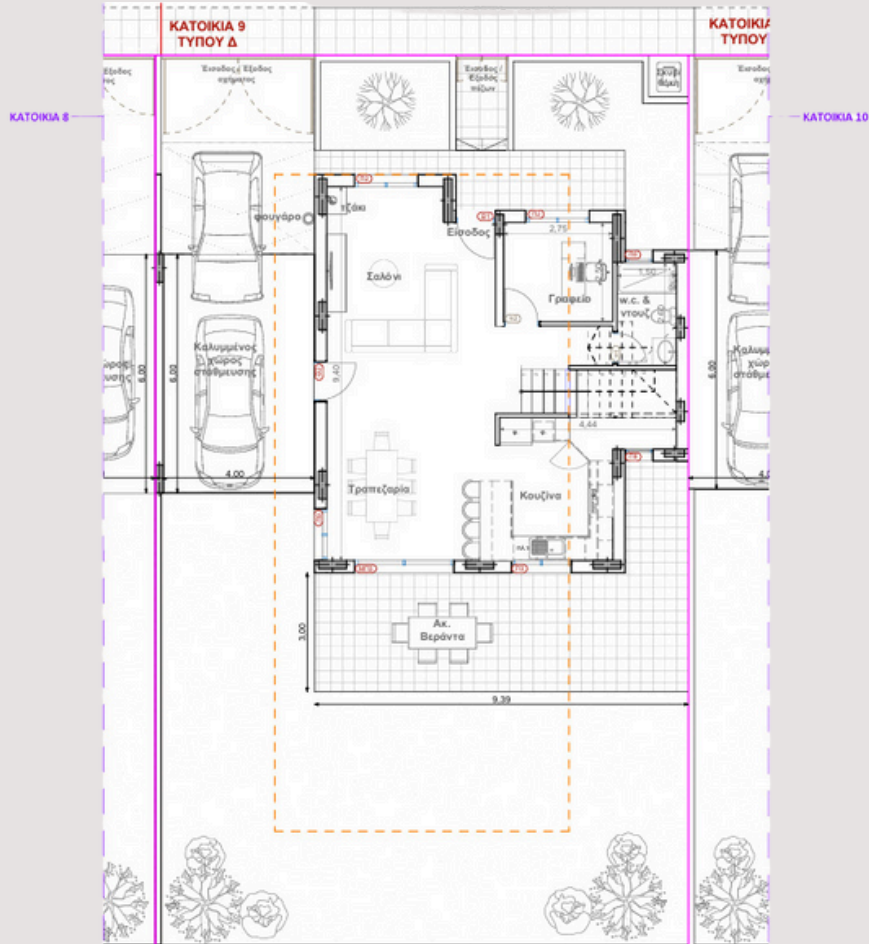


House No.	House Type	Total Area (m <sup>2</sup> )	Total Indoor Living Area (m <sup>2</sup> )	Covered Verandas (m <sup>2</sup> )	Uncovered Verandas (m <sup>2</sup> )	Parking Space (m <sup>2</sup> )	Uncovered Parking Space (m <sup>2</sup> )	PRICE €
9	D	300	154	7	23.4	24	-	<b>SOLD</b>
10	D	300	154	7	23.4	24	-	<b>SOLD</b>

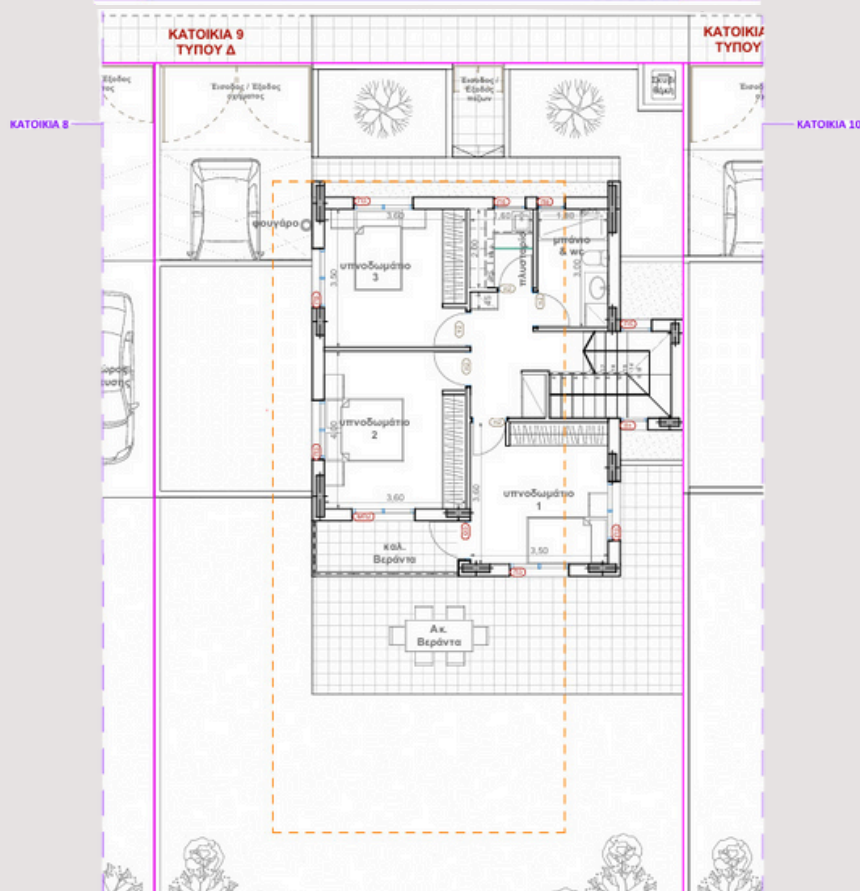




# GROUND FLOOR



# FLOOR PLAN








# GET IN TOUCH


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