

NOVERRA
residences

ecorise.com.cy

BY  **ECORISE**
DEVELOPMENTS



Technical Specifications

Modern Living in the Heart of Larnaca

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Noverra Residences

Ecorise Development Ltd proudly presents a new residential project designed with elegance, functionality, and sustainability in mind.

This contemporary apartment building offers spacious layouts, premium finishes, and seamless integration with the surrounding environment.



Energy Efficiency



All airconditioning included in every apartment.



1 & 2 Bedroom Apartments



1 Parking per Apartment,
2 Parkings for 302 & 303



Energy Class A

Powered by
Photovoltaics & Thermal Insulation



Smart
Energy Living

At Ecorise, energy efficiency is a top priority, ensuring lower long-term maintenance costs for our clients. To achieve this, we integrate advanced solutions into every project:

Photovoltaic Systems: Apartments 301, 302, 303 and communal areas are equipped with dedicated photovoltaic systems, reducing electricity costs and reliance on the grid.

Thermal Insulation of Façade: The entire building façade is insulated with 8 cm of polystyrene, significantly improving thermal performance, minimizing heat loss, and ensuring comfortable indoor conditions year-round.

Roof Insulation: The roof is insulated with 10 cm of polystyrene, offering enhanced protection against heat transfer and contributing to overall building energy efficiency.

Energy Class Certification: Thanks to these measures, the building is certified as Energy Class A, ensuring top performance in energy savings and sustainability.

Aluminium Doors and Windows: Crafted with premium thermal break aluminum, this block combines sleek design with superior insulation for year-round energy efficiency and comfort.

for more info contact us at
70008977 or +357 99 988 977



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Carpentry

The kitchen is designed as the heart of each home, combining generous space with refined finishes.

High-quality melamine cabinetry pairs seamlessly with a granite countertop and backsplash, creating a stylish yet durable setting that elevates everyday living and adds a touch of elegance to the entire residence.



Presurized System:

- Enjoy consistent water pressure, ensuring your daily comfort.

Windows & openings

All exterior openings are fitted with aluminium frames from the latest series (e.g., MU144 by Muskita), a system known for its modern design, strength, and long-lasting performance.



Double Glazing



Security & Durability



Thermal Break Technology



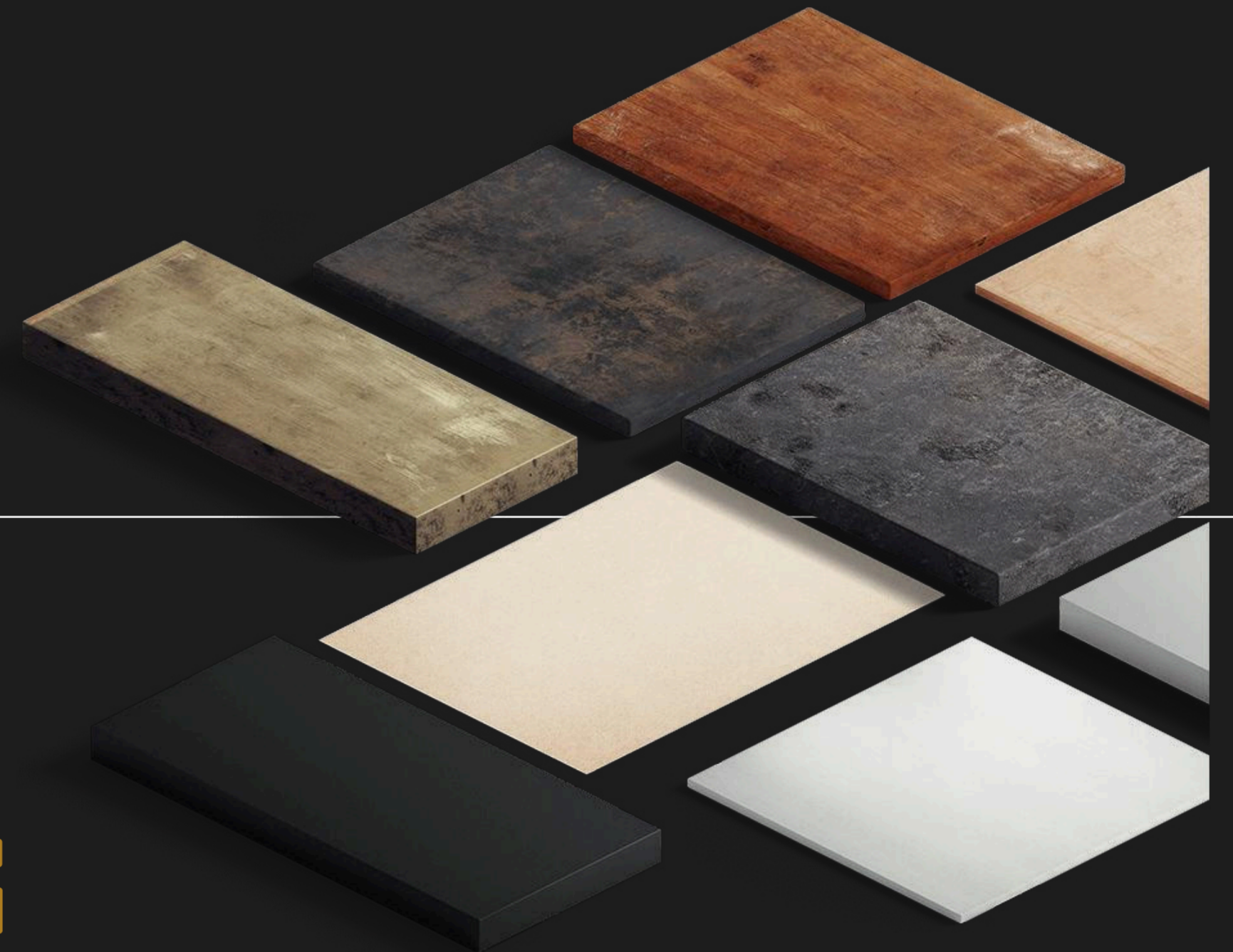
Slim profiles

This combination of advanced technology and elegant design ensures that residents enjoy maximum comfort, security, and energy efficiency in every apartment.



Counterop and backsplash €200/m

Selections available from top-quality granite options



Kitchen

- High quality melamine cabinetry.

Custom Wardrobes

- Bedrooms feature laminated wardrobes, manufactured according to the architectural dimensions and design.

Internal doors

- All internal doors are finished with high-quality laminated surfaces, offering durability, easy maintenance, and a sleek modern look.



False Ceiling Design Feature

Kitchen | Living Room | WC



A sleek, contemporary false ceiling enhances both the living room and shower areas, incorporating elegant ambient lighting, concealed services, and clean architectural lines. This refined design element creates depth, warmth, and a sophisticated atmosphere, elevating the overall living experience with a subtle sense of luxury and precision.

Lights

Elegant lighting installed throughout all common areas, verandas, living areas and showers, ensuring comfort, safety, and modern ambiance.



Recessed Curtain Pocket Detail

An integrated ceiling recess designed to conceal curtain tracks within the suspended gypsum ceiling, creating a clean, uninterrupted architectural line.



Provision for Recessed Sound System – Living Area

The living area is designed with a dedicated ceiling provision for a future recessed sound system installation. Integrated within the gypsum ceiling layout, this pre-planned allowance enables seamless installation of in-ceiling speakers without additional alterations or visible wiring.

A forward-thinking feature that supports smart-home upgrades while preserving the clean, minimalist architectural aesthetic of the space.



Damp proof and Waterproofing

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 Foundation

 Roof - Roof Garden

 Showers

 Covered verandas

Waterproofing of the structure is considered highly critical and has been addressed with specialized systems at all levels of the building:

Foundation: Vertical waterproofing of the foundation is carried out using Mapelastic Foundation.

Roof: A 4 mm thick Extrabit P200 waterproofing membrane is applied to the roof slab.

Verandas & Roof Garden: All verandas and the roof garden are waterproofed beneath the tiling with Sikalastic®-1K applied in a minimum thickness of 2 mm.

Bathrooms & Showers: Special attention is given in wet areas. Showers are treated with two coats of Unolastic waterproofing, incorporating a reinforcement mesh between coats. Importantly, the coating extends not only to the floor but also to one meter up the surrounding walls for enhanced protection.



Sanitaries and fixings

 Premium fittings

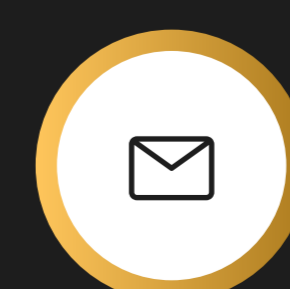
 Walking showers

 Lasting Quality

 Shower cabinets

All apartments are equipped with premium sanitary ware and fittings from well-known international brands, with a total value of **€3,000** per two bedroom apartment and **€1,800** for one bedroom apartment. These selections combine elegance and durability, ensuring both refined aesthetics and long-lasting performance — a balance that defines true quality living.

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A healthier home starts with better air.

Heat recovery ventilation system.

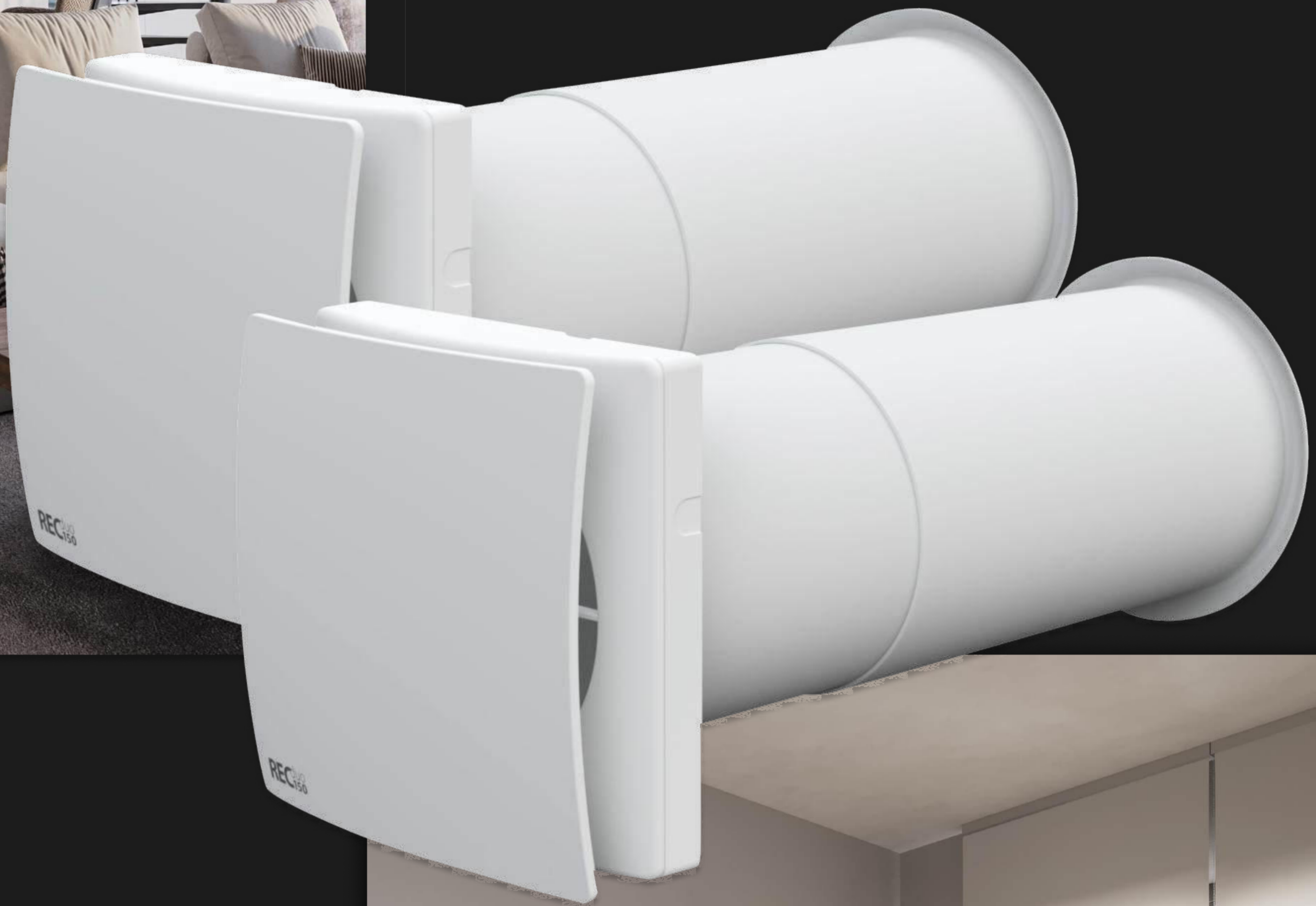
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 Wireless control options

At Noverra Residences, healthy living is a priority.

Each residence features a **modern heat recovery ventilation system**, ensuring a continuous supply of fresh, clean air throughout the year with **maximum energy efficiency** and **comfort**.



- ✓ Up to 90% heat recovery
- ✓ Fresh air without heat loss
- ✓ Ideal for single rooms or paired spaces
- ✓ Silent, compact, and energy-efficient



Comfort You Feel.
Efficiency You Trust.

Enjoy continuous fresh air circulation with energy-efficient heat recovery, ensuring indoor comfort in every season.



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Latest Technology Elevator

Luxurious, latest-technology passenger elevator by a top European brand (KONE / OTIS / Kleemann or Equivalent), engineered to EU standards for safety, comfort, and energy efficiency.



Latest Technology
Elevator



Storage
Areas



Storage Solutions

At Ecorise, we understand that functional storage is essential for modern living. That's why every apartment is equipped with thoughtfully designed solutions that combine practicality with convenience:



External Storage Room



Generous Wardrobes



Additional Storage Options

With these features, residents benefit from a home that is not only beautiful but also highly functional and well-organized.

Bathroom Tiling

Ceramic tiles with dimensions 120x60cm or 100x100cm will be placed, offering a modern aesthetic and durable surface finish.



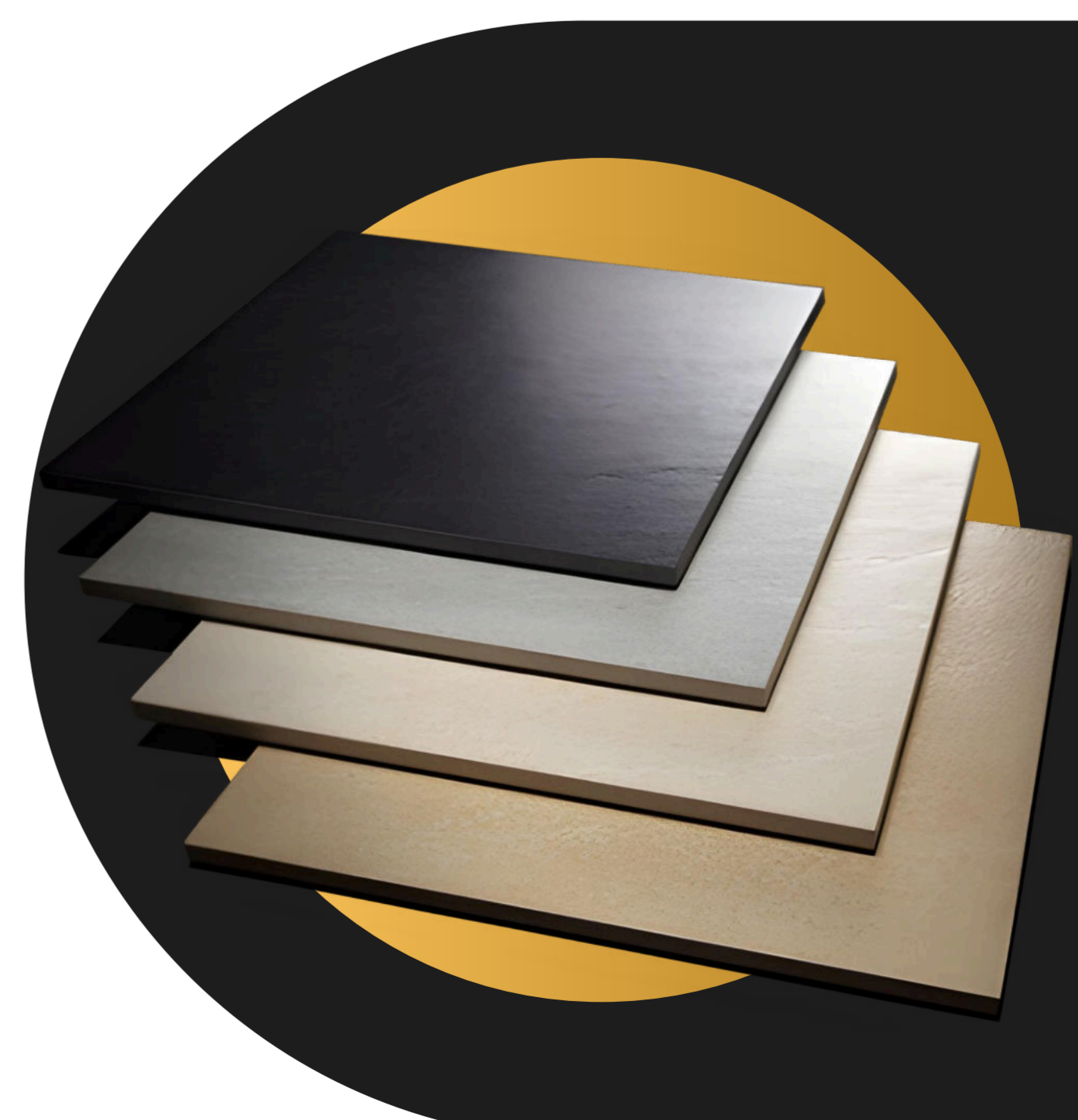
Valued of €25/m²



Flooring

Ceramic tiles in dimensions of 120 × 60 cm or 100 × 100 cm are selected for the main living areas, kitchens, verandas, and bathrooms, enhancing the sense of space with a sleek, modern aesthetic while providing a durable, easy-to-maintain surface.

For the roof garden, 60 × 60 cm ceramic tiles are applied, ensuring proper inclination and water drainage while maintaining a high-quality finish.

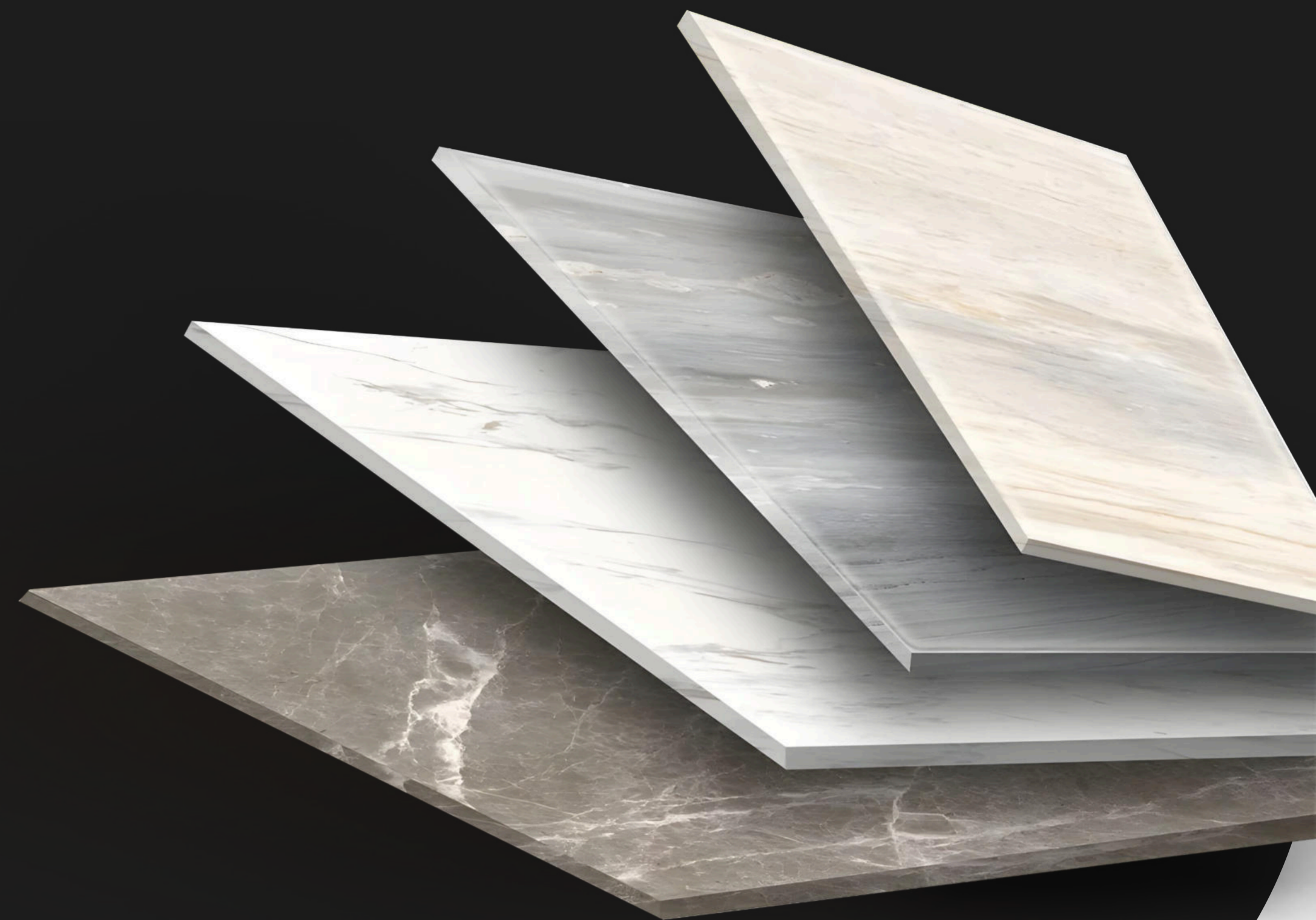


Flooring

Kitchen | Living | Dining Area



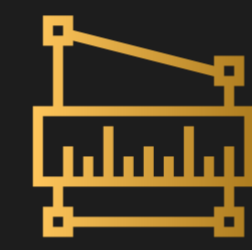
Valued of €25/m²



Verandas | Roof Garden | Bathrooms
(60x60 ceramic tiles)

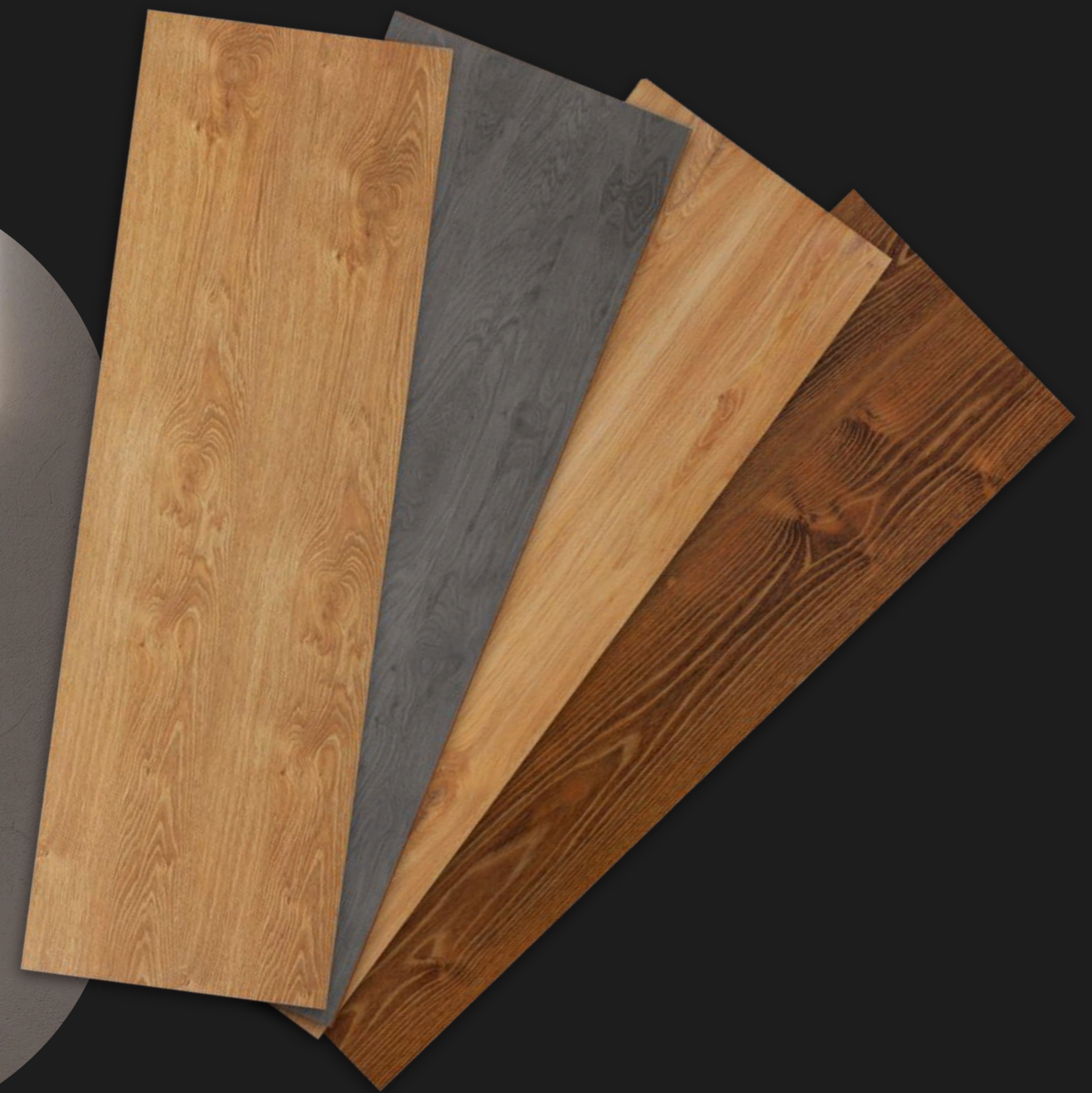
Bedrooms

Laminate parquet with matching skirting



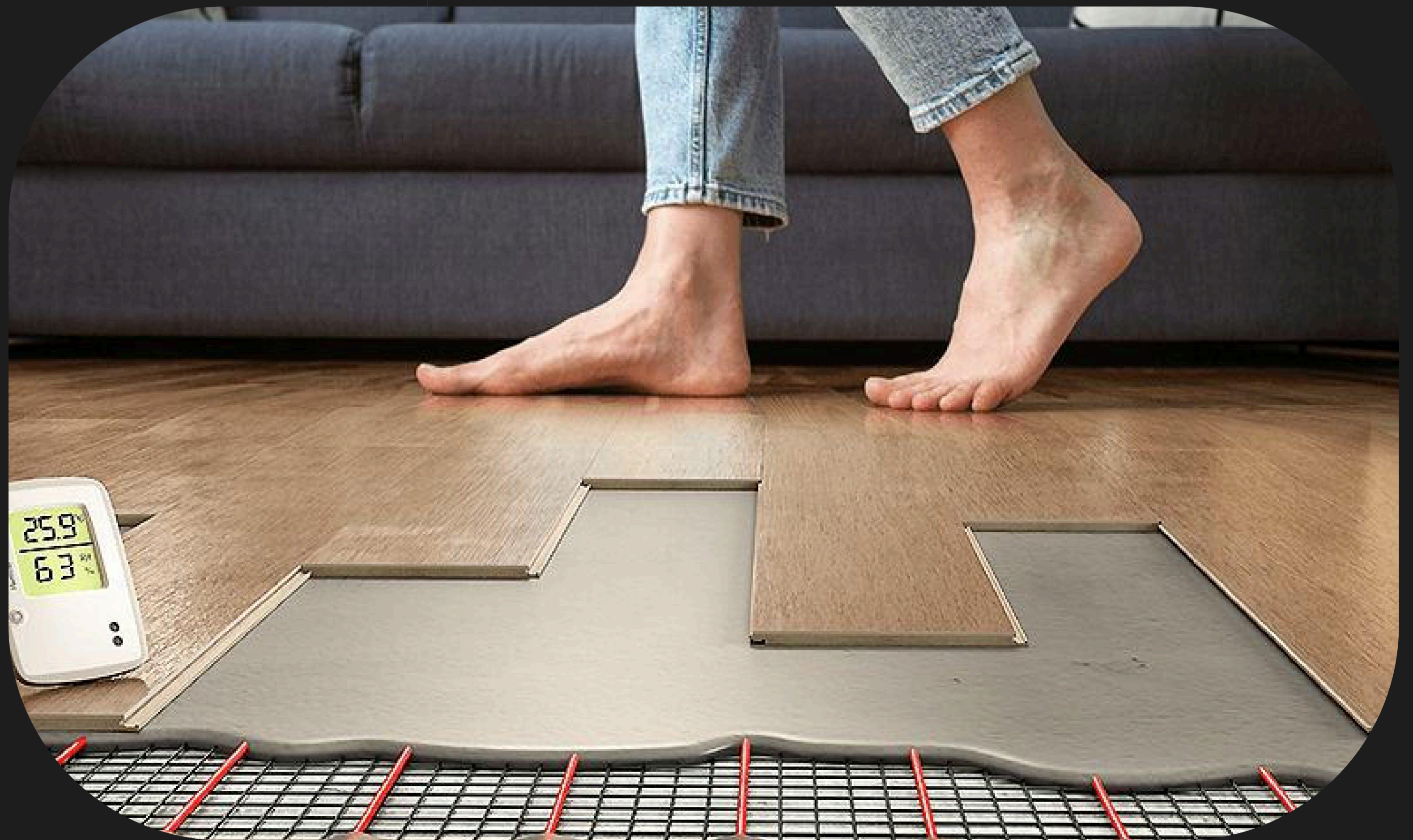
Valued of €30/m²

To enhance comfort and create a warm, welcoming ambiance, all bedrooms are fitted with laminated parquet flooring. This choice not only provides a natural and elegant look but also improves the sense of coziness within the living spaces. The parquet is complemented by matching skirting, ensuring a seamless and refined finish.



Underfloor Heating

Underfloor heating provides gentle, even warmth that enhances comfort by keeping your living space cozy without cold spots.



Apartments 301, 302 & 303

Underfloor heating will be provided in all top-floor apartments 301, 302 and 303, with the complete underfloor piping system installed, allowing for future connection to a heat pump and ensuring optimal thermal comfort.

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Apartments: Areas & Specifications



Dimensions & Specs

Apartment	101	102	103	104	201	202	203	301	302	303
Internal Area	48.5	50	78	78	79	78	77	48.5	78	78
Covered Veranda	15	11.5	18	18	37	18	19	15	18	18
Roof Garden										
covered	-	-	-	-	-	-	-	-	9	9
uncovered	-	-	-	-	-	-	-	-	45.5	45.5
Showers	1	1	2	2	2	2	2	1	2	2
Toilet	1	1	2	2	2	2	2	1	3	3
Total Area (m ²)	63.5	61.5	96	96	116	96	96	63.5	150.5	150.5



Contact us

SCAN TO START
YOUR VIRTUAL TOUR



APARTMENTS
101-102-201-202-301-302

SCAN TO START
YOUR VIRTUAL TOUR



APARTMENTS
103-203-303

Discover the elegance of refined living
with Ecorise Developments.
We are here to guide you through every detail.

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