



Quastilo Exclusives

**B U I L D
Y O U R
O W N**



BUILD YOUR OWN

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BUILD YOUR OWN

A structured approach to creating a property from the ground up.

The Build Your Own programme is designed for clients who prefer to develop their own residence rather than select a ready property. Through a coordinated process, clients are supported in identifying a suitable plot and shaping their project in alignment with their preferences, requirements and overall direction.

APPROACH

Each project is approached with clarity and structure, allowing for informed decisions at every stage. Collaboration with architects, constructors and technical consultants ensures that the project is developed in a consistent and organised manner.

KOMFORT & KLASS

To support different levels of specification, Quastilo offers two structured packages:

KOMFORT — a balanced specification designed for practical living and long-term value.

KLASS — an upgraded specification with enhanced finishes and higher-level design considerations.

Each package provides a clear framework for materials and specifications, allowing for consistency throughout the project.

PROCESS

Clients are provided with structured information, including technical specifications and material guidelines, allowing for a clear understanding of the project scope.

This approach enables better planning, controlled decision-making and a consistent development path.

STRUCTURE

Where required, all regulated activities are carried out in collaboration with licensed professionals, in accordance with applicable Cyprus regulations.

QUASTILO — MORE than expected.

KOMFORT Package

Comfort Living Specification

The KOMFORT Package is designed to provide a balanced and efficient living environment, combining reliable construction standards with modern materials and practical systems suitable for everyday residential use and long-term investment.

The structural system consists of a reinforced concrete frame designed in accordance with applicable Eurocodes, while the building envelope incorporates thermal insulation systems to ensure energy efficiency and indoor comfort. Internal partitions are constructed using masonry or approved dry systems, and all exposed areas, including roofs and verandas, are protected through standard waterproofing applications. Openings are fitted with energy-efficient aluminium frames and double glazing.

From a mechanical perspective, the residence is equipped with a split-unit air conditioning system serving the main living areas and bedrooms, supported by a solar water heating system with electric backup. Plumbing installations include pressurised water supply systems and complete drainage infrastructure, while the electrical installation is carried out using European-standard components with provisions for lighting, power, communication and intercom systems.

Internally, finishes are designed to achieve a clean and modern aesthetic. Living areas, kitchens and external spaces are finished with ceramic tiles, while bedrooms are fitted with laminate parquet flooring. Bathrooms are completed with standard ceramic wall and floor finishes. Joinery elements, including wardrobes, kitchen units and internal doors, are produced using practical and durable materials, ensuring functionality and visual consistency throughout the residence.

Provision is made for essential future upgrades, including basic security systems and infrastructure for automation features such as electric gates, allowing flexibility for further enhancements over time. External works include the formation of parking areas and preparation of landscaped zones in line with the overall development design.

KLASS Package

Architectural Quality & Premium Living Standards

The KLASS Package represents an upgraded residential offering, combining enhanced building performance with advanced mechanical systems and refined architectural finishes, aimed at high-end residential use and premium investment positioning.

The construction follows the same reinforced concrete structural principles, with additional emphasis on build quality and detailing. The building envelope incorporates high-performance thermal insulation systems, while waterproofing solutions are applied with increased specification across all exposed surfaces. Aluminium systems are upgraded to high-performance thermal profiles with energy-efficient glazing, contributing to improved comfort and energy efficiency.

Mechanical installations are significantly enhanced, with the inclusion of a water-based underfloor heating system powered by a high-efficiency heat pump, ensuring uniform temperature distribution. Cooling is achieved through a central VRV or VRF air-conditioning system, with concealed units in the main living areas and dedicated units in the bedrooms. Mechanical ventilation is also incorporated in internal sanitary spaces, while a photovoltaic system is installed to support energy efficiency and long-term operational performance.

Electrical installations are upgraded to support modern living requirements, with extended provisions for lighting design, power distribution and integrated control systems. Infrastructure is incorporated at construction stage to allow for the future implementation of smart home technologies and advanced automation features.

Internally, the KLASS package introduces a higher level of material quality and architectural detailing. Living areas may feature upgraded ceramic or large-format tiles, while bedrooms are finished with semi-solid parquet flooring. Bathrooms are enhanced with premium finishes and improved detailing, and the kitchen is designed as a central architectural element, often including an island configuration and engineered stone surfaces. Joinery elements, including doors, wardrobes and cabinetry, are executed to a higher specification, contributing to a more refined overall aesthetic.

Additional architectural features may include decorative ceilings, integrated lighting design and enhanced outdoor living areas. Where permitted by the architectural design, the development may incorporate swimming pool construction, decking areas and landscaped environments designed to complement the residence.

Subject to the approved architectural design of each unit, provisions may be included for advanced lifestyle features such as smart home automation systems, security and CCTV installations, electrically operated gates, sauna facilities, swimming pool heating systems and roof garden service infrastructure, allowing for a fully upgraded living experience. External works include the formation of parking areas and preparation of landscaped zones in line with the overall development design.

KEY DIFFERENCE – At a Glance

Category	KOMFORT	KLASS
Positioning	Practical & Elegant Living	Premium & High-End Living
Target Use	Family Living / Long-Term Investment	Luxury Living / Premium Investment
Construction Standard	Standard reinforced concrete construction	Enhanced construction detailing and quality
Thermal Insulation	Standard compliant system	High-performance upgraded system
Aluminium & Glazing	Thermal aluminium, double glazing	High-spec thermal systems with improved performance
Cooling System	Split-unit air conditioning	Central VRV / VRF system (concealed in main areas)
Heating System	Provision for heating / optional upgrades	Water-based underfloor heating with heat pump
Ventilation	Natural / basic mechanical where required	Mechanical ventilation in internal areas
Energy Efficiency	Standard energy performance	Enhanced efficiency with photovoltaic system
Electrical Installation	Standard power & lighting provisions	Upgraded distribution with extended points
Smart Home Infrastructure	Basic provisions	Smart-ready infrastructure (automation capable)
Security Systems	Provision for alarm system	Provision for integrated alarm & CCTV systems
Lighting Design	Standard lighting points	Enhanced lighting design & feature ceilings
Floor Finishes (Living Areas)	Standard ceramic tiles	Upgraded / large-format tiles
Bedroom Flooring	Laminate parquet	Semi-solid parquet
Bathroom Finishes	Standard ceramic finishes	Premium finishes & detailing
Kitchen Specification	Functional kitchen units	Upgraded kitchen with island & premium materials
Joinery (Doors, Wardrobes)	Standard finishes	Enhanced design and material quality
Sanitary Ware	Standard European brands	Upgraded branded sanitary fittings
Water Heating	Solar system with electric backup	Solar system with enhanced overall efficiency
Outdoor Areas	Basic landscaping preparation	Designed outdoor living areas
Swimming Pool	Not included (optional)	Included where design permits
Decking & External Features	Basic provisions	Integrated decking & leisure areas
Automation Features	Future provision	Designed for full integration
Electric Gates	Provision	Integrated capability
Wellness Features (Sauna, etc)	Provision	Provision with enhanced infrastructure
Roof Garden	Basic provision	Full-service infrastructure provision

General Note

All specifications are subject to final architectural design and technical development. Quastilo reserves the right to adjust or substitute materials and systems with alternatives of equal or superior quality, maintaining the overall concept and standard of each package.





QUASTILO
PROPERTIES



The Q Effect is the result of clarity, structure and precise positioning.

It is the difference between simply presenting a property and placing it correctly within the market.

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