

**Premium
+ Home**
AETHER LIVING
LOFT CYPRUS

The experience of Cyprus
architecture combined with the
innovation of modular
architecture.

We transform the concept of
compact living and short-term
rental.

Modular house

Front facade

**Premium
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AETHER LIVING
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We manufacture habitable modules that are transported completely ready to any location in Cyprus!

AETHER LIVING LOFT CYPRUS

Have you ever imagined having a contemporary loft, with intelligent design and a view of nature, at a price that fits your budget? A fast, modern, and personality-filled solution, made with modular architecture, ideal for those seeking to live or invest in unique experiences. Get to know Aether Living | Loft Cyprus.

Modular house

Volumetric perspective



Ample internal space and the double-height ceiling provide abundant natural lighting.

GROUND FLOOR PLAN

Intelligent floor plan, designed to optimize space and ensure more comfort and fluidity in daily life. Measurements are 6.15x3.20m on the ground floor and 3.20x2.45m on the mezzanine.

Modular house

Standard layout



Designed to offer
comfort and practicality
with excellence.

CUSTOMIZATION

The standard color of the external and internal walls is WHITE, but it can be replaced by WOOD-LOOK and other colors with a specific quote. Consult to know the values!

Modular house

Panoramic image

COLORS



Aço
Còrten



Madeira
Clara



Nocce
Itàlia



Ral 9003



Ral 9006



Ral 9007



Ral 7039



Ral 7048



Ral 5010



Ral 6002



Ral 3000



Ral 2009



Ral 1023

Complete bathroom, designed to offer functionality, comfort, and an exceptional bathing experience.

BATHROOM FURNISHED

Includes carpentry, marble work, sink, faucet, mirror, shower box, electric shower, toilet, ceiling lining, lighting, niche in the shower box, and porcelain tiles.

Modular house

With complete bathroom



Ideal for those who wish to explore the short-term rental property market.

RENTAL POTENTIAL

Based on Premium Home LTD's experience and market analysis: With high occupancy rates and attractive daily rents, you can achieve significant income from your investment in a short period. Ensure a quick return on investment with our Airbnb-ready packages!

Modular house

Exterior perspective



Comfort and spaciousness with a view to live. From the bedroom to the living room, everything with a double-height ceiling.



@2020arquitectura

Modular house

Internal perspective



Leaving your land ready and prepared for a next step in your life with a simple and easy assembly.

INITIAL PREPARATION

Before the arrival of the Module, it is important that the land is prepared with some basic infrastructures:

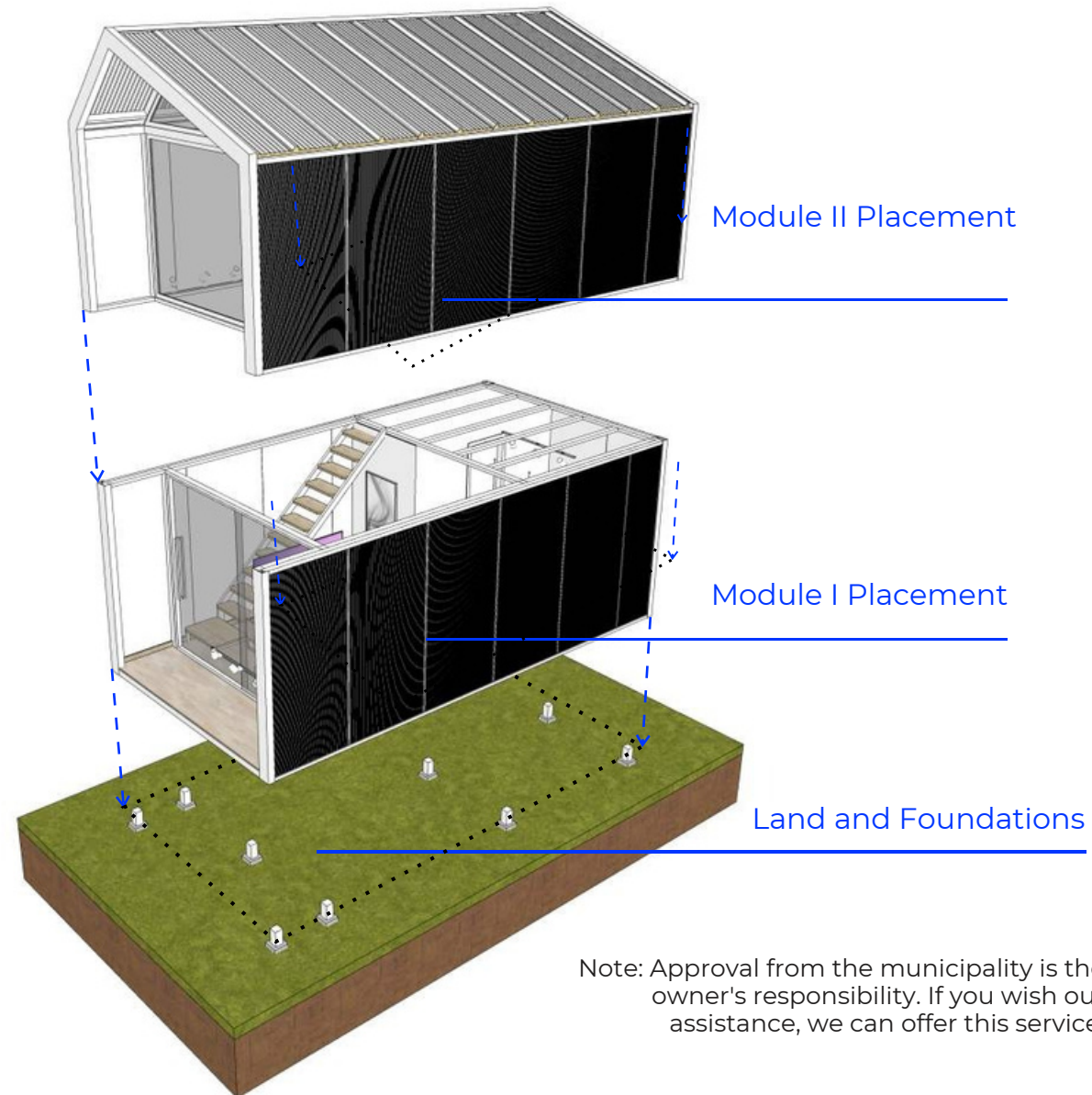
- Base structure (foundations)
- Electrical power point
- Water supply
- Sewage system

Among these items, only the base needs to be finalized at the time of Module delivery. The other installations can be completed later.

Important: These items are the owner's responsibility.

Modular house

System Assembly



Note: Approval from the municipality is the owner's responsibility. If you wish our assistance, we can offer this service.

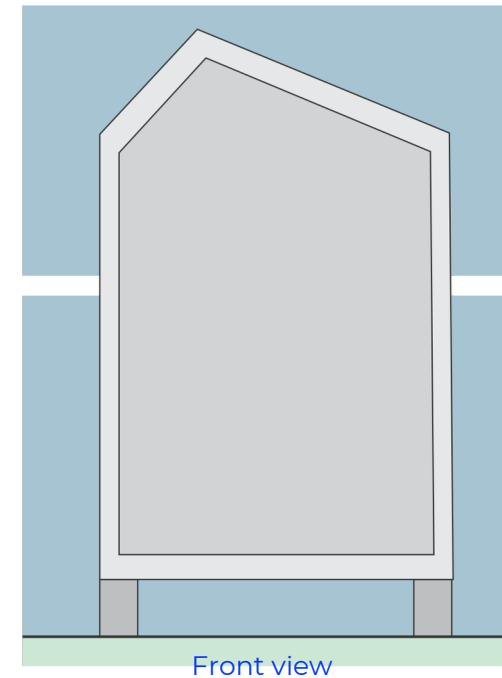
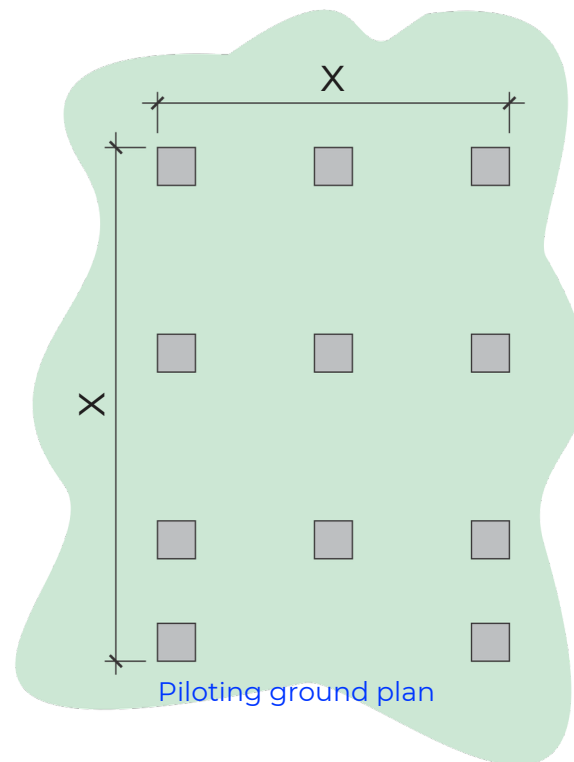
Foundation stage completed: everything ready for the arrival of the modules.

FOUNDATION/BASE

The structural base can be made using pilotis or a raft slab.

- It is extremely necessary for the foundation to be aligned and leveled.
- The minimum ground clearance is 40cm for the pilotis.

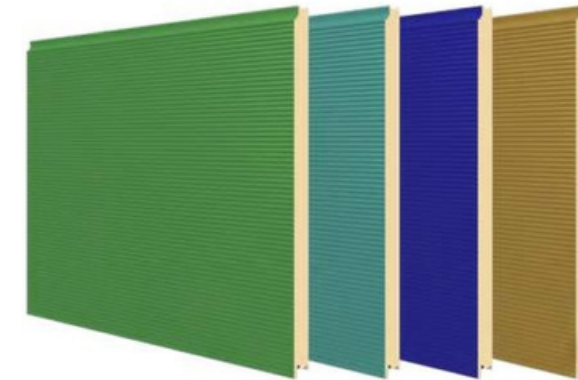
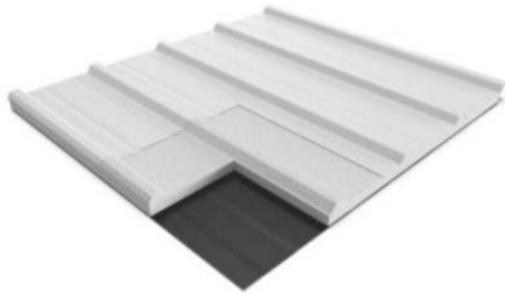
Note: The technical plan with measurements will be sent after contracting.



Modular house

Foundation stage

Isothermal facade panels and sandwich roof tiles provide thermal and acoustic comfort superior to conventional masonry standards.



Materials

Itens inclusos

KITCHEN AND BATHROOM FIXTURES & APPLIANCES (Detailed by Package):



Louças e metais
Itens inclusos

CUSTOM-MADE FURNITURE (Detailed by Package):



Móveis sob medida
Itens inclusos

AETHER LIVING | LOFT STANDARD (TURNKEY SCOPE)

Aether Living Loft Standard (Equivalent to BASICS Package):
Structure: Metal structure, with automotive protective paint.
Plumbing: Cold water, pipes, drains, sewage system, installation of fixtures (faucets, sinks, toilet). Connection to existing water and sewage lines on the land.
Bathroom Finish: Porcelain application on floor and 4 walls of the bathroom. Drywall covering on bathroom wall and ceiling. Plaster and paint on the exterior wall of the bathroom. Shower box waterproofing.
Coverings (Exterior/Interior): Standard 60mm EPS or Polyurethane Isothermal Panels (white color). Thermo-insulating roof tile TP-40, 30mm EPS (white color).
Joinery: Blindex window for double-height ceiling with sliding door. Maxim-ar blindex window for bathroom and bedroom. Swing door for entrance and bathroom. Sliding shower box.
Flooring: Treated pine flooring, white PVC skirting.

Custom-Made Furniture: Carpentry (kitchen countertop, bathroom countertop, and bed headboard). Marble work (brushed gray castle).
Fixtures & Appliances: Toilet, bathroom sink, low bathroom faucet, electric kitchen faucet, electric shower, bathroom faucet regulator, kitchen sink, induction cooktop.
Staircase: Metal structure staircase, wooden steps (for mezzanine)

AETHER LIVING | LOFT PREMIUM (ENHANCED COMFORT AND STYLE)



Aether Living | Loft Standard (Equivalent to BASICS Package):

Exterior/Interior Coverings: Standard 60mm EPS or Polyurethane Sandwich Panels (white color), providing thermal and acoustic comfort.

Roof Panel: 100mm EPS or Polyurethane Sandwich Panel (white color), providing thermal insulation.

Floor: 0.5mm Galvanized sheet, 100mm or 50mm insulation, 18/22mm Plywood/OSB floor board, 12mm Laminate Flooring, White PVC skirting.

Staircase (for Mezzanine): Metal staircase with treated pine steps.

Aether Living | Loft Premium (Equivalent to ESSENTIAL Package): In addition to the Standard features above:

Exterior/Interior Coverings: High-performance 100mm EPS or Polyurethane Isothermal Panels (white color), providing enhanced thermal and acoustic comfort.

Floor Covering: Treated pine flooring. (Optional: Satin cement-look porcelain 60x60cm).

Countertops: Brushed gray castle granite (for kitchen and bathroom countertops).

Aether Living | Loft Elite (Equivalent to LUXURY Package): In addition to the Premium features above:

Exterior Coverings: Knauf Aquapanel Plasterboard 12.5mm + EPS STYROFOAM 50MM or Knauf MineralPlus Insulation 10cm, providing superior thermal and acoustic comfort and exceptional finish.

Interior Walls: Knauf Guardex Plasterboard 12.5mm + Satin Plaster, Primer, Paint.

Roof: 100mm Sandwich Panel (optional EPDM roof coating).

Floor: Concrete panel floor and insulation material included (optional underfloor heating).

Your goal, our modular architecture.
Together, for a better future.
Do good!

Thermal
roof and
walls.

Superior
Insulation:
Thermal roof
and walls

Design
inspired by
Cyprus
architecture

Modular house

Volumetric perspective

Interior
Comfort:
Spacious and
comfortable
area

Exceptional
Comfort

Environmental
Awareness:
Environmentally
friendly
approach

Elegant Design:
Joinery included
(windows/doors),
double-height
ceiling

Turnkey
Solution

Material Quality:
High-quality
materials

Aesthetic
Freedom:
Customization
of colors

Dream, Design, and Achieve

Spaces that add value to your life.

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We are Premium Plus, a Cypriot company offering affordable and modern tiny houses. We know a thing and two about quality and comfort. Our TinyHOUSE models are completely customized and personalized according to your wishes at a reasonable price.

We offer a delivery service throughout the island.

Thank you for your preference!

Count on us to receive your ready home!



@premiumplushome