

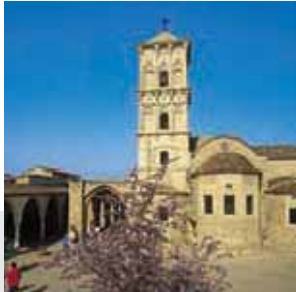
AYIA TRIAS

RESIDENCES

LUXURY APARTMENTS IN LARNACA - CYPRUS







1. Larnaca International Airport / 2. Larnaca Town Center / 3. Beach front
4. To Nicosia (direct access onto motorway) / 5. To Limassol (direct access onto motorway)



About Africanos Property Developers Ltd

Africanos Property Developers Ltd is a family run business situated in Larnaca. With years of experience, we are well established in the field of property development. We base this success on our company policy to provide quality and reliable services to all our customers. We seek to provide a comprehensive service based upon honest communication, as we understand how stressful and demanding it is to buy property in a foreign country. We aim to reduce that purchasing burden by providing coherent information and guidance on all intricacies of this process, prior and after sales, to each client.

About Larnaca

The oldest city of Cyprus, Larnaca has always been populated from its very first settlement until the present date. Originally known as Kition or Kittium, legend has it that the first settlement at the spot was founded by Noah's grandson Khittim. Even now, Larnaca still has strong links to the past as the remains of the ancient city of the once known kingdom of Kitio, are found in the heart of modern Larnaca. Also, the birthplace of philosopher Zenon, founder of the stoic School and home of St. Lazarus who came to live in Larnaca after his resurrection. In the 18th century, the town became a commercial center and the seat of the European consulates. To date, Larnaca is a bustling town, with an advanced infrastructure, an International Airport and Marina. The near by salt lake is a favourite stop over for thousands of immigrant birds in the winter, whilst close by stands a popular Muslim pilgrimage place. Larnaca has been able to retain a relaxed, leisurely atmosphere, and provides an abundance of shops, restaurants, bars and clubs. The town is also culturally renowned for its museums, historical monuments and restored 16th century homes.



About Ayia Trias Residence

Ayia Trias Residence combines smart and contemporary living. The project also provides serenity and privacy, as the building consists of 2 or 3 units on each of the five floors. All apartments have lovely open plan kitchens and spacious balconies communicating with these. Master bedrooms are equipped with shower en suite, whilst top floor owners can enjoy their leisure time on their roof gardens.

Setting

This wonderfully neoclassical building is located within the municipality of Larnaca Town. Found just 1 km southwesterly from the town center and Finikoudes promenade, Ayia Trias Residence is situated in the most exclusive areas of Larnaca. With grand villas and tranquil surroundings, the area is superb for both holiday and residential use. The project is not far from the robust town center, and is only a short walk from the Salt Lake and local amenities and 1500 meters from the Blue Flag beach.

Ground Floor

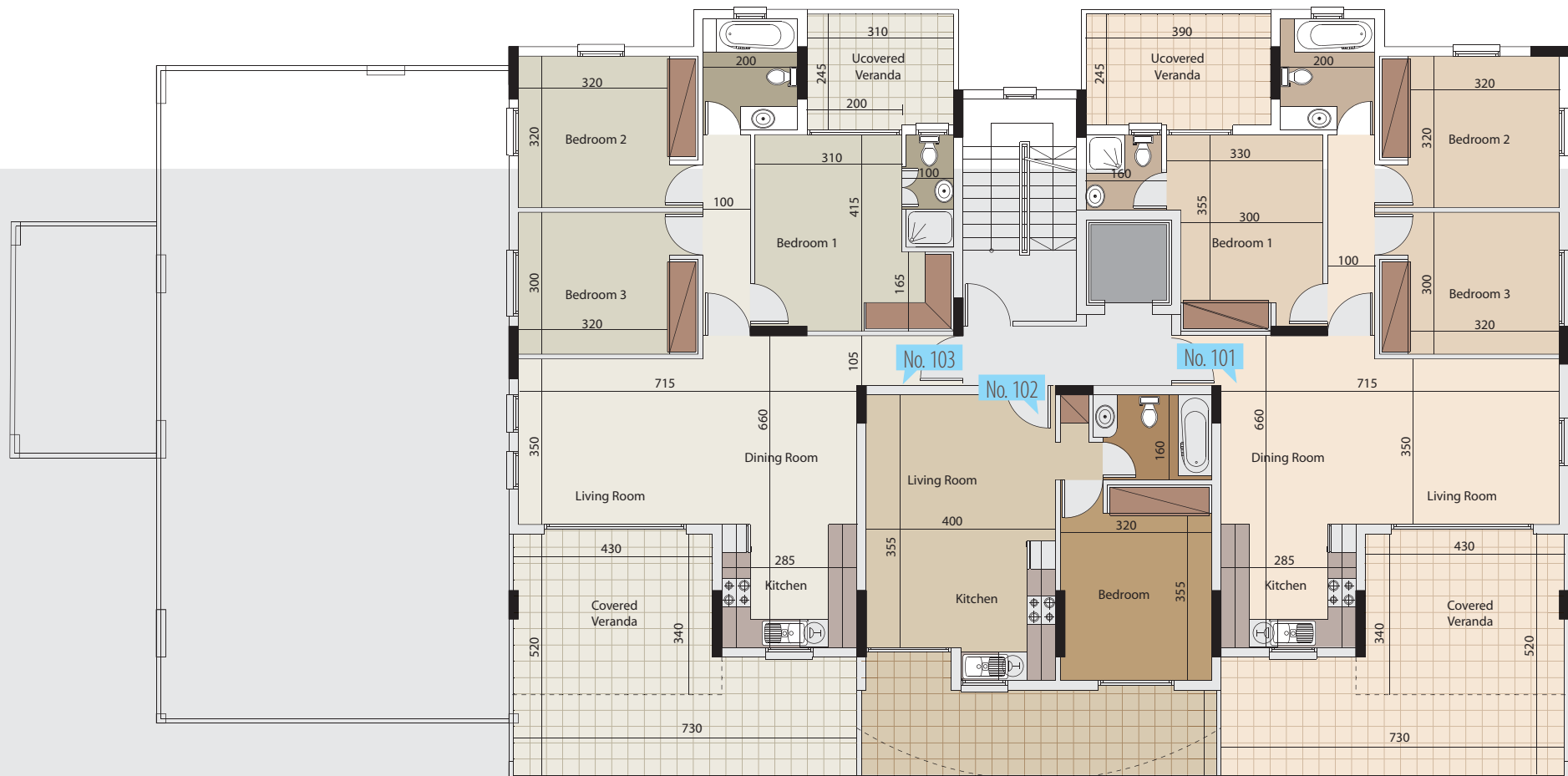


| Apt No.: | Bedrooms | Total Area | | Inside Covered Area | | Covered Verandas | | Uncovered Balconies | |
|----------|----------|----------------|-----------------|---------------------|-----------------|------------------|-----------------|---------------------|-----------------|
| | | M ² | Ft ² | M ² | Ft ² | M ² | Ft ² | M ² | Ft ² |
| 001 | 2 | 119 | 1280 | 96 | 1033 | 11 | 118 | 12 | 129 |

Please Note:

- The figures above do not include the square meters of the communal areas.
- These are calculated in square meters and feet. They are rounded off, therefore they are an approximation.
- The exact figures will be those included in the separate title deed of each property.

First Floor



| Apt No.: | Bedrooms | Total Area | | Inside Covered Area | | Covered Verandas | | Uncovered Balconies | |
|----------|----------|----------------|-----------------|---------------------|-----------------|------------------|-----------------|---------------------|-----------------|
| | | M ² | Ft ² | M ² | Ft ² | M ² | Ft ² | M ² | Ft ² |
| 101 | 3 | 134 | 1442 | 94 | 1011 | 15 | 161 | 25 | 269 |
| 102 | 1 | 64 | 689 | 48 | 516 | 13 | 140 | 3 | 32 |
| 103 | 3 | 135 | 1453 | 96 | 1033 | 15 | 161 | 24 | 258 |

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Second Floor



| Apt No.: | Bedrooms | Total Area | | Inside Covered Area | | Covered Verandas | | Uncovered Balconies | |
|----------|----------|----------------|-----------------|---------------------|-----------------|------------------|-----------------|---------------------|-----------------|
| | | M ² | Ft ² | M ² | Ft ² | M ² | Ft ² | M ² | Ft ² |
| 201 | 3 | 109 | 1173 | 94 | 1011 | 15 | 161 | - | - |
| 202 | 1 | 61 | 656 | 48 | 516 | 13 | 140 | - | - |
| 203 | 3 | 111 | 1194 | 96 | 1033 | 15 | 161 | - | - |

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Third Floor



| Apt No.: | Bedrooms | Total Area | | Inside Covered Area | | Covered Verandas | | Uncovered Balconies | |
|----------|----------|----------------|-----------------|---------------------|-----------------|------------------|-----------------|---------------------|-----------------|
| | | M ² | Ft ² | M ² | Ft ² | M ² | Ft ² | M ² | Ft ² |
| 301 | 2 | 109 | 1173 | 79 | 850 | 27 | 291 | 3 | 32 |
| 302 | 1 | 61 | 656 | 48 | 516 | 13 | 140 | - | - |
| 303 | 2 | 111 | 1194 | 81 | 872 | 27 | 291 | 3 | 32 |

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Fourth Floor

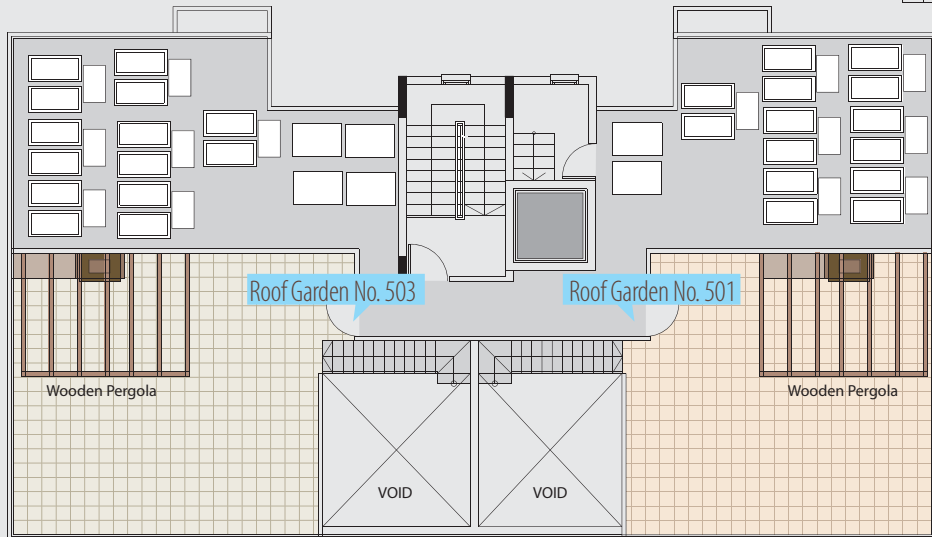
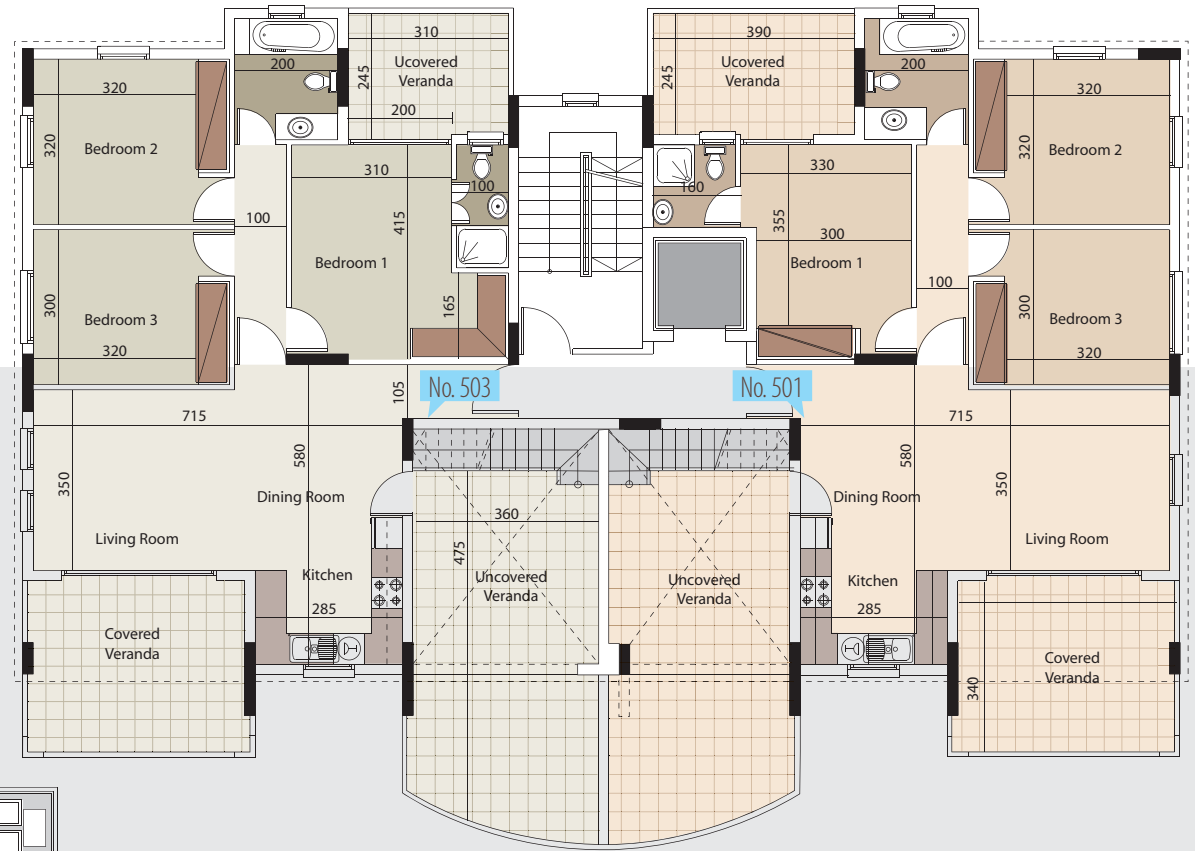


| Apt No.: | Bedrooms | Total Area | | Inside Covered Area | | Covered Verandas | | Uncovered Balconies | |
|----------|----------|----------------|-----------------|---------------------|-----------------|------------------|-----------------|---------------------|-----------------|
| | | M ² | Ft ² | M ² | Ft ² | M ² | Ft ² | M ² | Ft ² |
| 401 | 2 | 103 | 1108 | 79 | 850 | 24 | 258 | - | - |
| 402 | 1 | 61 | 656 | 48 | 516 | 13 | 140 | - | - |
| 403 | 2 | 105 | 1130 | 81 | 872 | 24 | 258 | - | - |

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Fifth Floor & Roof



| Apt No.: | Bedrooms | Total Area | | Inside Covered Area | | Covered Verandas | | Uncovered Balconies | |
|----------|----------|----------------|-----------------|---------------------|-----------------|------------------|-----------------|---------------------|-----------------|
| | | M ² | Ft ² | M ² | Ft ² | M ² | Ft ² | M ² | Ft ² |
| 501 | 3 | 185 | 1991 | 92 | 990 | 8 | 86 | 85 | 915 |
| 503 | 3 | 178 | 1915 | 95 | 1022 | 8 | 86 | 75 | 807 |

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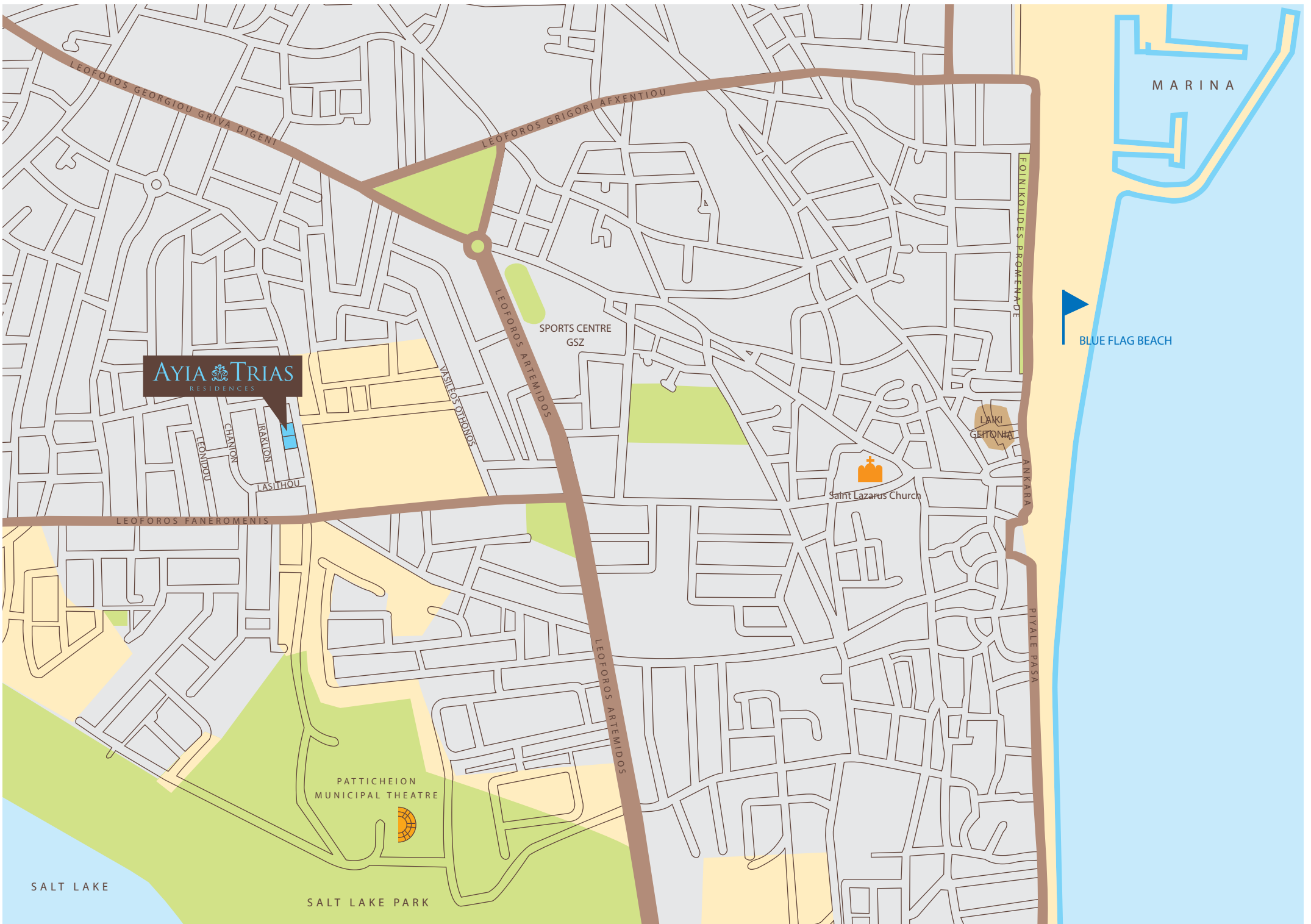
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Technical Specifications

- **Frame:** Reinforced concrete, ensuring earthquake resistance.
- **Walls:** Hollow Bricks 20cm. Externally, plaster and paint finish, internally 10 cm brick, plaster and paint finish.
- **Floors and Bathroom Walls:** Tiles £8.00 per square meter in all areas.
- **Wardrobes and Kitchen Units:** Internally melamine and externally wood ply finish
- **Doors:** Wood ply finish
- **Windows and Sliding doors:** Aluminium with externally tinted double glazing
- **Sanitary fittings:** European Standards and Origin
- **Plumbing:** According to British Standards, P.V.C. pipes for drainage and C.P.V.C for water.
- **Water Supply:** One ton water tank and two solar panels
- **Electrical Installation:** Adequate number of power points, telephone and T.V. points in all rooms
- **Air Conditioning for Hot & Cold Air:** Provisional installation in all rooms.

Please Note: Whilst all reasonable care has been taken in the preparation of this brochure, and the information contained herein is believed to be correct, it cannot be guaranteed and is provided in good faith without liability, This brochure is for guidance only and does not constitute as offer or contract. Photographs, illustrations and artist impressions are indicative only and prospective clients must satisfy themselves as to correctness and suitability of the information through the architectural plans. We undertake color coordination with interior designers, predominantly in neutral colors which are universally liked. The purpose of this is to minimize the burden that the buyer bears when going through the buying procedure. Whoever is interested in selecting their tiles must do so at least 4 months in advance of the due payment for tiles



AYIA TRIAS
RESIDENCES

MARINA

BLUE FLAG BEACH

SPORTS CENTRE
GSZ

Saint Lazarus Church

PATTICHEION
MUNICIPAL THEATRE

SALT LAKE

SALT LAKE PARK

LEOFOROS GEORGIU GRIVA DIGENI

LEOFOROS GRIGORI AFXENTIOU

FOINIKOULES PROMENADE

LEOFOROS ARTEMIDOS

VASILEOS OTIROUDIS

LEOFOROS PANEROMENIS

LEOFOROS ARTEMIDOS

ANKARA

PIVALLI PASA

CHANNON

IRAKLION

LASITHOU

LAKI
GETONIA

OTHER PROJECTS



Angel's Mansion



Forest Park



Paradise Gardens Apartments



Melini Suites