

Forest Park

Luxury Apartments in Oroklini Village - Larnaca - Cyprus



Africanos property developers ltd

the refined version of perfection





About Africanos Property Developers Ltd

Africanos Property Developers Ltd is a family run business situated in the heart of Larnaca town center. 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 Cyprus



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.

Forest Park





1. Larnaca International Airport / 2. Larnaca Town Center / 3. Oroklini Village / 4. Beach front
5. To Nicosia (direct access onto motorway) / 6. To Limassol (direct access onto motorway)

About Forest Park

Forest Park is a thoroughly designed project bringing to light all aspects of an elite habitat. Its neoclassical architecture and modern specifications give this project an extra touch of class in the present era. The development is comprised of 31 apartments, each carefully fabricated to provide comfortable and practical living. The project is further equipped with a large overflow communal swimming pool, sauna, spa and gym. Other features include pressurized water system, landscaped gardens, and marble floors in communal areas, intercom system, central satellite TV antenna, granite worktops, silver kitchen appliances and air conditioning units in all rooms. Apartments on the second, third and fourth floor offer unobstructed sea view and rear apartments have spectacular views of the beautiful green mountain backdrop.

Setting

Located on the foot of Oroklini Mountain, surrounded by lovely green landscapes and tall trees, Forest Park gives reason to the name of this project. Further adding to the tranquil surroundings in which the venture is found, are the peaceful back streets and family orientated neighbourhoods of Oroklini.

Oroklini Village

The village of Oroklini is only a 20 minute drive from Larnaca International Airport and a 15 minute drive from Larnaca Town center. The village provides for a full range of amenities, such as banking (ATMS are also available), shopping and entertainment facilities, like tavernas, donkey and horses rides, a bowling alley and mountain trekking as well as go-carting and gym facilities. Oroklini is located close to sandy beaches, which now proudly own the international Blue Flag award. In the immediate locality is a lake popular with bird watchers and flamingos, and a chapel dedicated to Prophet Elias and St. Catherin's church with its spring of Holy water. The village is best known for maintaining its Cypriot traditions and culture, whilst also providing a plethora of modern homes.



Site Plan

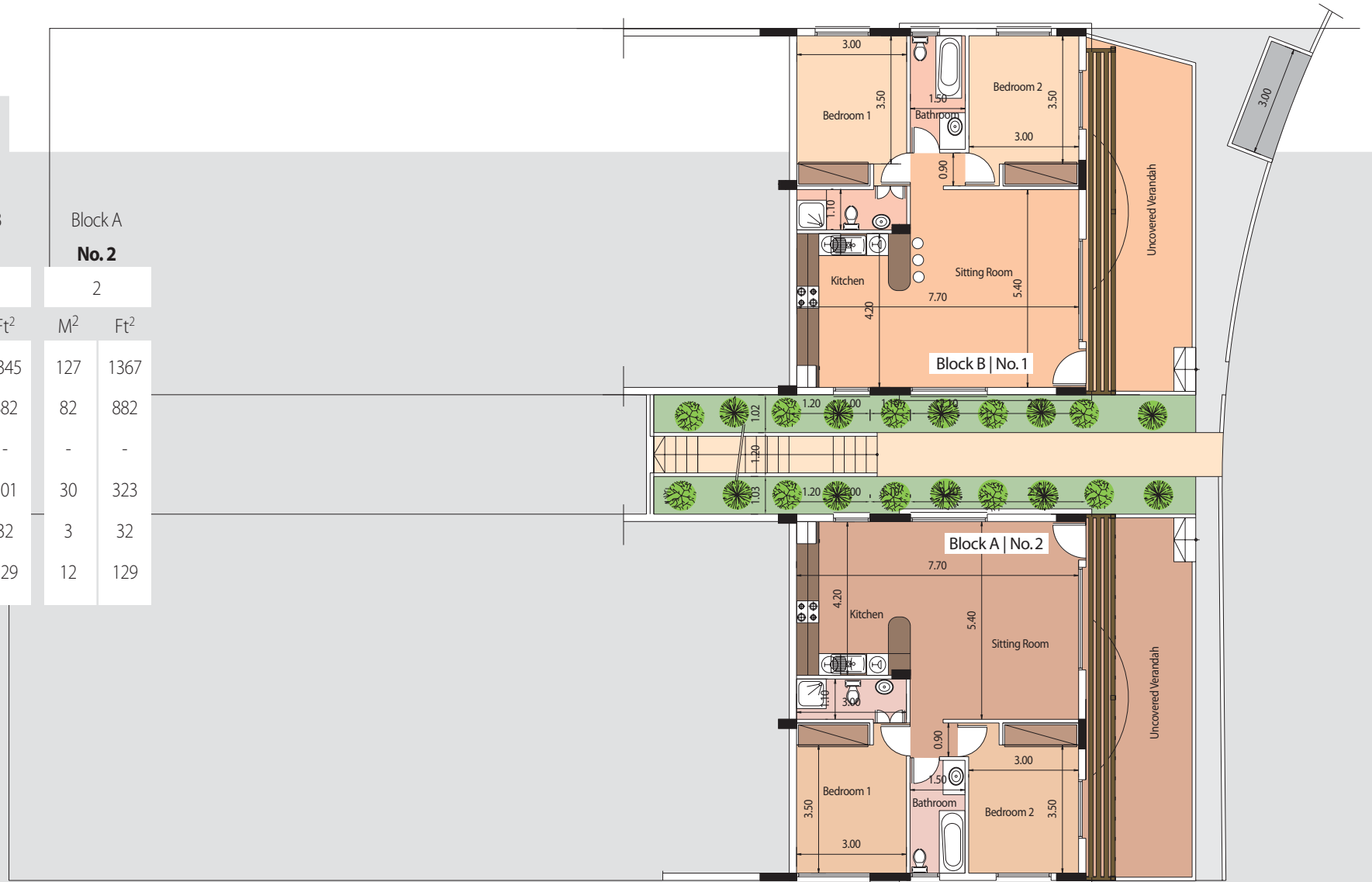


 Forest Park



Ground Floor

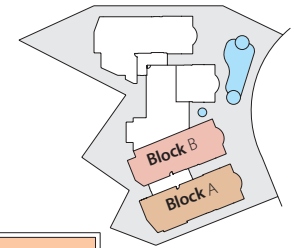
	Block B No. 1		Block A No. 2	
	M ²	Ft ²	M ²	Ft ²
Bedrooms:	2		2	
Total Area:	125	1345	127	1367
Inside Cov. Area:	82	882	82	882
Covered Verandas:	-	-	-	-
Uncov. Balconies:	28	301	30	323
Store Rooms:	3	32	3	32
Parking Ports:	12	129	12	129



Please Note:

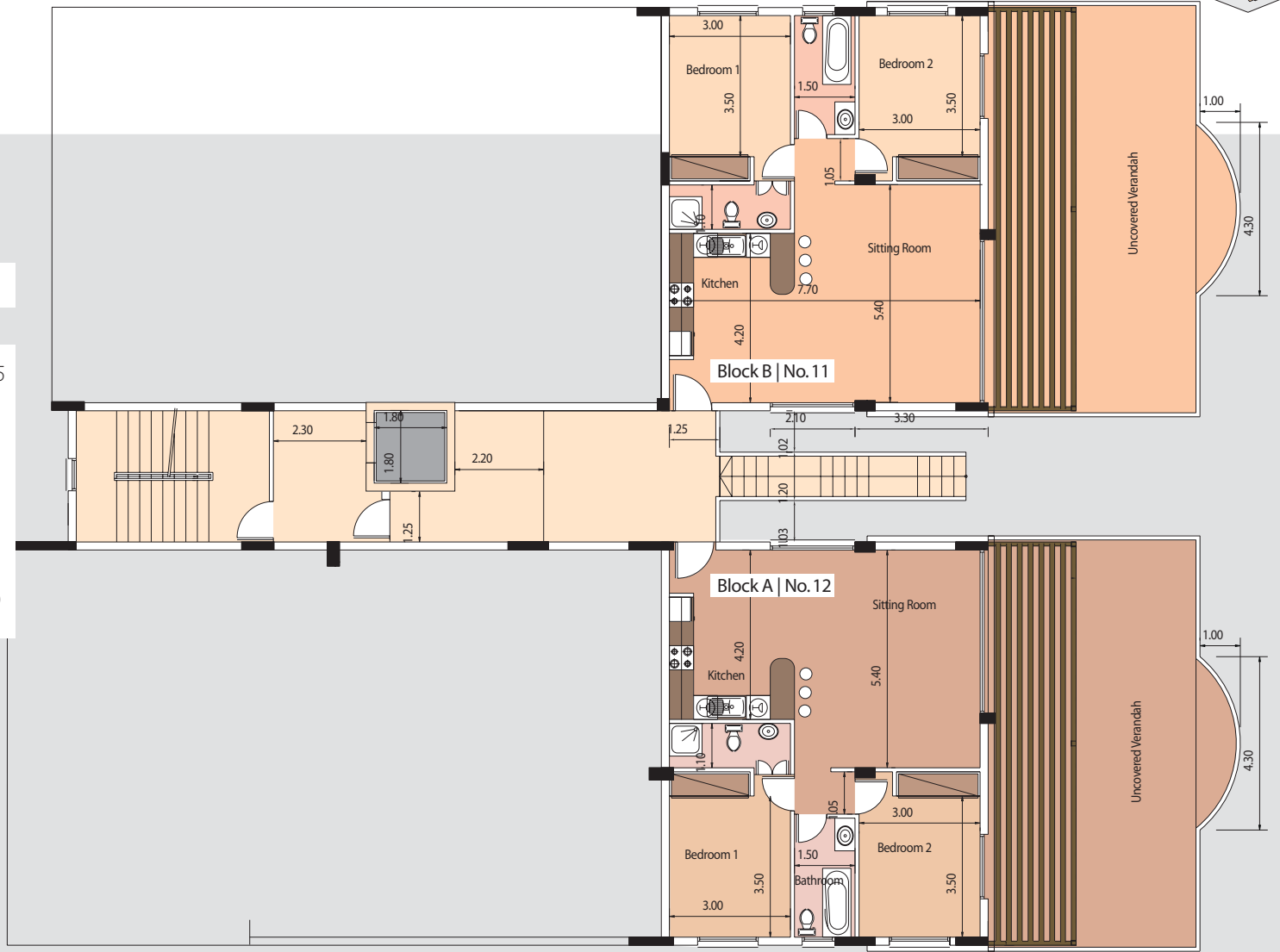
° The figures above do not include the square meters of the communal areas.

° 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

	Block B		Block A	
	No. 11		No. 12	
Bedrooms:	2		2	
	M ²	Ft ²	M ²	Ft ²
Total Area:	151	1625	151	1625
Inside Cov. Area:	82	882	82	882
Covered Verandas:	-	-	-	-
Uncov. Balconies:	54	581	30	323
Store Rooms:	3	32	3	32
Parking Ports:	12	129	12	129



Second Floor

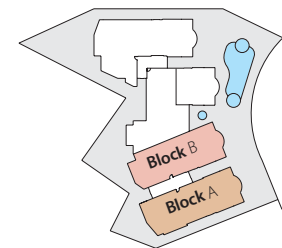
	Block B No. 21		Block A No. 22	
	M ²	Ft ²	M ²	Ft ²
Bedrooms:	2		2	
Total Area:	130	1399	130	1399
Inside Cov. Area:	82	882	82	882
Covered Verandas:	-	-	-	-
Uncov. Balconies:	33	355	33	355
Store Rooms:	3	32	3	32
Parking Ports:	12	129	12	129



Please Note:

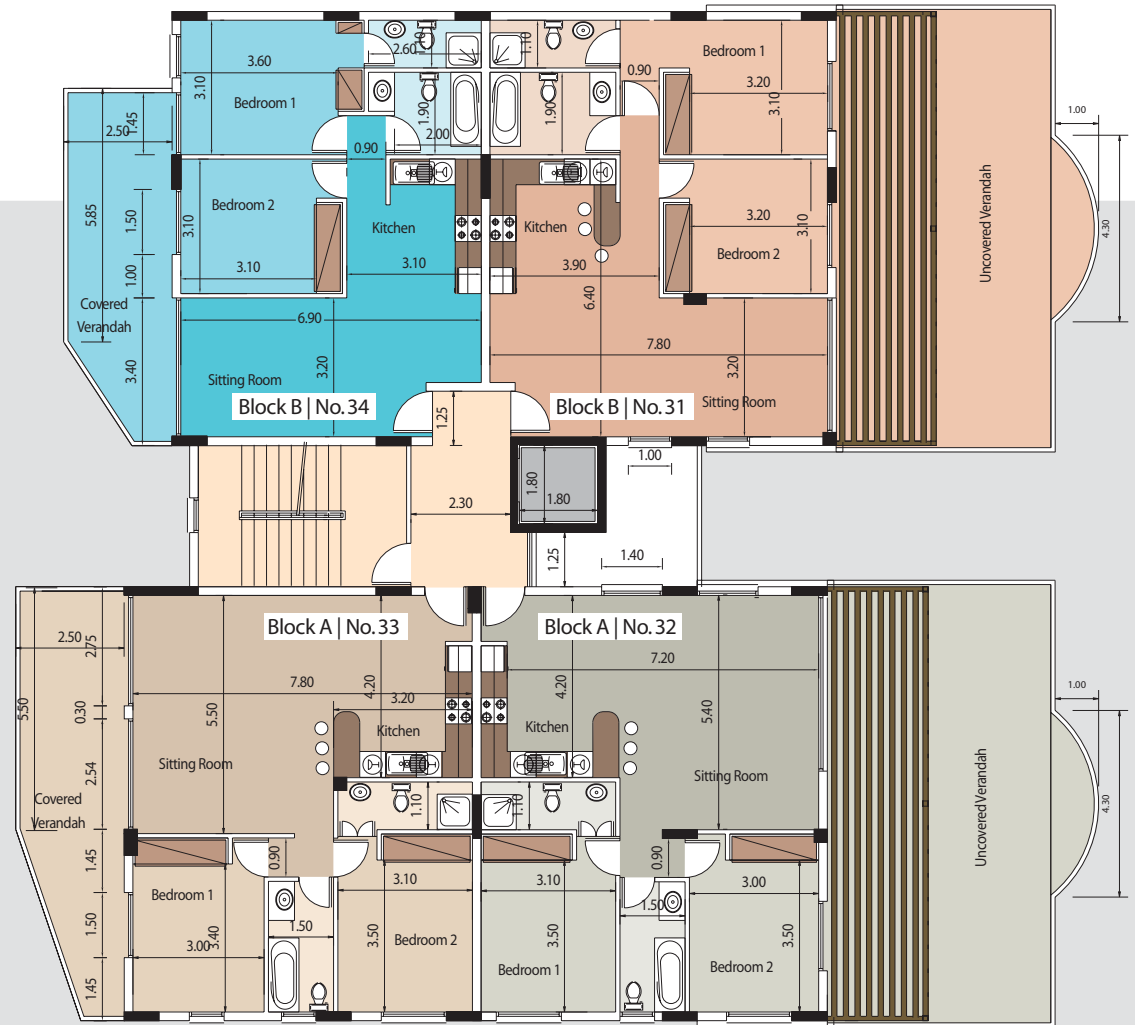
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Third Floor

	Block B No. 31		Block A No. 32		Block A No. 33		Block B No. 34	
	M ²	Ft ²	M ²	Ft ²	M ²	Ft ²	M ²	Ft ²
Bedrooms:	2		2		2		2	
Total Area:	148	1592	151	1625	119	1280	106	1141
Inside Cov. Area:	81	872	82	882	82	882	72	775
Covered Verandas:	-	-	-	-	22	882	19	204
Uncov. Balconies:	52	560	54	581	-	-	-	-
Store Rooms:	3	32	3	32	3	32	3	32
Parking Ports:	12	129	12	129	12	129	12	129

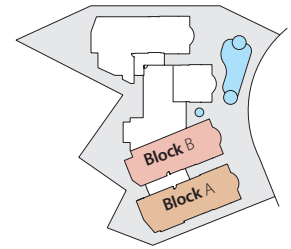


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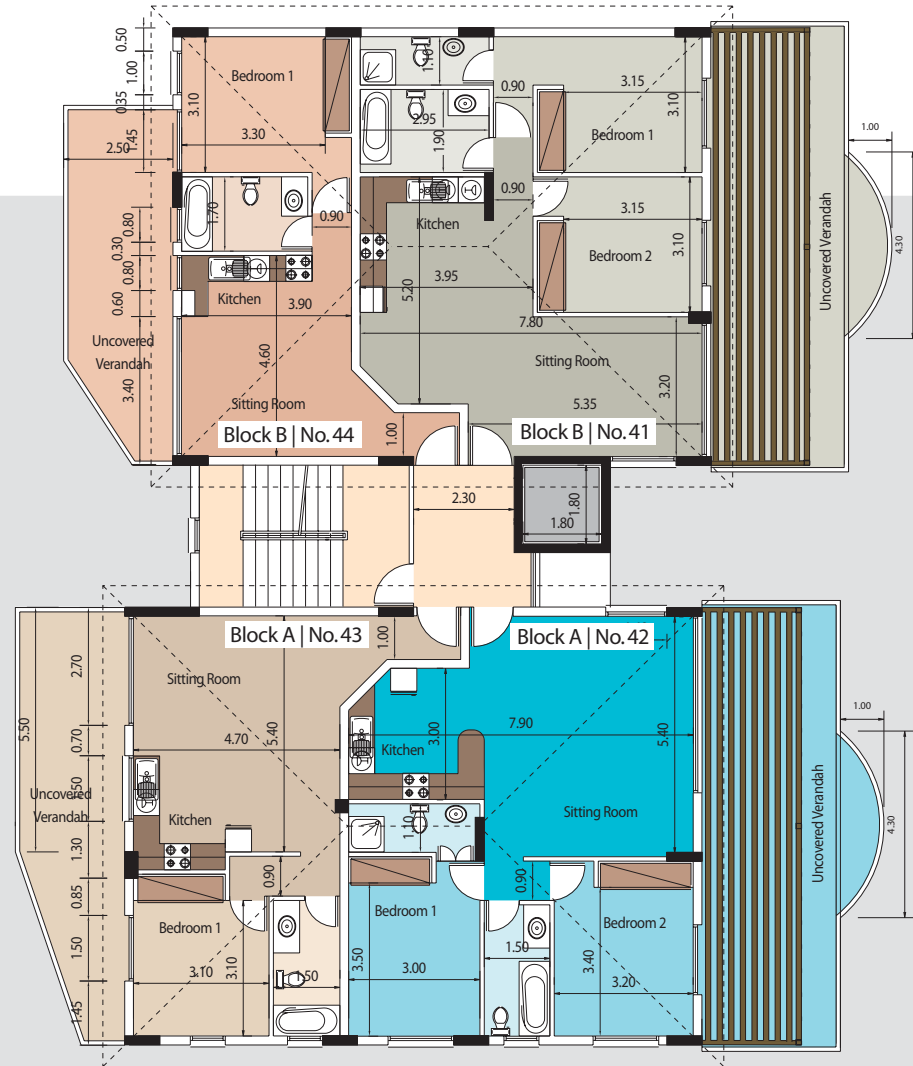
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Fourth Floor



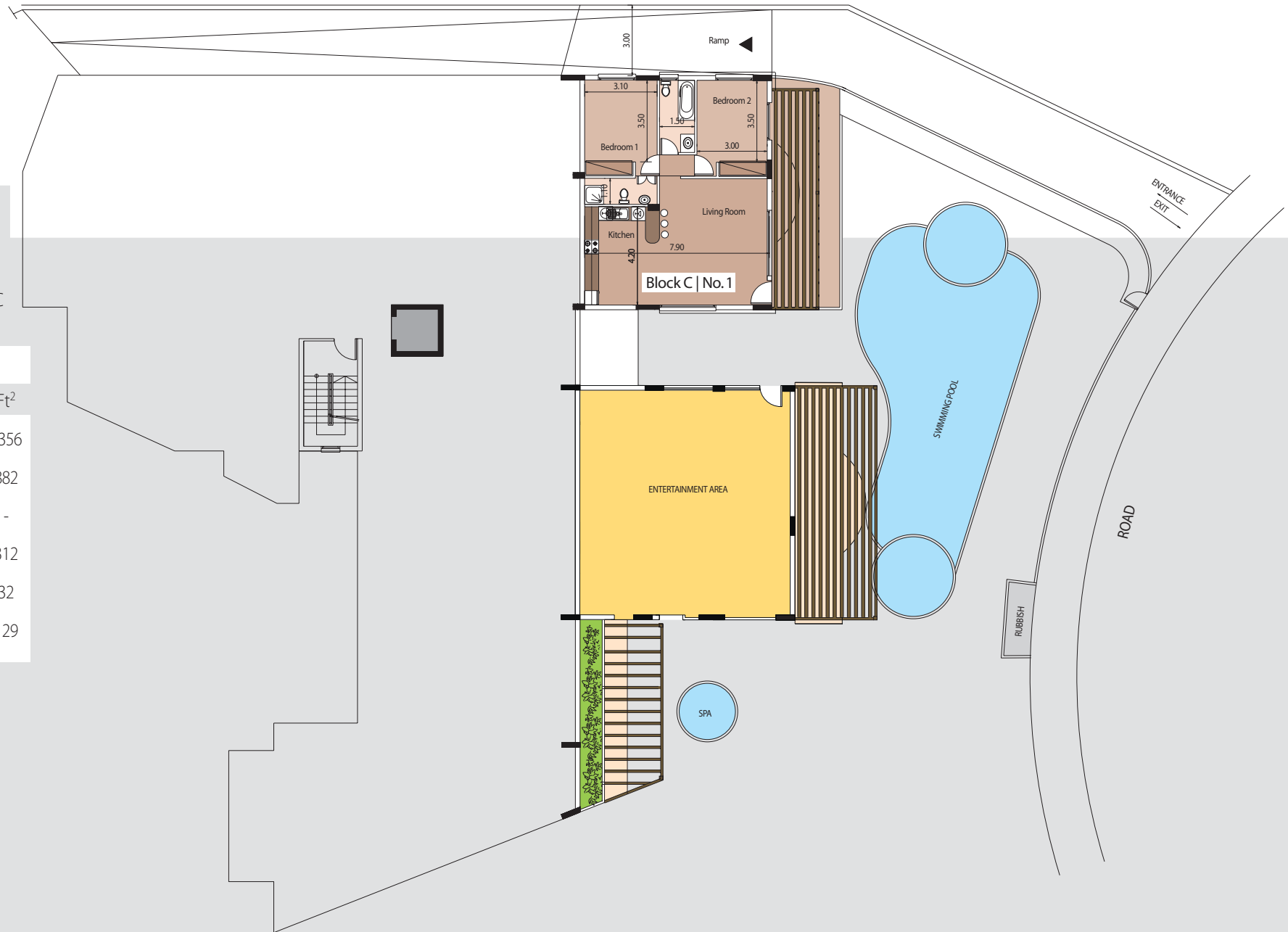
	Block B No. 41		Block A No. 42		Block A No. 43		Block B No. 44	
	M ²	Ft ²	M ²	Ft ²	M ²	Ft ²	M ²	Ft ²
Bedrooms:	2		2		1		1	
Total Area:	125	1345	126	1356	90	968	79	850
Inside Cov. Area:	77	829	78	839	56	603	48	516
Covered Verandas:	-	-	-	-	-	-	-	-
Uncov. Balconies:	33	355	33	355	22	237	19	204
Store Rooms:	3	32	3	32	-	-	-	-
Parking Ports:	12	129	12	129	12	129	12	129



Ground Floor

Block C
No. 1

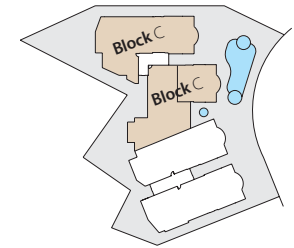
Bedrooms:	2	
	M ²	Ft ²
Total Area:	126	1356
Inside Cov. Area:	82	882
Covered Verandas:	-	-
Uncov. Balconies:	29	312
Store Rooms:	3	32
Parking Ports:	12	129



Please Note:

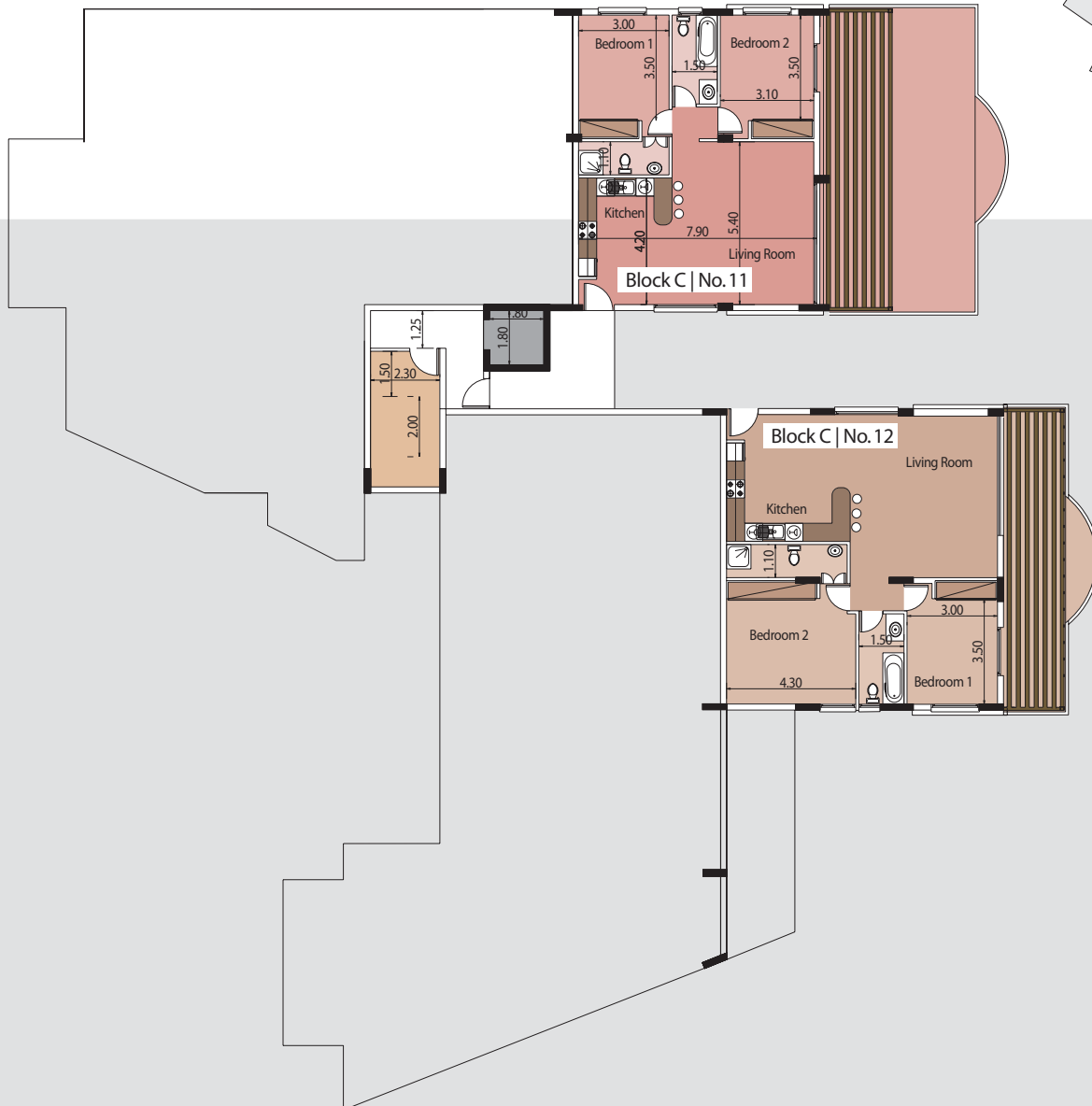
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First Floor

	Block C No. 11		Block C No. 12	
	M ²	Ft ²	M ²	Ft ²
Bedrooms:	2		2	
Total Area:	151	1625	131	1410
Inside Cov. Area:	82	882	94	1011
Covered Verandas:	-	-	-	-
Uncov. Balconies:	54	581	22	237
Store Rooms:	3	32	3	32
Parking Ports:	12	129	12	129



Second Floor

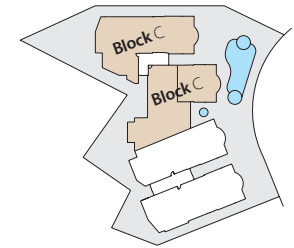
	Block C No. 21		Block C No. 22	
	M ²	Ft ²	M ²	Ft ²
Bedrooms:	2		2	
Total Area:	130	1399	130	1399
Inside Cov. Area:	82	882	82	882
Covered Verandas:	-	-	-	-
Uncov. Balconies:	33	355	33	355
Store Rooms:	3	32	3	32
Parking Ports:	12	129	12	129



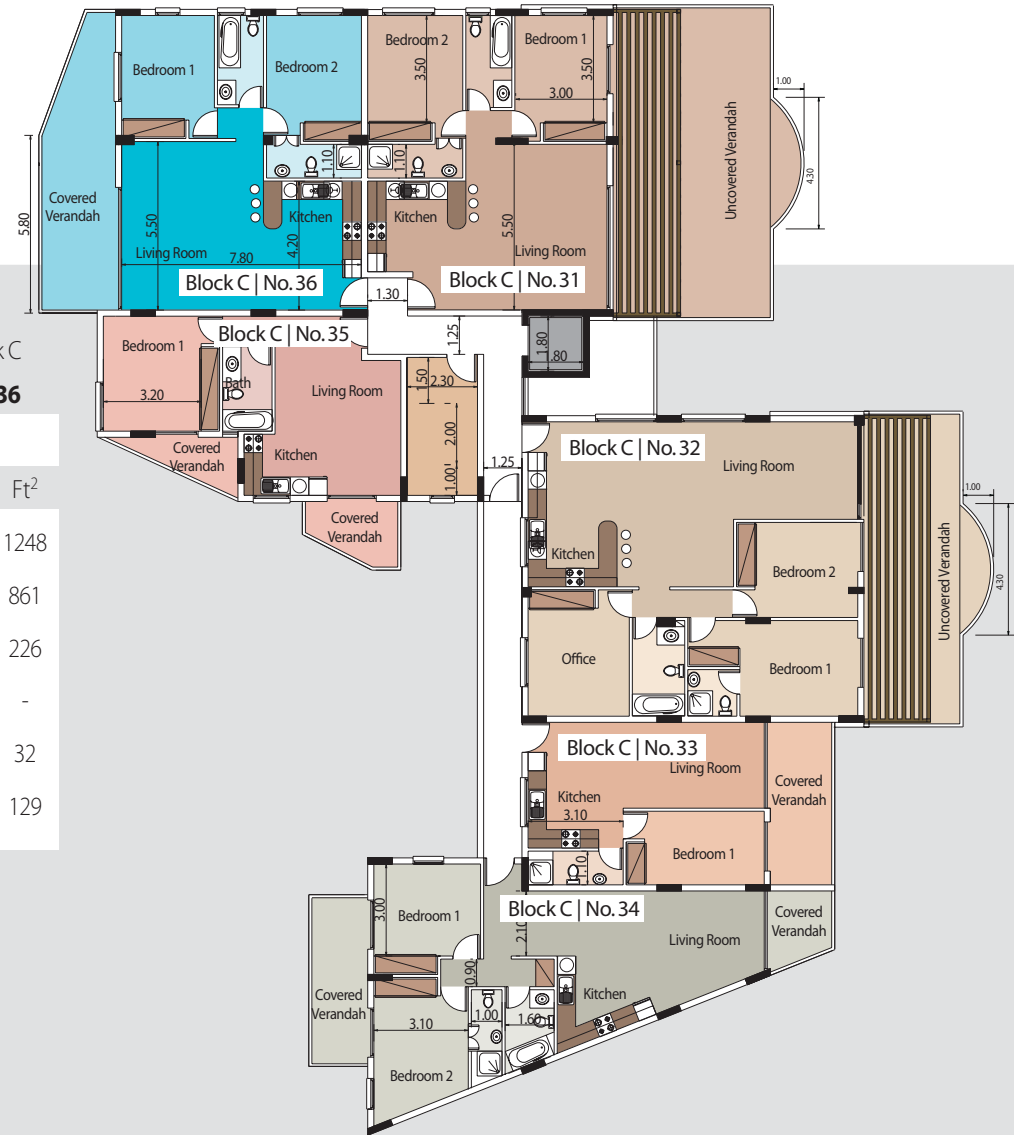
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Third Floor



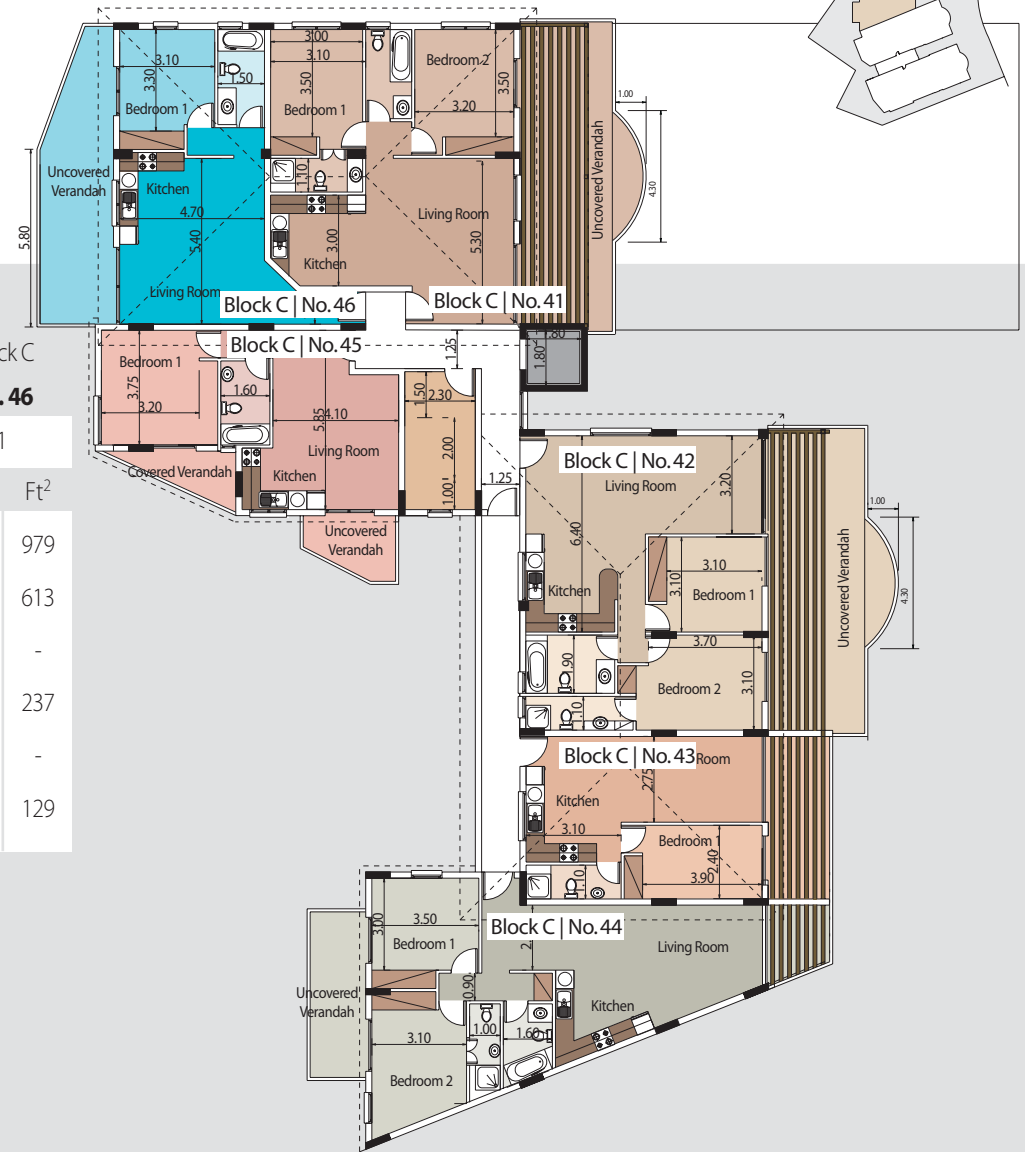
	Block C No. 31		Block C No. 32		Block C No. 33		Block C No. 34		Block C No. 35		Block C No. 36	
Bedrooms:	2		3		1		2		1		2	
	M ²	Ft ²	M ²	Ft ²	M ²	Ft ²	M ²	Ft ²	M ²	Ft ²	M ²	Ft ²
Total Area:	148	1592	160	1722	68	732	108	1162	75	807	116	1248
Inside Cov. Area:	79	850	112	1205	45	484	77	829	52	560	80	861
Covered Verandas:	-	-	-	-	11	118	16	172	11	118	21	226
Uncov. Balconies:	54	581	33	355	-	-	-	-	-	-	-	-
Store Rooms:	3	32	3	32	-	-	3	32	-	-	3	32
Parking Ports:	12	129	12	129	12	129	12	129	12	129	12	129

Please Note:

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Fourth Floor



	Block C No. 41		Block C No. 42		Block C No. 43		Block C No. 44		Block C No. 45		Block C No. 46	
Bedrooms:	2		2		1		2		1		1	
	M ²	Ft ²	M ²	Ft ²	M ²	Ft ²	M ²	Ft ²	M ²	Ft ²	M ²	Ft ²
Total Area:	123	1323	128	1377	70	753	108	1162	69	742	91	979
Inside Cov. Area:	76	818	80	861	47	506	77	829	52	560	57	613
Covered Verandas:	-	-	-	-	-	-	-	-	5	118	-	-
Unconv. Balconies:	32	344	33	355	11	118	16	172	6	54	22	237
Store Rooms:	3	32	3	32	-	-	3	3	-	-	-	-
Parking Ports:	12	129	12	129	12	129	12	12	12	129	12	129



Special Features

- SAUNA
- SPA
- GYM







Technical Characteristics

- **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 tonne 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:** Provisions installation in all rooms.

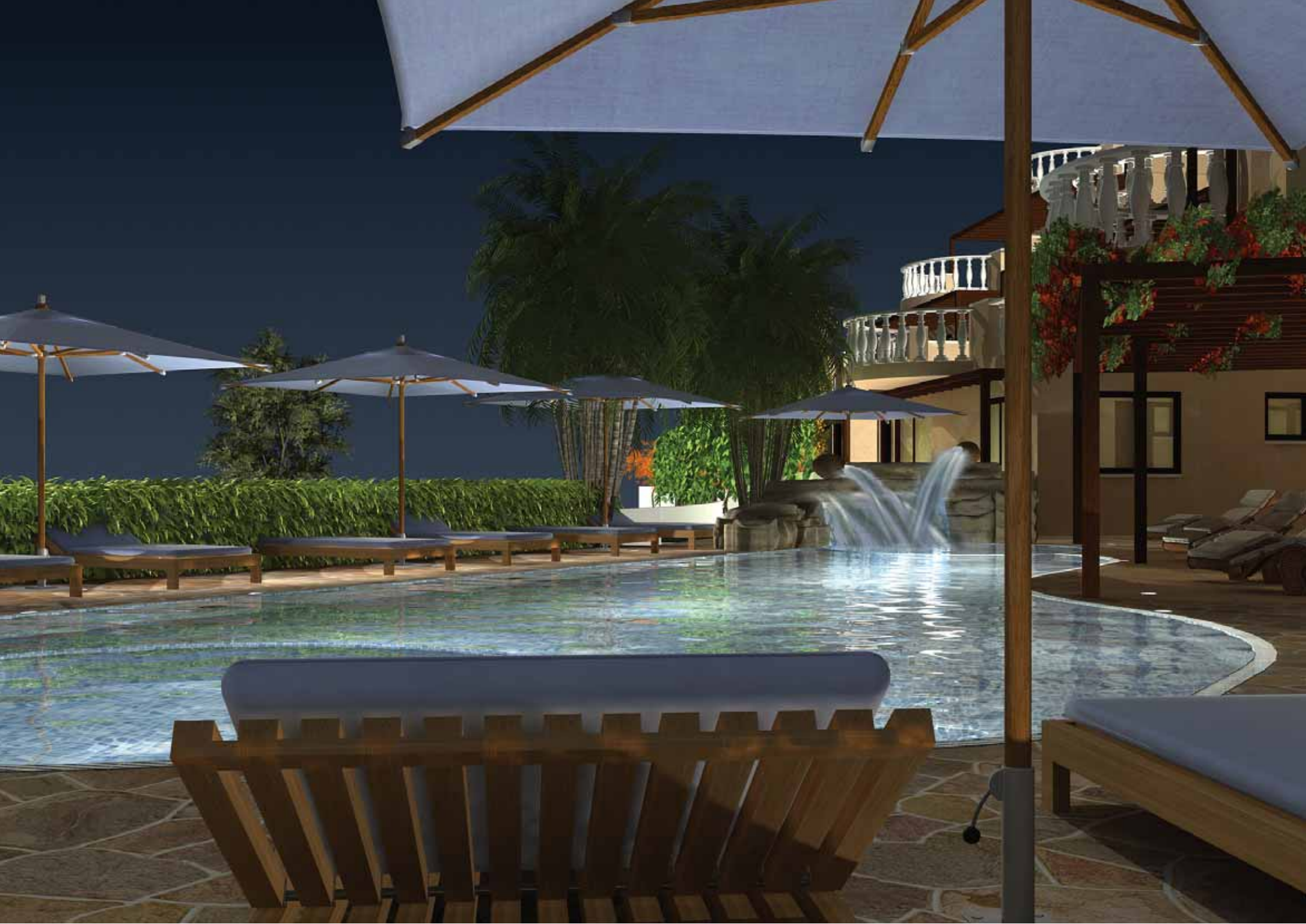
Extra Features

- Pressurized water system
- Overflow swimming pool
- Intercom system
- Marble floors in communal areas
- Central satellite TV Antenna

Special Features

- Sauna
- Spa
- Gym

Please Note: Whilst all reasonable care has been taken in the preparation of this brochure, and the information contained here in 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.



OTHER PROJECTS



Paradise Villas



Paradise Villas



Oroklini Houses



Melini Suites