

SEA BREEZE VILLAS




AFRICANOS
PROPERTY DEVELOPERS

YOUR HOME IN THE
HEART OF LARNACA

SEA BREEZE VILLAS
WHERE QUALITY MEETS PERFECTION!

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Company Profile

Africanos Property Developers Limited is a family owned and managed business which develops residential and commercial real estate in the district and town of Larnaca, Cyprus.

Established in 1990 by the owner and managing director, Mr. Anastasios (Mr.Tasos) Anastasiou, the business has flourished into a reputable organization selling hundreds of top - quality properties.

Africanos prides itself in the fact that to this day, it has constructed more than forty (40) projects, all sold and completed with property title deeds.

Africanos services are based on trust, honesty and open communication - the essential building blocks for developing tomorrows - **Refined Version of Perfection!!**



Project Description

Africanos proudly launches its new project on the Larnaca-Dhekelia Beach Road- **The Sea Breeze Villas**. Located not more than 5-10 minutes' drive from Larnaca town centre/ Larnaca International Airport and the main motorways leading to all major cities, the **Sea Breeze Villas** are located in an established residential area, approximately 500m from the beachfront. The project composes of three (3) residential villas in an area which has been identified for high growth potential and future development gains. The position provides privacy and accessibility to all amenities and boasts independent modern-designed villas with three en-suite bedrooms, a private roof-garden, gardens and a private optional swimming pool.

The Villas have top-end excellent internal layouts and external finishes. Set amidst easy-care gardens with paved flooring bordering the optional swimming pool, double garage and verandas, the **Sea Breeze Villas** uses a unique combination of glass, first-class quality paint and timber to appeal to the **New Home Buyer** who is looking to obtain the Cyprus Permanent Residency.

Project completion date is estimated to be eight (8) months from the date of signing a Contract of Sale.



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Please Note: ▼

The figures are rounded off to the nearest square meter, therefore they are an approximation. Africanos Property Developers Limited does not warrant the accuracy or completeness of any information (including text, graphics and renderings) contained in this document. Africanos Property Developers Limited assumes no liability for inaccuracies, errors or omissions and shall not be liable for any damages arising out of the information contained herein. All dimensions are approximate. Maps, drawings and elevations are artist renderings and are for informational purposes only. Product availability are subject to change without prior notice or obligation.

Παρακαλώ σημειώστε: ▼

Τα τετραγωνικά μέτρα στρογγυλοποιούνται στο πλησιέστερο τετραγωνικό μέτρο, ως εκ τούτου είναι κατά προσέγγιση. Η Εταιρεία Africanos Property Developers Limited δεν εγγυάται την ακρίβεια ή την πληρότητα των πληροφοριών (συμπεριλαμβανομένων κειμένων, γραφικών και αποδόσεις) που περιέχονται στο παρόν έγγραφο. Η Εταιρεία Africanos Property Developers Limited δεν αναλαμβάνει καμία ευθύνη για τυχόν ανακρίβειες, λάθη ή παραλήψεις και δεν φέρει καμία ευθύνη για τυχόν ζημιές που προκύπτουν από τις πληροφορίες που περιέχονται στο παρόν έγγραφο. Όλες οι διαστάσεις είναι κατά προσέγγιση. Χάρτες, σχέδια και τομές είναι απεικονίσεις καλλιτεχνικές και είναι μόνο για ενημερωτικούς σκοπούς. Η διαθεσιμότητα των προϊόντων μπορεί να αλλάξει χωρίς προηγούμενη ειδοποίηση ή υποχρέωση.



Αρ. Κατοικίας. House. No.	Υπν/τια Bedrooms.	Μπάνια Bathrooms.	Εμβαδόν Οικόπεδου Land Plot (m ²)	Εσωτερικών Καλυμ.Εμβαδόν Internal Covered Area (m ²)	Καλυμ. Βεράντα Covered Verandas (m ²)	Roof Garden (m ²)	Διπλός Χώρος Στάθμευσης Double Covered Parking	Μηχανοστάσιο Engine Room (m ²)
1	3	4	264	158	18	57	25	2
2	3	4	264	158	18	57	21	2
3	3	4	264	158	16	71	16	1

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1



73

18

2



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YOUR LOCAL PROPERTY EXPERT!

First Floor

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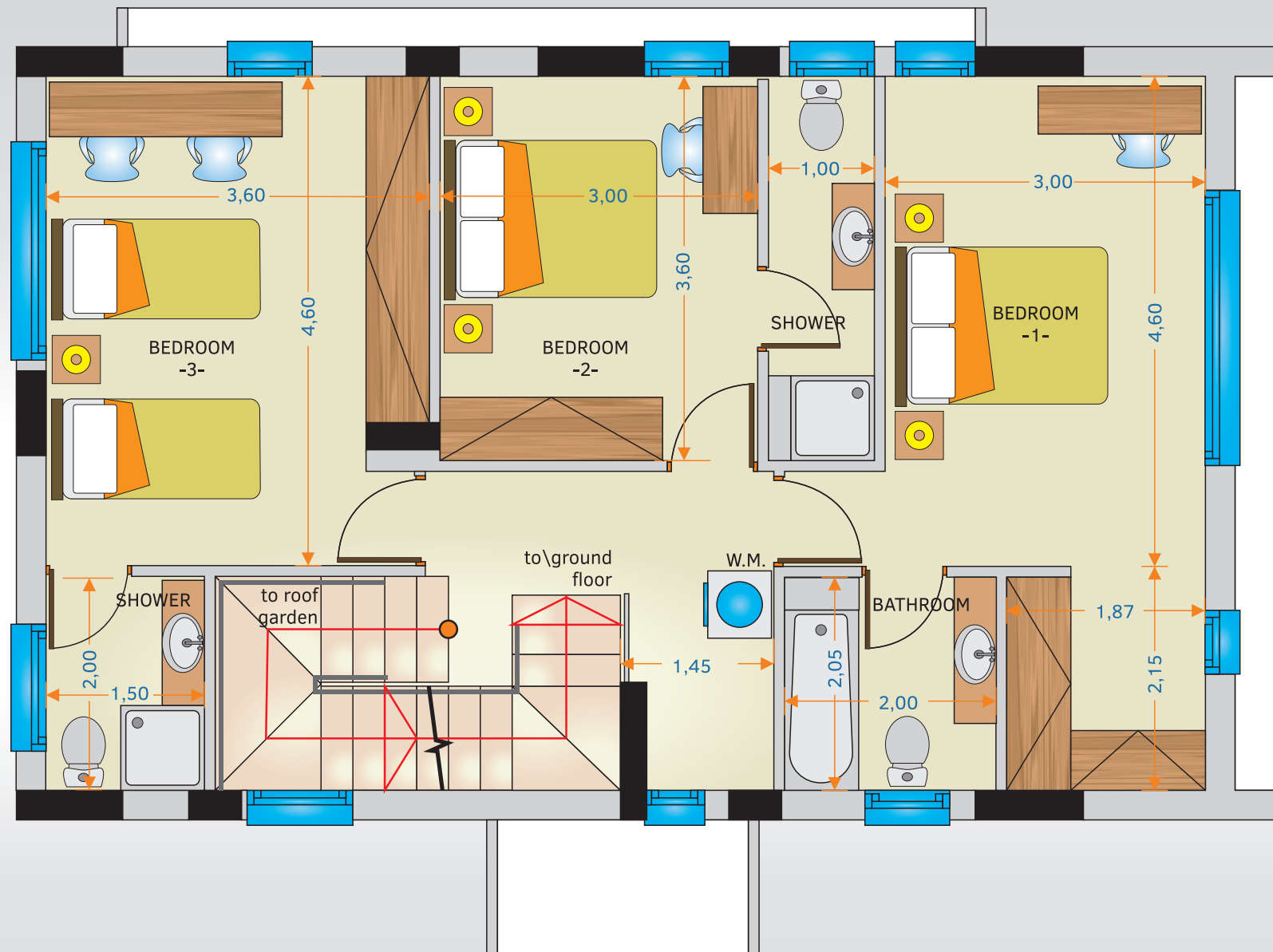
HOUSE

1



Καλυμ. Εμβαδόν
Covered Area (m²)

85



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MAKE THE RIGHT MOVE!

Roof Garden

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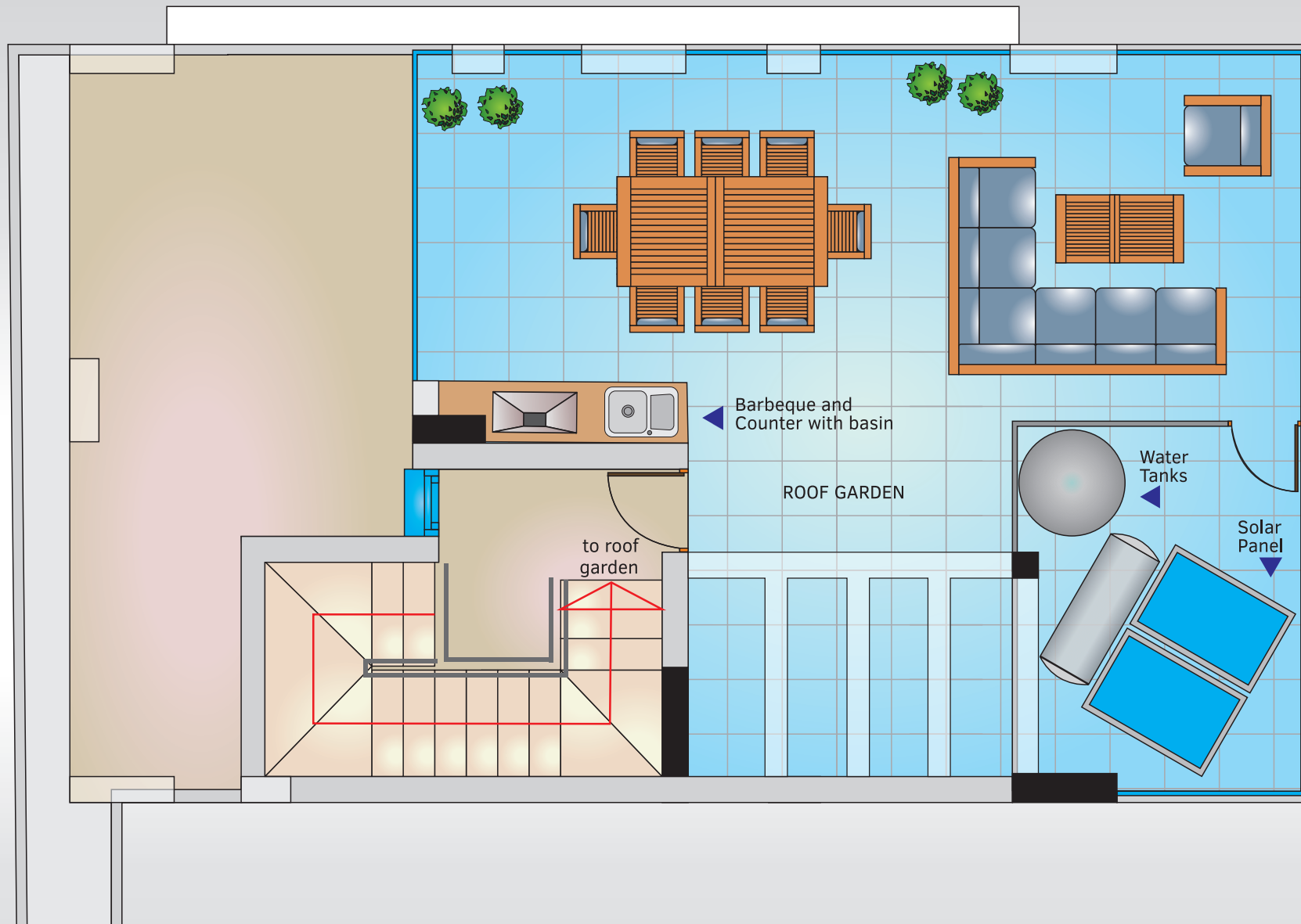
HOUSE

1



Roof Garden
(m²)

57



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Ground Floor



HOUSE

2



Καλυμ. Εμβαδόν
Covered Area (m²)

73

Καλυμ. Βεράντες
Covered Verandas (m²)

18

Μηχανοστάσιο
Engine Room (m²)

2



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YOUR LOCAL PROPERTY EXPERT!

First Floor

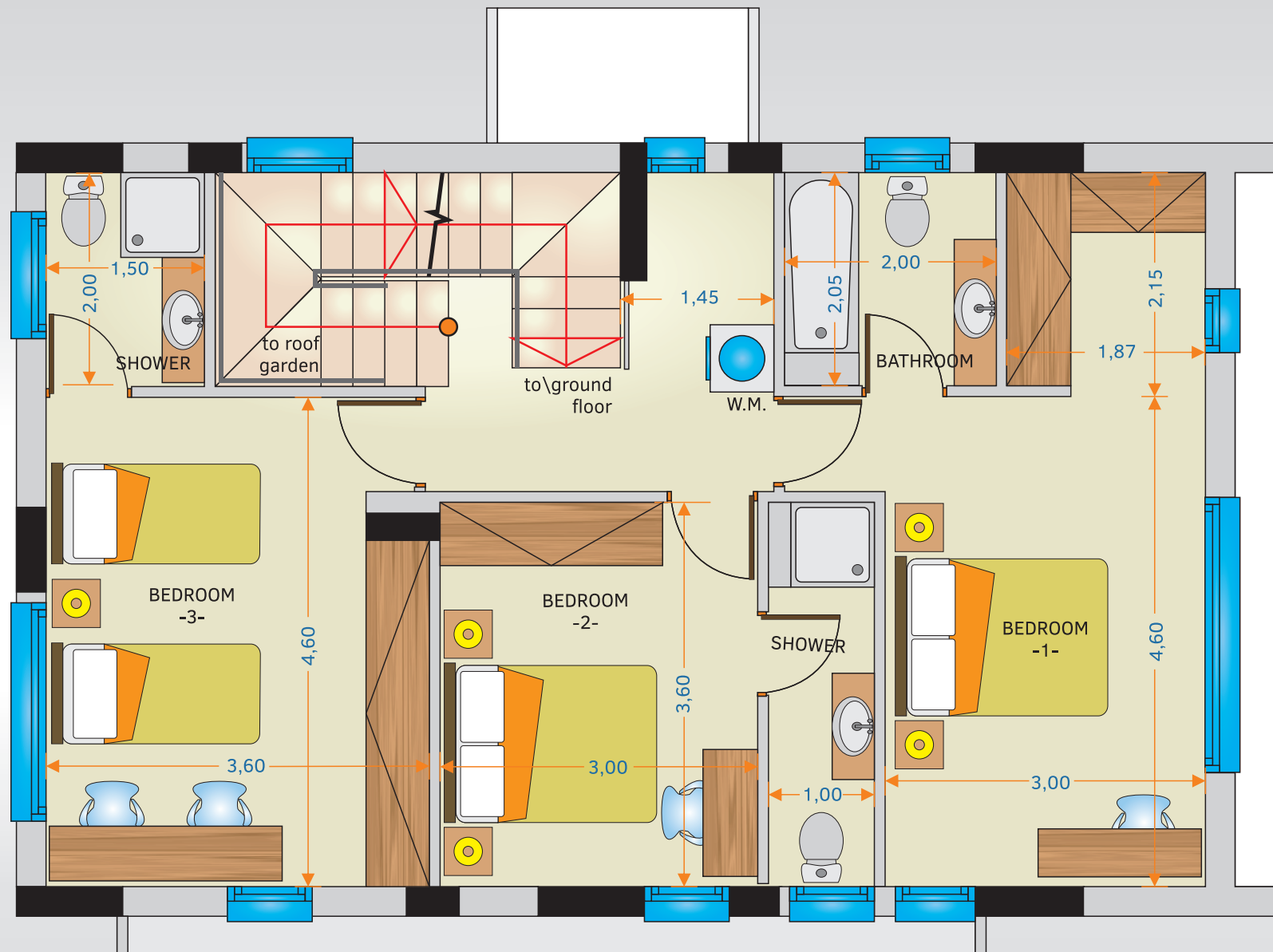
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HOUSE
2



Καλυμ. Εμβαδόν
Covered Area (m²)

85



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MAKE THE RIGHT MOVE!

Roof Garden

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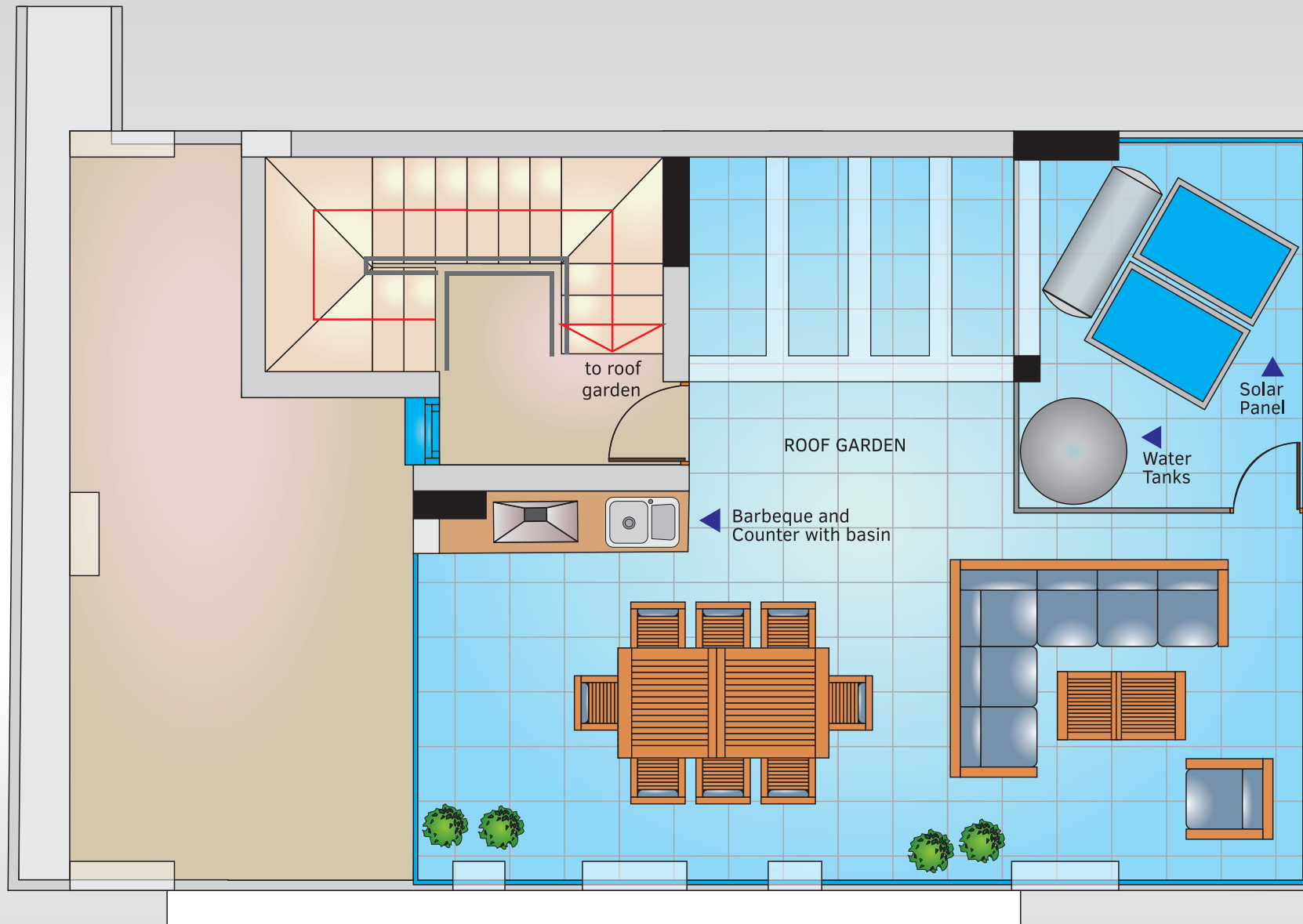
HOUSE

2



Roof Garden
(m²)

57



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Ground Floor

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HOUSE
3



Καλυμ. Εμβαδόν
Covered Area (m²)

73

Καλυμ. Βεράντες
Covered Verandas (m²)

16

Μηχανοστάσιο
Engine Room (m²)

1

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YOUR LOCAL PROPERTY EXPERT!

First Floor

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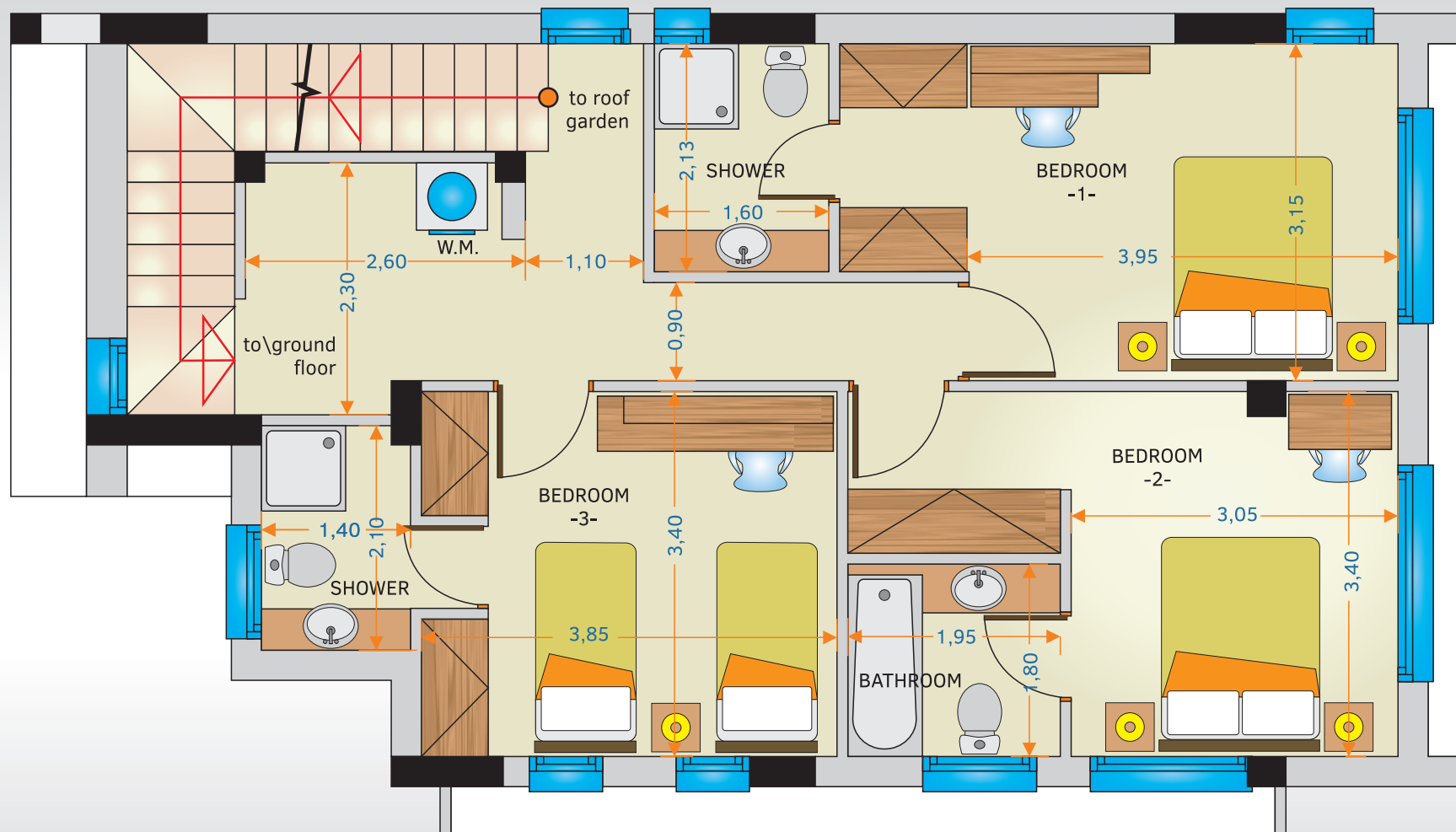
HOUSE

3



Καλυμ. Εμβαδόν
Covered Area (m²)

85



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MAKE THE RIGHT MOVE!

Roof Garden

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HOUSE

3



Roof Garden
(m²)

71



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Technical Specifications

Foundations & Framework: Anti-seismic reinforced concrete in line with static anti-seismic study and provisions dictated by the European Code.

Masonry (building bricks) and finishing: Thermo-insulated bricks of a width of 28 cm externally. Polystyrene 4cm applied to the external surface of the beams and columns of the structure. Three layers of spackle paint is applied on all ceilings prior to applying three layers of masonry paint.

External appearance: Extensive use of synthetic wood in combination with glass on the external walls of the project in accordance with the architectural plans.

Floor finishes & ceramic tiles: Living room, dining area, kitchen, bedrooms, corridors, bathrooms and balconies ceramic tiles at €15.00 including VAT per square meter.

Wall finishes: Bathroom area glazed tiles and kitchen glazed tiles at €15.00 including VAT per square meter.

Kitchen and bathroom worktop covers: High quality beech-wood veneer or of similar kind. Granite cover width of 2cm at €170.00 including VAT per running meter to be applied on benches.

Windows and sliding windows: Sliding silver or opening silver aluminum and double glazed glasses.

Carpentry: High quality interior & entrance doors of melamine beech-wood veneer covered in plywood or similar kind, with choice of color according to architectural plans.

Sanitary fittings: European standards for sanitary fittings & fixtures including accessories for total supply of €500 plus VAT per bathroom/shower & €150 plus VAT per kitchen.

Plumbing and sanitary installation: Pipe-in-pipe or aluminum pex-al-pex pipes and cold/hot water supply with insulation in accordance with European Standards.

Water supply: Solar panels to be installed at roof level with a P.V.C. tank and a hot water boiler. Water tank and fresh water supply direct to kitchen.

Insulation: All balconies and roof gardens are insulated for moisture with polystyrene membrane 3mm and 4mm respectively.

Airconditioning: Provision for A/C units in all areas.

Electrical Installation: All electrical installation are made in accordance with the EAC regulations 16th edition.

Energy: Certificate of energy-efficiency for each property unit.

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 an 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.



SEA BREEZE VILLAS

ON THE LARNACA-DHEKELIA MAP

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PRESTIGIOUS PROPERTIES IN LARNACA - CYPRUS



Drosia Heights Residence
Agiou Georgiou Makri St., Larnaca.



Anastasios Residences
Markou Drakou Str., Larnaca..



Salt Lake Residences
Kalymnou Str., Larnaca.



Mariam Suites
Vasileos Othonas Str., Faneromeni, Larnaca.

Contact Details

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