

PRESTIGIOUS PROPERTIES IN LARNACA - CYPRUS
WE ARE YOUR LOCAL PROPERTY DEVELOPER!



Makenzy Breeze Residences
Costa Markidi Str., Larnaca.



Makenzy Heights Residences
Costa Markidi Str., Larnaca.



Highlands Residences
Konitsis 4 Str., Larnaca.



Perfect View Residences
Vasiliou Avgerinou Str., Larnaca.



City Family Homes
1 Sotiros Str., Larnaca.



Town Residences
Mikras Asias 9 Str., Larnaca.

Contact Details

Africanos Property Developers Limited

Anastasia Court, 5th Floor, 4 United Nations Road, 6042, Larnaca, Cyprus

Tel.: +357 24828161 | **Mobile.:** +357 99518704, +357 99 312000 | **Fax.:** +357 24828110

Email.: directors@africanosproperties.com

Website.: www.africanosproperties.com

FIND US ON.:



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ST. LAZARUS RESIDENCES
28 OCTOBER STR.

COMPANY PROFILE

TRUST US WITH YOUR HOME!

Africanos Property Developers Limited is an established family-run business specializing in residential and commercial real estate in the city of Larnaca in Cyprus and its surrounding district. Being one of the leading developers on the island, Africanos has built up a solid local and international clientele spanning more than twenty years.

Founder and Managing Director, Mr. Anastasis Anastasiou has combined his knowledge of real estate with the dedication and expertise of his sons, Themis and Panayiotis, and therefore what started as a small venture has flourished into a reputable organization with countless sales in first-class properties.

Africanos prides itself in its construction record, surpassing fifty multi-residential projects that have been sold and completed together with the relevant property title deeds.

Our clients are guided through the purchasing process in an easy, open and understandable way and management strongly focuses on providing quality and reliable after-sales services to all clients.

Africanos business services are based on trust, honesty and open communication – the essential building blocks for developing your Home Sweet Home!

perfect living



PROJECT DESCRIPTION

WE ARE HERE TO SERVE YOU!

Africanos proudly presents its new residential project Saint Lazarus Residence walking distance from the Famous Saint Lazarus church and the Larnaca Finikoudes Beach Front.

The **Five Floor plus Roof-Garden** exclusive project consists of a total of Ten South East and South West one and three bedroom and one or two-bathroom apartments - all with spacious and contemporary living areas.

Each floor plan of the **Saint Lazarus Residence** project have been cleverly designed to enable comfortable living within walking distance of the Larnaca Town Center.

The top floor apartments benefit from individual private and luxury sea view roof-gardens. Parking bays and storage rooms are also available.

Saint Lazarus Residence has been fully designed and studied by our professional team of architects, engineers and interior designers.

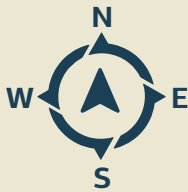
The modern design makes excellent use of features like marble, unique gloss balconies and clever layout of living areas designed to offer optional space, privacy and also views of the Larnaca Sea Front!

The project is expected to be completed before **31 December 2019**.





Αριθμός Διαμερίσματος Apartment Number	101 201 401	102 202 402
Υπνοδωμάτια Bedrooms	1	3
Μπάνια Bathrooms	1	2
Συνολικό εμβαδόν Total Area (m ²)	82	142
Εσ. Καλυμένο Εμβαδόν Internal Covered Area (m ²)	46	94
Καλυμμένη Βεράντα Covered Balconies (m ²)	14	26
Κοινόχρηστοι Χώροι Common Areas (m ²)	7	7
Αποθήκη Storage (m ²)	3	3
Χώρος Στάθμευσης Parking (m ²)	12	12



Please Note: ▼

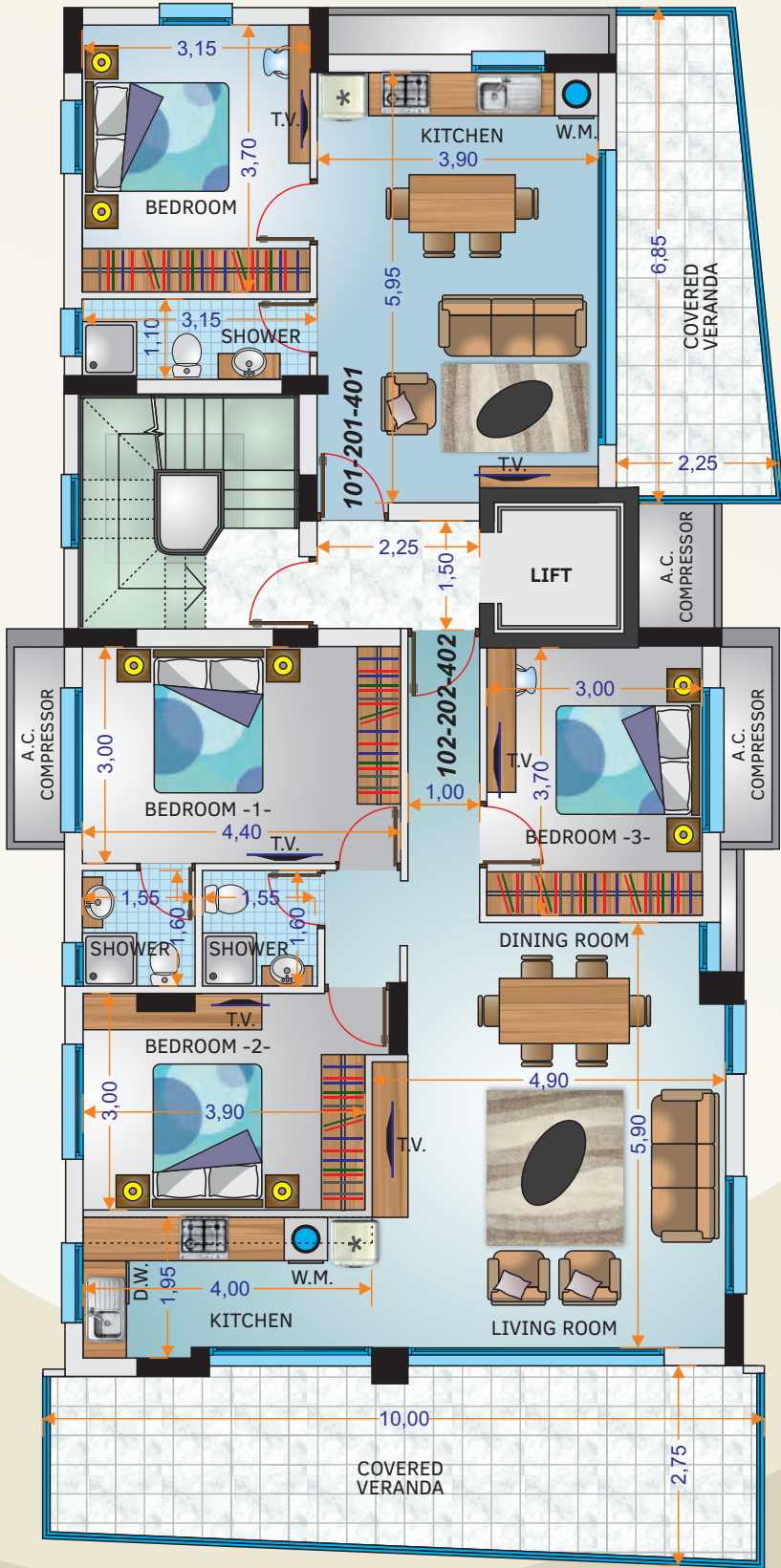
The figures are rounded off to the nearest square meter, therefore they are an approximation.

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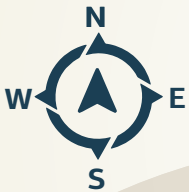
Παρακαλώ σημειώστε: ▼

Τα στοιχεία είναι στρογγυλοποιημένα στο πλησιέστερο τετραγωνικό μέτρο.

Ο σκοπός του παρόν εντύπου είναι ενημερωτικός, απευθύνεται μόνο σε υποψήφιους αγοραστές και δεν αποτελεί προσφορά ή σύμβαση.



Αριθμός Διαμερίσματος Apartment Number	301
Υπνοδωμάτια Bedrooms	3
Μπάνια Bathrooms	3
Συνολικό εμβαδόν Total Area (m ²)	207
Εσ. Καλυμένο Εμβαδόν Internal Covered Area (m ²)	140
Καλυμένη Βεράντα Covered Balconies (m ²)	38
Κοινόχρηστοι Χώροι Common Areas (m ²)	14
Αποθήκη Storage (m ²)	3
Χώρος Στάθμευσης Parking (m ²)	12



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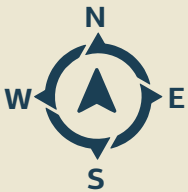
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Αριθμός Διαμερίσματος Apartment Number	501	502	503
Υπνοδωμάτια Bedrooms	1	1	1
Μπάνια Bathrooms	1	1	2
Συνολικό εμβαδόν Total Area (m ²)	79	80	80
Εσ. Καλυμένο Εμβαδόν Internal Covered Area (m ²)	46	47	47
Καλυμένη Βεράντα Covered Balconies (m ²)	14	14	12
Κοινόχρηστοι Χώροι Common Areas (m ²)	5	5	5
Αποθήκη Storage (m ²)	2	2	2
Χώρος Στάθμευσης Parking (m ²)	12	12	12



Please Note.: ▼

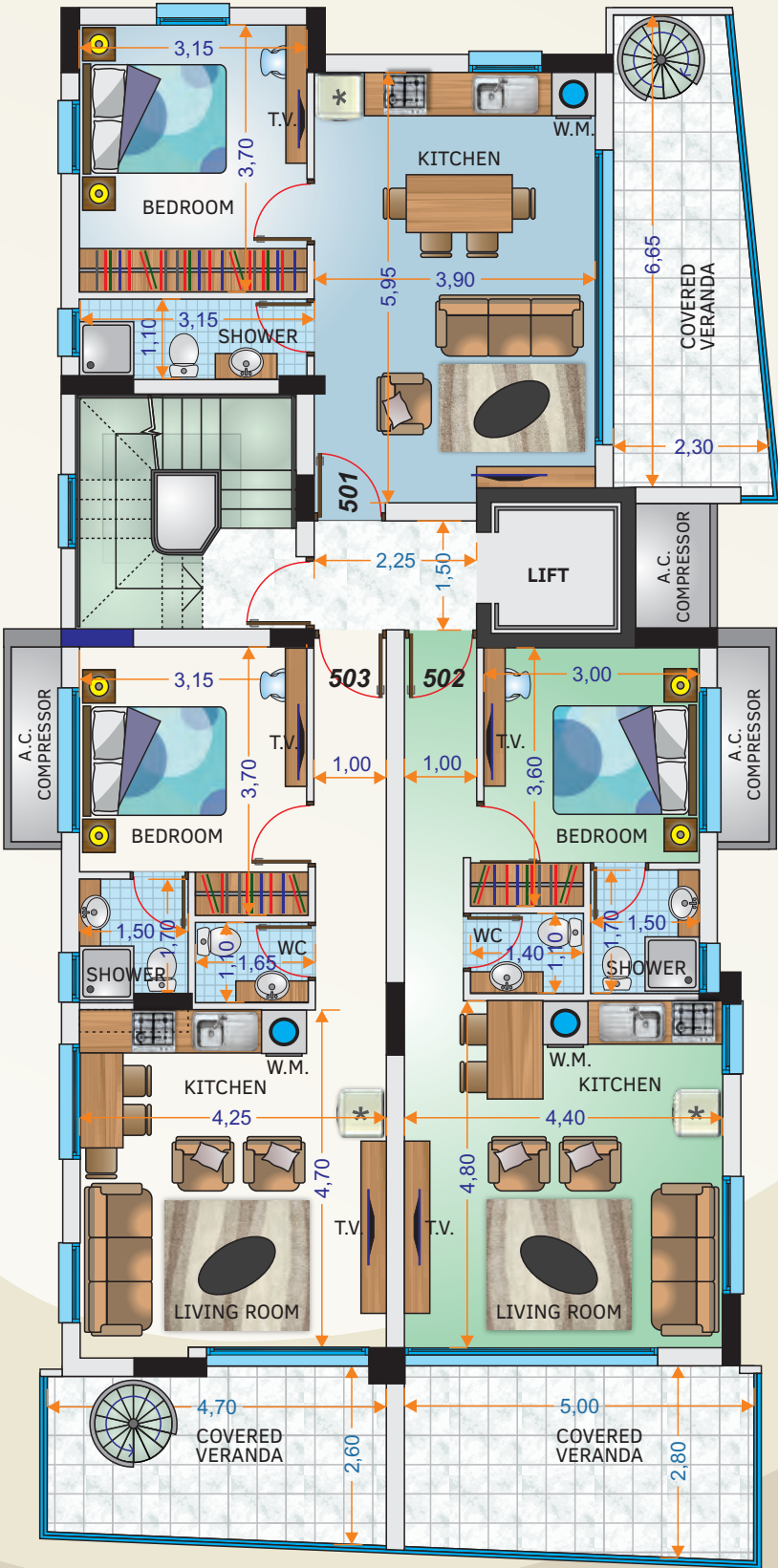
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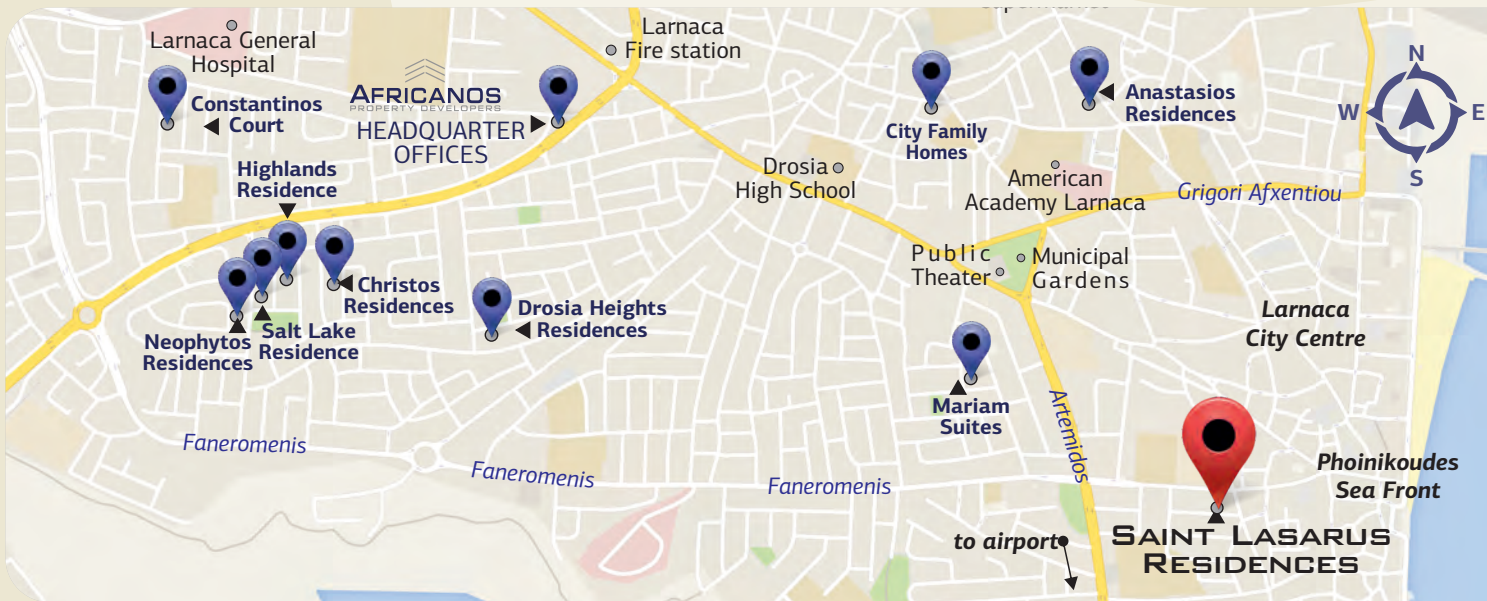
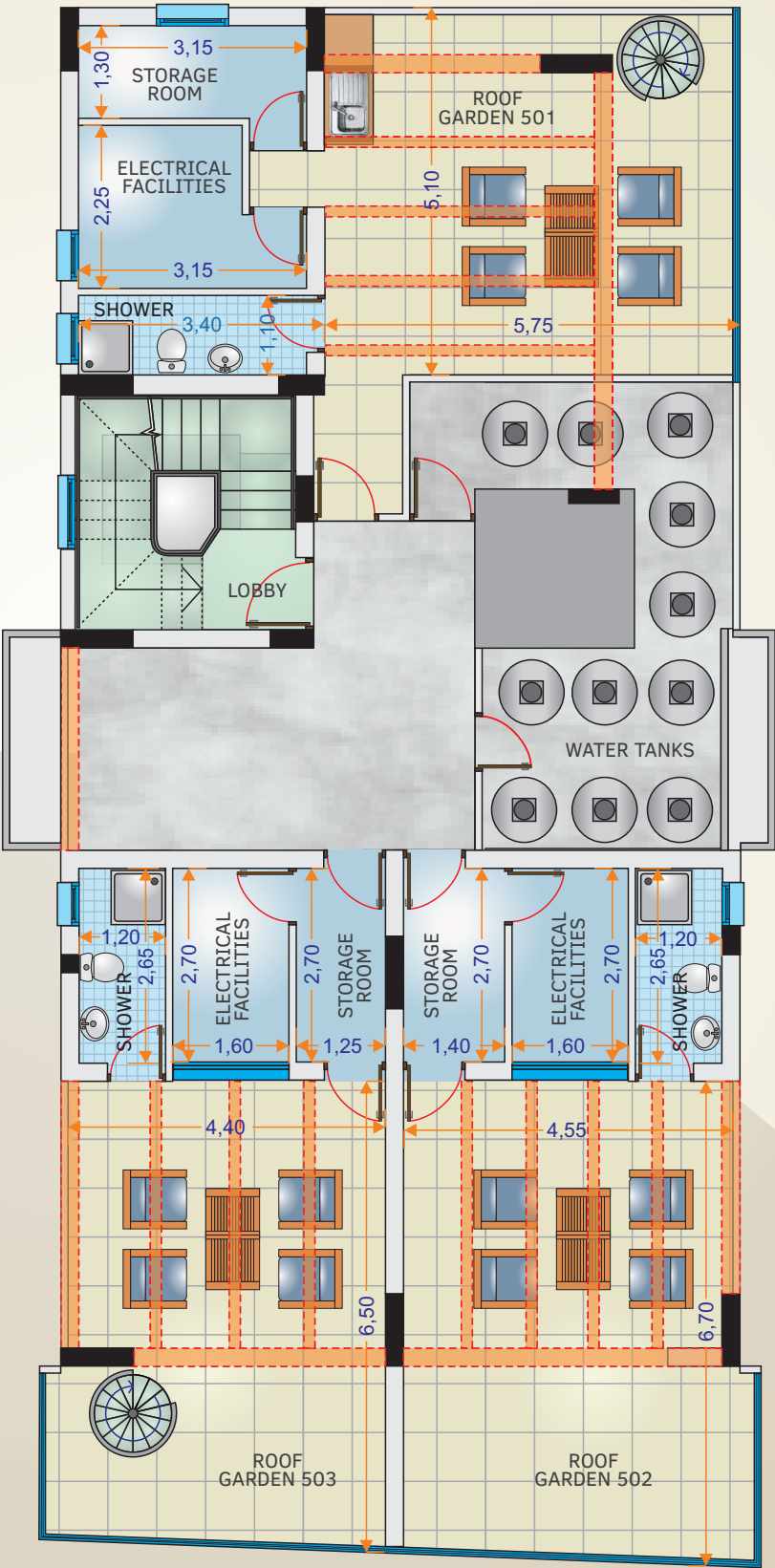
Αριθμός Διαμερίσματος Apartment Number	501	502	503
Roof Garden	1	1	1
Συνολικό εμβαδόν Total Area (m ²)	46	45	43
Roof Garden Uncovered Balconies (m ²)	32	32	30
Roof Gardern Electricity facility + Storage room + toilet(m ²)	14	13	13



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ADVANTAGES OF PROPERTY'S LOCATION



10 minutes drive
to Private & Public
Schools & Colleges



Supermarkets
/ facilities
Mall nearby
under Construction



400m distance
from the sea



7 minutes
drive to Larnaca
Int. Airport



SAINT LAZARUS RESIDENCE



perfect living

TECHNICAL SPECIFICATIONS

WE PLAN TWICE, WE BUILD ONCE!

PART 1 – CONSTRUCTION OF PROJECT

EARTHWORKS: Excavation of plot to reach to good soil conditions and pouring of one layer of concrete thickness five (5) centimeters.

FOUNDATIONS (Substructure): Reinforced concrete raft foundation enclosed and divided by beams according to the Eurocodes and the Cyprus National Annexes.

FRAME (Superstructure): Reinforced concrete frame designed according to the Eurocodes and the Cyprus National Annexes.

EXTERNAL FACADE: Shell of building designed to satisfy a B+ energy efficiency certificate.

FLOORS: Light weight concrete to cover services below flooring.

PART 2 – INSULATION

BELOW FOUNDATION: Under thin layer of concrete a polythene membrane is applied to prevent moisture rising through the slab.

WITHIN FOUNDATION: Within the concrete raft foundation water proof additive is added to prevent moist rising within the slab.

PERIMETER OF FOUNDATION: Two layers of asphalt is applied to the perimeter of the foundation to prevent moisture rising through the edges.

MASONRY WALLS: Polyester water proof membrane of 3 mm is applied only on the ground floor first course masonry.

BALCONIES: Below the tiles water proof polyester insulation of 3 mm is applied.

ROOF: Water proof polyester insulation membrane of 4 mm is applied on the roof.

PART 3 - PARKING & STORAGE AVAILABILITY

Parking and storage areas are allocated as per architectural plans.

PART 4 – COMMON AREAS

GARDEN: At the front of the building on ground level garden to be provided. Maintained by an automatic irrigation system and illuminated during night with automated cell.

ENTRANCE LOBBY: A carefully designed entrance lobby with mirrors and false ceilings having led spot lights automated by motion sensor switches.

PARKING ILLUMINATION: Motion sensors installed within the parking areas to provide ease and low energy consumption to the tenants coming into and out from the building.

NAME OF BUILDING: Provided on ground floor level.

ELEVATOR: Latest gearless technology elevator to minimize sound during operation. Having stainless steel lining to the inside and mirrors.

PART 5– PLUMBING SYSTEM

PIPING FROM APARTMENT MANIFOLD TO SANITARY FITTINGS: All pipe work from manifold to sanitary fittings, is pipe-in-pipe.

SOLAR PANELS AND WATER TANKS: Cold and hot water to be provided via solar panels and water tanks provided at roof level.

PART 6 – SANITARY FITTINGS

SHOWER: European standard for luxury white sanitary fittings & fixtures (or similar approved) including accessories for a total supply of €500 plus VAT per shower room.

GUEST TOILET: European standard for luxury white sanitary fittings & fixtures (or similar approved) including accessories for a total supply €200 plus VAT.

KITCHEN: European Standard sink of €150 plus VAT.

TECHNICAL SPECIFICATIONS

YOUR LOCAL PROPERTY EXPERT!

PART 7 – ELECTRICAL INSTALLATION

WIRING: All wiring installation to comply with the 17th edition of EAC.

INFRARED MOTION DETECTOR: Infrared motion detectors are installed within all common areas.

TIME SWITCH: Within all common areas time switch units are provided.

VIDEO ENTRY PHONE: Video entry phone provided on the ground floor and is connected to all apartments.

BEDROOMS: Within each bedroom a T.V. point, telephone point and a provision for an Ethernet point is provided.

BALCONIES: Water proof sockets are provided on the balconies.

PART 8 – AIR CONDITIONING

INTERNALLY: Within each bedroom and living area, provisions are provided for A.C. split units.

PART 9 – PAINTS & COATINGS

INTERNALLY ALL SURFACES: Three layers of plaster is applied to all internal areas. One layer of stabilizer is applied on the third hand plaster and then three hands of Peletico Maxicote is applied (or similar approved).

CEILINGS: On fair faced concrete ceilings three layers of spackle paint is applied.

EDGES: Metal angles on all interior vertical edges.

MASONRY WALLS CONNECTION BEAMS & COLUMNS: Fiberglass mesh on the connections of concrete and masonry.

PART 10 –DOORS & WINDOWS

SLIDING WINDOWS & DOORS: Double glazing laminated sliding doors / windows of silver colour or similar kind are to be installed.

OPENING WINDOWS: Double glazing laminated opening/sliding windows of silver colour or similar kind are to be installed for all the windows in the WCs.

PART 11 – FLOORS

LIVING AREAS: Tiles at a price of €12.00 plus VAT per square meter.

BEDROOMS & CORRIDORS: Tiles at a price of €12.00 plus VAT per square meter.

KITCHEN & BATHROOMS: Tiles at a price of €12.00 plus VAT per square meter.

BALCONIES: Tiles at a price of €12.00 plus VAT per square meter.

PART 12 – CARPENTRY

KITCHEN: High quality wood with melamine or similar wood is to be used for the kitchen. Cupboards to be provided below and above the granite counters.

BEDROOMS: High quality wood with melamine or similar wood is to be used for the bedrooms. Floor to ceiling spacious wardrobes.

MAIN ENTRANCE DOORS: High quality wood with melamine or similar wood to be used for the entrance door.

PART 13 – GRANITE TOPS

KITCHEN GRANITE: First class granite or similar kind applied on the kitchen countertops of €100 plus VAT per running meter.

BATHROOM: First class granite or similar kind applied on the toilet countertops of €100 plus VAT per running meter.

