

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



**Makenzy Hill Residences**  
Roubens Str., Larnaca.



**Sea Breeze Villas**  
Larnaca-Dhekelia Road.



**Drosia Heights Residences**  
Agiou Georgiou Makri St., Larnaca.



**Anastasios Residences**  
Markou Drakou Str., Larnaca.



**Salt Lake Residences**  
Kalymnou Str., Larnaca.



**Mariam Suites**  
Vasileos Othonos Str., Larnaca

**Contact Details**

**Africanos Property Developers Limited**

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**FIND US ON.:**



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**AFRICANOS**  
PROPERTY DEVELOPERS



**TOWN RESIDENCES**  
9 MIKRAS ASIAS STREET



## TOWN RESIDENCES



### COMPANY PROFILE

WE ARE COMMITTED TO EXCELLENCE!

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 forty 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!



## TOWN RESIDENCES



### PROJECT DESCRIPTION

WE ARE HERE TO SERVE YOU!

Africanos very proudly presents its new residential project **TOWN RESIDENCE** - located in the very exclusive and prestigious Saint George area in Larnaca on 9 Mikras Asias Street near to the Larnaca Town Centre.

The project boasts eight **SOUTH EAST AND SOUTH WEST FACING** two bedroom & two bathroom apartments- all with spacious and contemporary living areas.

There are two apartments per storey - ensuring optimum privacy for potential buyers. The two fourth floor apartments benefit from individual private and luxury roof-gardens. Each apartment has one parking bay and a storage room on the ground level.

The lovely residential neighborhood is quiet and family orientated surrounded by large luxury houses and residential properties. The project is very near to supermarkets, private schools such as the American Academy and with immediate access to highways to Nicosia, Limassol, Paphos and Ammochostos. The Famous Larnaca Salt Lake and Cineplex Entertainment Complex is in close proximity.

All energy efficient luxury apartments are designed to have large living areas and balconies along with large bedrooms including en-suite shower rooms. For those who prefer the top end of luxury they can purchase a two bedroom penthouse plus a room on the roof-garden with special features which boast luxury living to its limits.

For the clients seeking a deluxe three or four bedroom whole floor apartment- we also offer the option of connecting 2 apartments of 2 bedrooms and creating a spacious apartment of approximately 200 or more square meters.

**TOWN 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 top quality high pressured laminated synthetic wood (HPL), unique glass balconies and clever layout of living areas designed to offer optional space, privacy and also a views of the prestigious neighborhood.

The project is expected to be completed **BEFORE 31 OCTOBER 2018.**





TOWN RESIDENCES

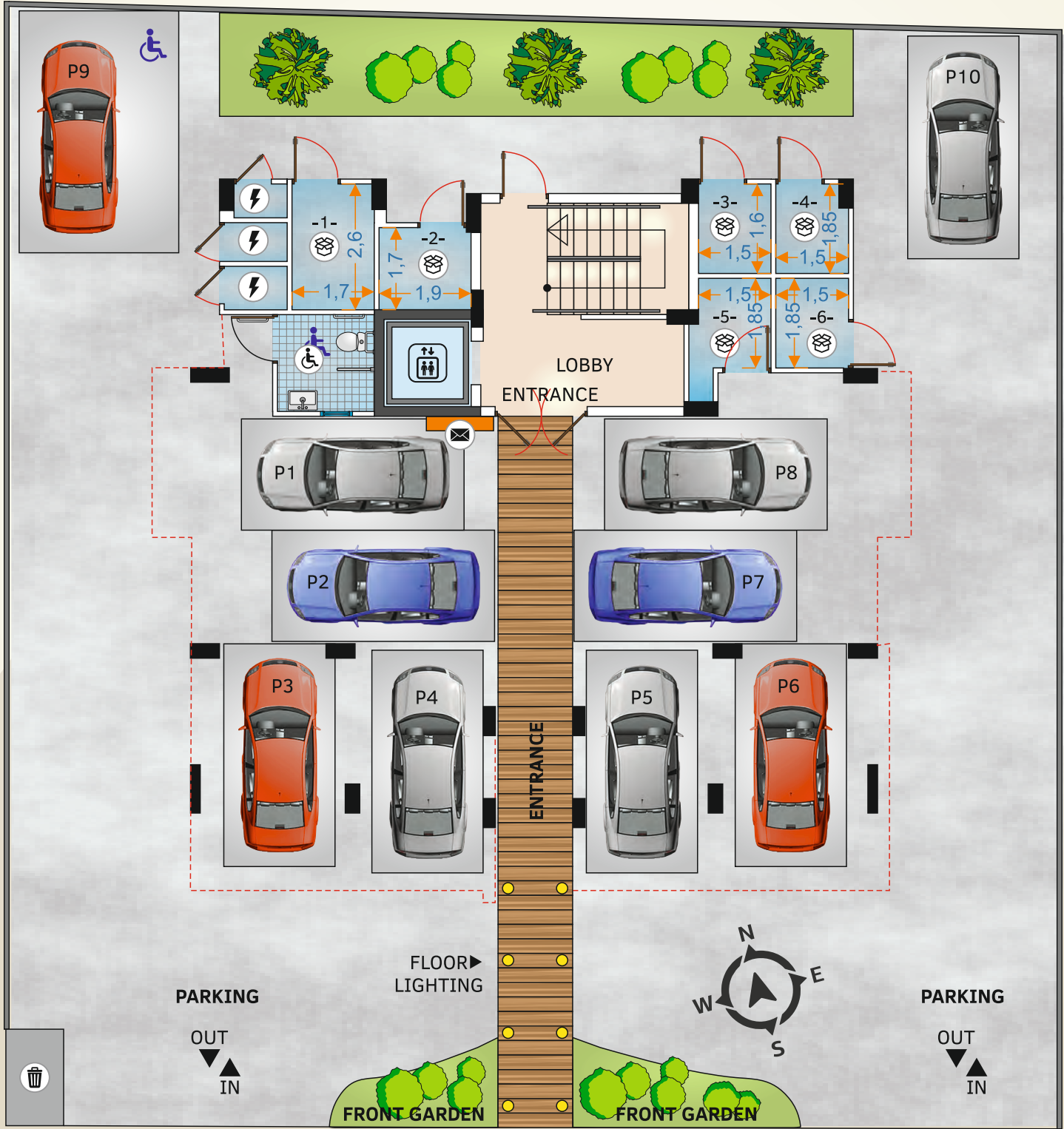


Ground Floor

MAKE THE RIGHT MOVE!

LEGEND

- = Storage Room
- = Mail Boxes
- = Electricity Meter Rooms
- = Disabled W.C.
- = Refuse Area

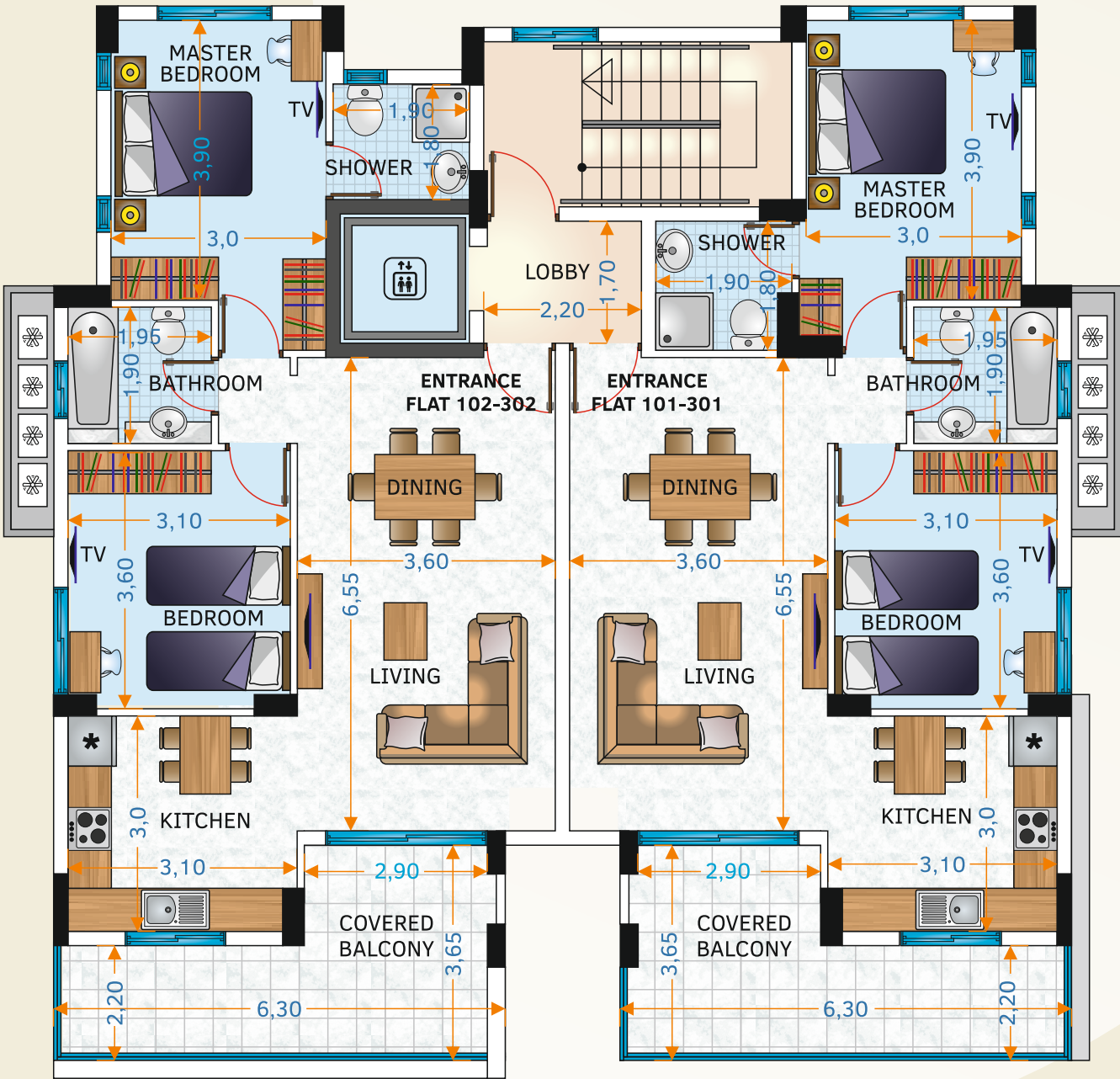


TOWN RESIDENCES



1st to 3rd Floor

TRUST US WITH YOUR HOME!



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.

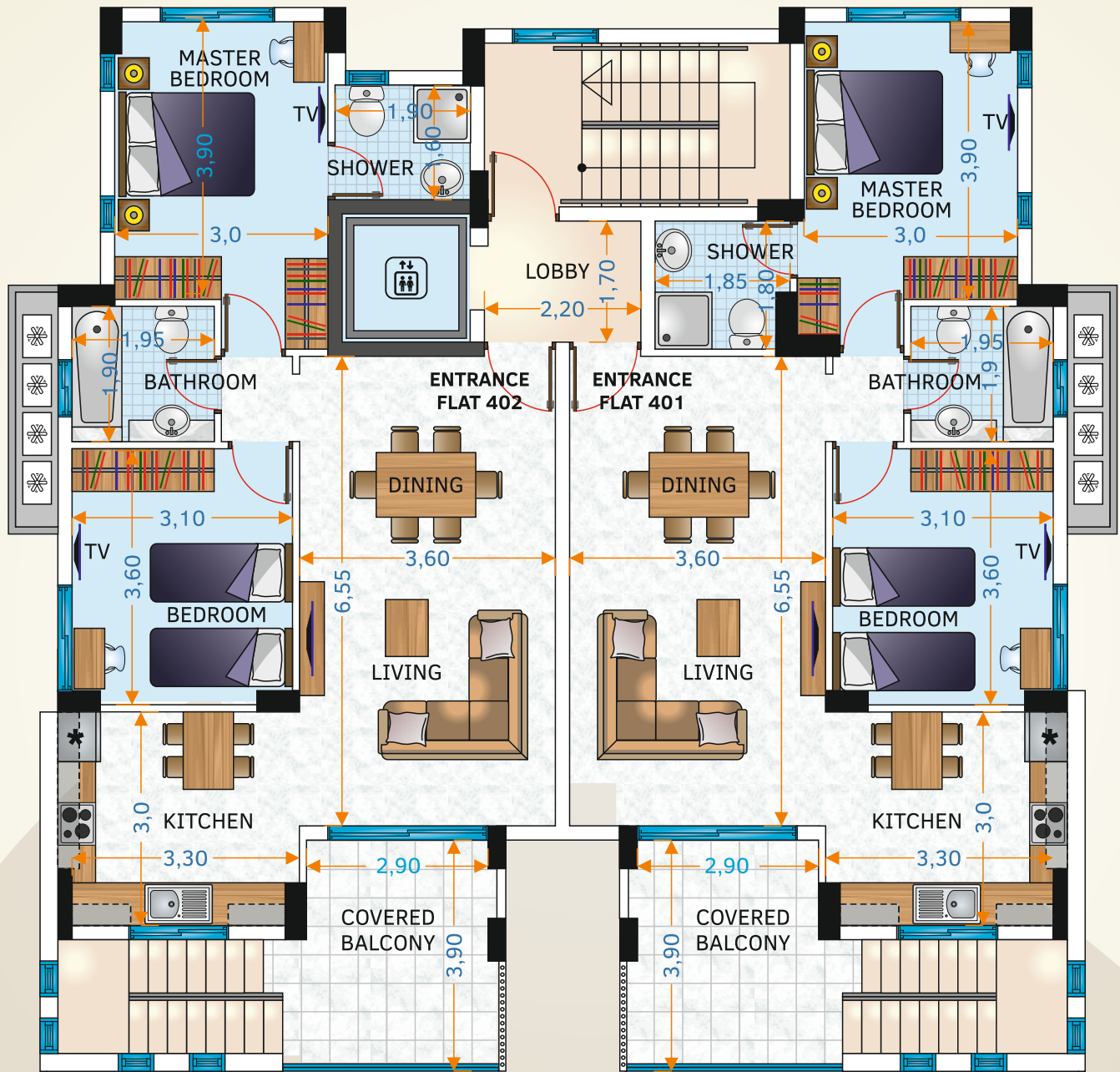
Αριθμός Διαμερίσματος Apartment Number	Υπνοδωμάτια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμμένο Εμβαδόν Internal Covered Area	Καλυμμένη Βεράντα Covered Balconies	Κοινόχρηστοι Χώροι Common Areas	Αποθήκη Storage	Χώρος Στάθμευσης Parking
101-301	2	2	117 m <sup>2</sup>	74 m <sup>2</sup>	18 m <sup>2</sup>	9 m <sup>2</sup>	4 m <sup>2</sup>	12 m <sup>2</sup>
102-302	2	2	117 m <sup>2</sup>	74 m <sup>2</sup>	18 m <sup>2</sup>	9 m <sup>2</sup>	4 m <sup>2</sup>	12 m <sup>2</sup>

TOWN RESIDENCES



4th Floor

BUILDING YOUR DREAMS A HOME!



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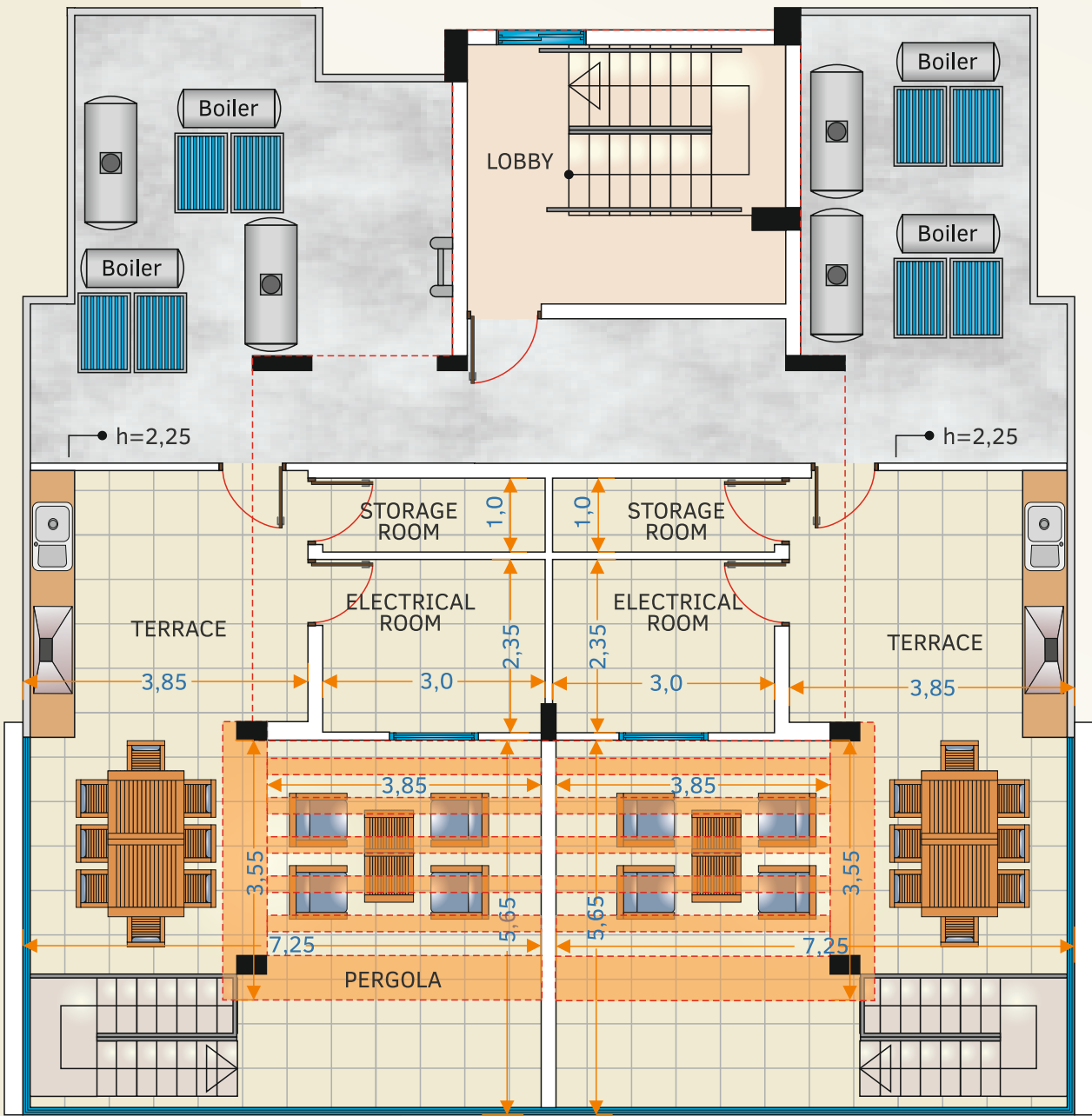
Αριθμός Διαμερίσματος Apartment Number	Υπνοδωμάτια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμένο Εμβαδόν Internal Covered Area	Καλυμμένη Βεράντα Covered Balconies	Roof Garden	Κοινόχρηστοι Χώροι Common Areas	Χώρος Στάθμευσης Parking
401	2	2	163 m <sup>2</sup>	75 m <sup>2</sup>	12 m <sup>2</sup>	55 m <sup>2</sup>	9 m <sup>2</sup>	12 m <sup>2</sup>
402	2	2	163 m <sup>2</sup>	75 m <sup>2</sup>	12 m <sup>2</sup>	55 m <sup>2</sup>	9 m <sup>2</sup>	12 m <sup>2</sup>

TOWN RESIDENCES



Roof Garden

COMFORT & LUXURY HAVE A NAME!



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Αριθμός Διαμερίσματος Apartment Number	Roof Garden	Συνολικό εμβαδόν Total Area	Roof Garden Uncovered Balconies	Roof Garden Electricity facility +Storage room
401	1	55 m <sup>2</sup>	47 m <sup>2</sup>	8 m <sup>2</sup>
402	1	55 m <sup>2</sup>	47 m <sup>2</sup>	8 m <sup>2</sup>



TOWN RESIDENCES



WE CREATE PERFECTED BEAUTY!



TOWN RESIDENCES



MAKE THE RIGHT MOVE!





TOWN RESIDENCES



HELPING YOU BUILD YOUR HOME, SWEET HOME!



TOWN RESIDENCES



YOUR LOCAL PROPERTY DEVELOPER!





TOWN RESIDENCES



WHERE QUALITY MEETS PERFECTION!

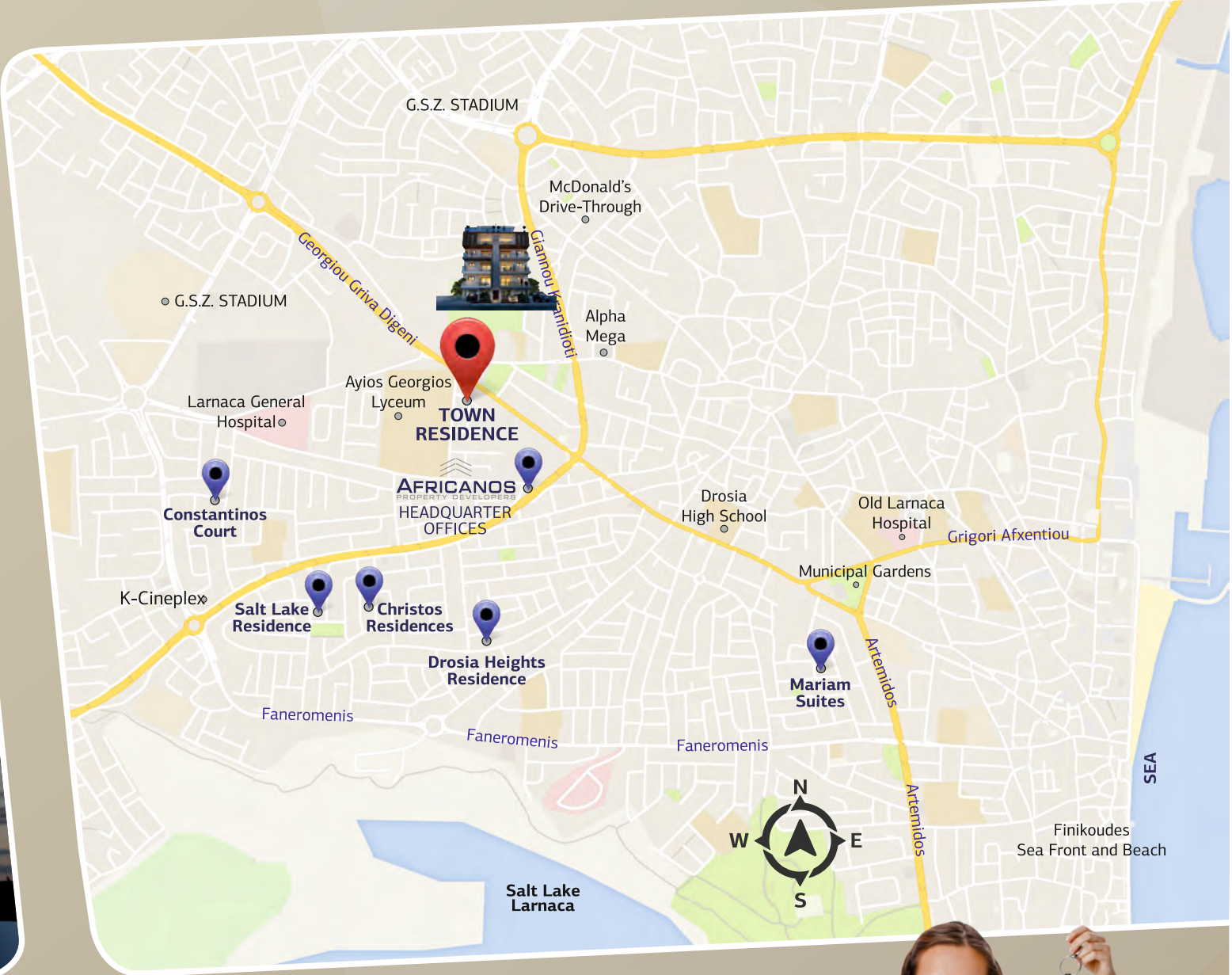


TOWN RESIDENCES

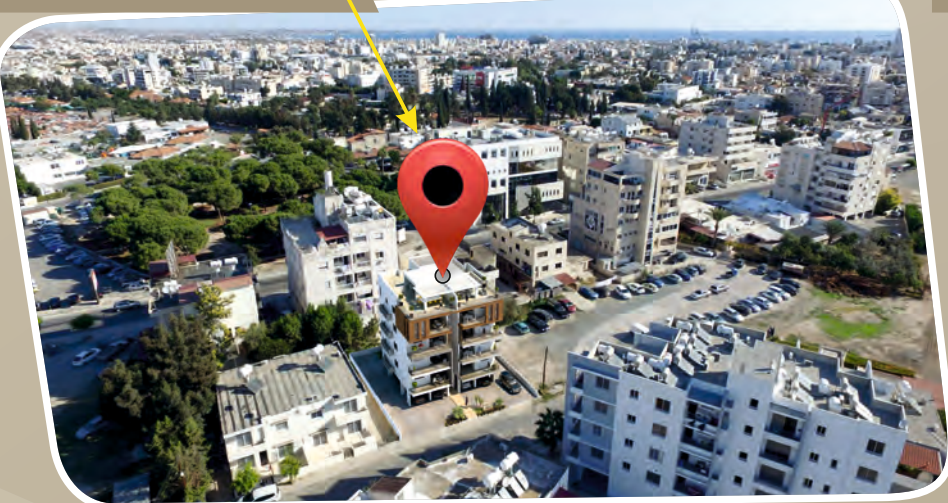


PROJECT ON LARNACA MAP

WE ARE HERE TO SERVE YOU!



TOWN RESIDENCE



TOWN RESIDENCE





# TOWN RESIDENCES

## TECHNICAL SPECIFICATIONS



## YOUR LOCAL PROPERTY EXPERT!

### PART 1 – CONSTRUCTION OF PROJECT

**EARTHWORKS:** Excavation of plot to reach good soil conditions and pouring of one layer of concrete thickness ten (10) centimeters.

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

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

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

**FLOORS:** Thermal light weight concrete layer applied below the floors.

### PART 2 – INSULATION

**BELOW FOUNDATION:** Under thin layer of concrete (10 cm) a polyester membrane is applied to minimize moist rising.

**WITHIN FOUNDATION:** Within the concrete slab water proof additive (flow proof or similar approved) is added to enclose voids within the slab, to prevent moist rising through the slab.

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

**MASONRY WALLS:** Damp proof course D.P.C. (polyester) three (3) millimeters under the ground floor first course masonry.

**BALCONIES:** Below the tiles, damp proof membrane (D.P.M.) polyester of four (4) millimeters is applied.

**ROOF:** Damp proof membrane (D.P.M.) polyester of four (4) millimeters is applied (or similar approved).

### PART 3 – COMMON AREAS

**GARDEN:** Maintained by an automatic irrigation system illuminated during night with automated photocell unit.

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

**PARKING ILLUMINATION:** Time and 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:** Name of the building to be at a masonry wall cladded with marble.

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

**CORRIDORS AND STAIRS:** Marble to be used in all common areas.

### PART 4 – PLUMBING SYSTEM

**PIPING FROM ROOF TO APARTMENT MANIFOLD:** All pipe work from roof to the manifold is polypropylenes (or similar approved).

**PIPING FROM APARTMENT MANIFOLD TO SANITARY FITTINGS:** All pipe work from manifold to sanitary fittings area pipe-in-pipe polythene according to the German specifications DIN 1988, DIN8077-78 and fully comply with the DVGW testing regulations (or similar approved).

**HOT WATER STORAGE CYLINDER:** Hot water cylinder at roof level.

**COLD WATER STORAGE TANK:** Cold tank water at roof level.

**SOLAR PANEL:** Solar panel system at roof level.

**PRESSURIZED SYSTEM FOR EACH APARTMENT:** Pressurized pump at roof level.

# TOWN RESIDENCES

## TECHNICAL SPECIFICATIONS



## WE PLAN TWICE, BUILD ONCE!

### PART 5 – ELECTRICAL INSTALLATION

**WIRING:** All wiring installation comply with the 16th edition of E.A.C.

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

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

**BEDROOMS:** T.V. point and telephone point is provided within each bedroom.

**VERANDAS:** Water proofs sockets are provided to all verandas.

### PART 6 – AIR CONDITIONING

**INTERNALLY:** Provisions are provided for A.C. split units within each bedroom and living areas.

### PART 7 – PAINTS & COATINGS

**INTERNALLY ALL SURFACES:** Three (3) layers of plaster (2.5 cm) 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 spackles 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 8 – ALUMINIUM INSTALLATION

**SLIDING WINDOWS & DOORS:** Thermo insulated double glazing laminated sliding doors of silver colour are to be installed (or similar approved).

**OPENING WINDOWS:** Thermo insulated double glazing laminated opening windows of silver colour are to be installed for all the windows in the W.C.s (or similar approved).

### PART 9 – FLOORS

**LIVING AREAS:** Tiles at a price of €15.00\* per square meter.

**BEDROOMS & CORRIDORS:** Tiles at a price of €15.00\* per square meter.

**KITCHEN & BATHROOMS:** Tiles at a price of €15.00\* per square meter.

### PART 10 – WALLS

**BATHROOM:** Porcelain tiles of €15.00\* per square meter.

**KITCHEN TILES:** Porcelain tiles of €15.00\* per square meter.

### PART 11 – CARPENTRY

**KITCHEN:** High quality beech-wood veneer 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 beech-wood veneer with melamine or similar wood is to be used for the bedrooms. Floor to ceiling spacious wardrobes.

**MAIN ENTRANCE DOOR:** High quality beech-wood with melamine or similar wood to be used for the door. Thirty minute fire resistant door.

### PART 11 – SANITARY FITTINGS

**BATHROOM / SHOWER:** European standard for sanitary fittings & fixtures including accessories for a total supply of €560\* per bathroom / shower room.

**KITCHEN:** European standard sink of €187\*.

**COUNTER-TOPS:** First class granite or similar kind on bathroom counter-tops at €125\* per running meter.

*\*Note: The prices of the materials listed are retail and do not include VAT. These materials are procured by our company with a 25% wholesale discount on the above stated prices for sanitary, tiles and granites.*