

SALT LAKE RESIDENCE

Kalymnou street, Larnaca.




AFRICANOS
PROPERTY DEVELOPERS

SALT LAKE RESIDENCE



Lovely and spacious residences with views of the Larnaca Salt Lake and Stavrovouni Mountain!

SALT LAKE RESIDENCE



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 Lamaca, 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 thirty (30) 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 very proudly presents its new residential project SALT LAKE RESIDENCE- located in the very exclusive and prestigious Saint George area in Lamaca.

The project boasts eight, two and three bedroom with 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 with amazing views of the Salt Lake and the Stavrovouni Mountain. Each apartment has one parking bay and a storage room at the ground level.

The lovely residential neighborhood is quiet and family orientated surrounded by a public park and large luxury houses. 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 Ammoxostos. The Famous Lamaca Salt Lake and Cineplex Entertainment Complex is a mere ten minute walk away.

All energy efficient luxury apartments are designed to have large living areas and balconies along with large bedrooms including en-suite bathrooms. For those who prefer the top end of luxury they can select to purchase the two bedroom penthouse plus a room on the roof-garden with special features which accommodate 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 or 3 bedroom and creating a spacious apartment of approximately 200 or more square meters.

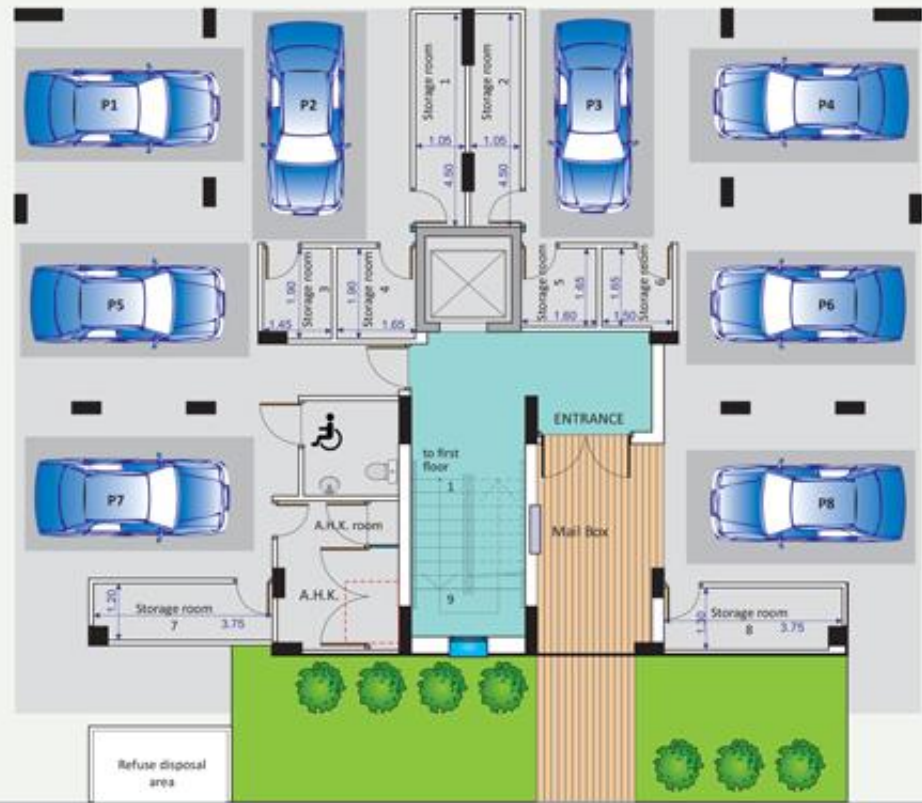
Salt Lake Residence has been carefully designed and studied by our professional team of Architects, Engineers and Interior Designers. The modern design makes excellent use of features like fair-face concrete, synthetic wood, unique glass balconies and smart layout of living areas designed to offer optional space, privacy and also a views of the prestigious neighborhood and Famous Lamaca Salt Lake.

Project completion date is estimated to be Summer 2017.



SALT LAKE RESIDENCE

Ground Floor



SALT LAKE RESIDENCE

First Floor

We are committed to excellence!

Please Note:

- ▶ The figures do not include the square meters of the communal areas and rounded off to the nearest square meter, therefore they are an approximation.
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Παρακαλώ σημειώστε:

- ▶ Τα στοιχεία δεν περιλαμβάνουν τα τετραγωνικά μέτρα των κοινόχρηστων χώρων και είναι στρογγυλοποιημένα στο πλησιέστερο τετραγωνικό μέτρο.
- ▶ Ο σκοπός του παρόν εντύπου είναι ενημερωτικός, απευθύνεται μόνο σε υποψήφιους αγοραστές και δεν αποτελεί προσφορά ή σύμβαση.



Αρ. Διαμ. Apt. No.	Υπν/τια Bedrooms.	Μπάνια Bathrooms.	Συνολικό εμβαδόν Total Area (m ²)	Εσωτερ. Καλυμ.Εμβαδόν Inside Covered Area (m ²)	Καλυμ. Βεράντα Covered Verandas (m ²)	Ακάλυπτ. Βεράντα Uncovered Balconies (m ²)	Χώρος A/C. A/C Compressors (m ²)	Καλυμ. Χώρος Στάθμευσης Covered Parking	Αποθήκη Storage area (m ²)
101	3	2	141	91	19	14	2	12	3
102	3	2	141	91	19	14	2	12	3

SALT LAKE RESIDENCE

Second Floor

Building your dreams a home!

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Αρ. Διαμ. Apt. No.	Υπνοδωμάτια Bedrooms.	Μπάνια Bathrooms.	Συνολικό εμβαδόν Total Area (m ²)	Εσωτερ. Καλυμ.Εμβαδόν Inside Covered Area (m ²)	Καλυμ. Βεράντα Covered Verandas (m ²)	Ακάλυπτ. Βεράντα Uncovered Balconies (m ²)	Καλυμ. Χώρος Στάθρευσης Covered Parking	Αποθήκη Storage area (m ²)
201	2	2	124	78	18	13	12	3
202	2	2	124	78	18	13	12	3

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Third Floor

Make the right move!

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Αρ. Διαμ. Apt. No.	Υπνοδωμάτια Bedrooms.	Μπάνια Bathrooms.	Συνολικό εμβαδόν Total Area (m ²)	Εσωτερ. Καλυμ.Εμβαδόν Inside Covered Area (m ²)	Καλυμ. Βεράντα Covered Verandas (m ²)	Καλυμ. Χώρος Στάθμευσης Covered Parking	Αποθήκη Storage area (m ²)
301	2	2	111	78	18	12	3
302	2	2	111	78	18	12	3

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Fourth Floor

We are here to Serve You!

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Αρ. Διαμ. Apt. No.	Υποδωμάτια Bedrooms.	Μπάνια Bathrooms.	Συνολικό εμβαδόν Total Area (m ²)	Εσωτερ. Καλυμ.Εμβαδόν Inside Covered Area (m ²)	Καλυμ. Βεράντα Covered Verandas (m ²)	Roof garden	Καλυμ. Χώρος Στάθμευσης Covered Parking	Αποθήκη Storage area (m ²)
401	2	2	166	78	18	55	12	3
402	2	2	166	78	18	55	12	3

SALT LAKE RESIDENCE

Your Local Property Expert!

Roof Garden

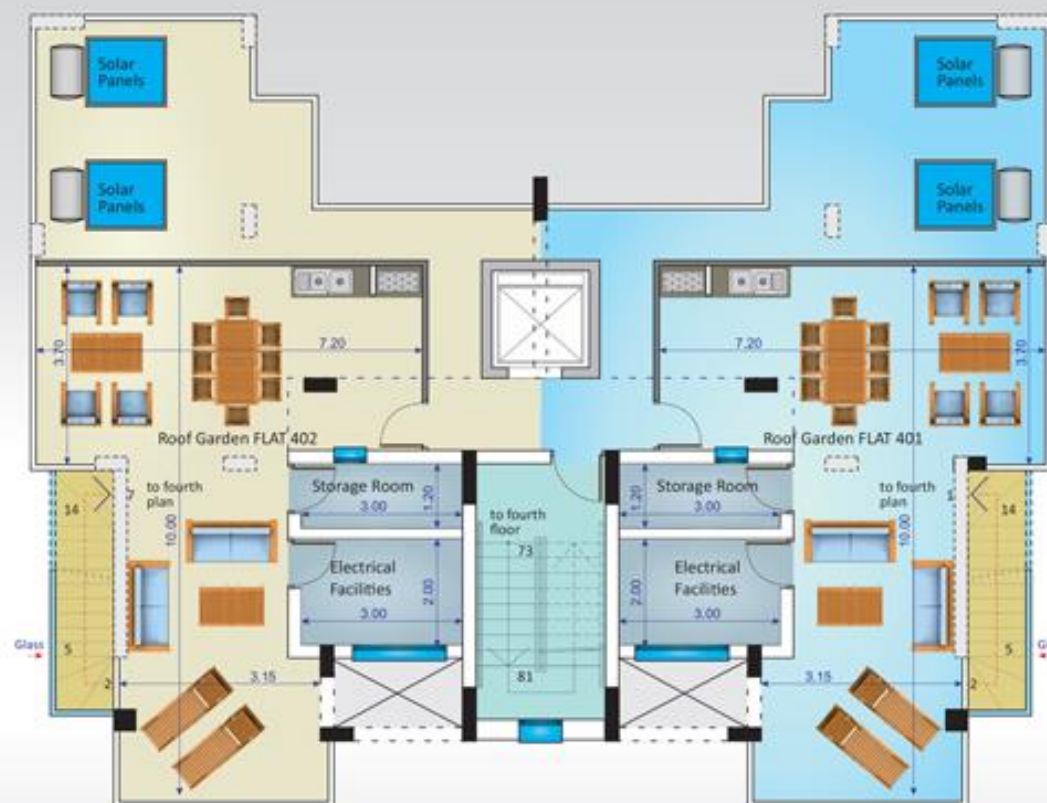
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Αρ. Διαμ. Apt. No.	Roof Garden	Συνολικό εμβαδόν Total Area (m ²)	Ηλεκτρικές Εγκαταστάσεις / Αποθήκη Electricity facilities/storage room	Ακάλυπτε. Βεράντα Uncovered Balconies (m ²)
401	1	55	13	42
402	1	55	13	42

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Technical Specifications

Helping you build your home sweet home!

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 fair-face concrete in combination with synthetic wood and glass and 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 €140.00 including VAT per square 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. Apartment entrances doors and staircase doors are fire-resistant in accordance with the Cyprus fire-brigade regulations.

Sanitary fittings: First quality white color for sanitary fittings & fixtures including accessories of European Specifications.

Plumbing and sanitary installation: Pipe-in-pipe or aluminum pex-al-pex pipes for drainage 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.

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

Air conditioning/heating provisions: For A/C units in all areas.

Parking and storage: Allocated to each property on first-come first-serve basis in accordance with architectural designs.

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.



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Africanos Properties on the Larnaca Town Map





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PROPERTY DEVELOPERS



Refined Version of Perfection!

PRESTIGIOUS APARTMENTS IN LARNACA - CYPRUS



Mariam Suites,
Vasileos Othonas Str., Larnaca
Faneromeni, Larnaca.



Christos Residences
10 Kalambakas Str., Larnaca



Constantinos Court,
3 Charalambos Patsides Str.
(New Hospital Area), Larnaca



Neophytos Residences,
14 Kalymnou Str., Larnaca

Contact Details

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