



AFRICANOS

PROPERTY DEVELOPERS

YOUR HOME IN THE
HEART OF LARNACA

FIND US ON:



Sea Breeze Villas
Larnaca-Dhekelia Road.



Salt Lake Residences
Kalymnou Str., Larnaca.



Anastasios Residences
Markou Drakou Str., Larnaca.



AFRICANOS

PROPERTY DEVELOPERS

DROSIA HEIGHTS RESIDENCES

AGIOU GEORGIU MAKRI 36

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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 very proudly presents its new residential project **DROSIA HEIGHTS RESIDENCE** - located in the very exclusive and prestigious Saint George area in Larnaca on 36 Agiou Georgiou Makri Street, near the Kouros ("Former Menelaos") Supermarket.

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 with amazing unobstructed views of the Salt Lake and the Larnaca Sea-front. 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 a few minutes' drive to the seafront and walking distance to supermarkets, private schools such as the Prestigious American Academy and with direct access to highways to all cities such as Nicosia, Limassol, Paphos and Ammochostos. The Famous Larnaca Salt Lake and Cineplex Entertainment Complex are also in close proximity.

All the certified 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 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.

DROSIA HEIGHTS 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 marble, unique glass balconies and clever layout of living areas designed to offer optional space, privacy and also a views of the prestigious neighborhood and Famous Larnaca Salt Lake.



DROSIA HEIGHTS RESIDENCES

Ground Floor

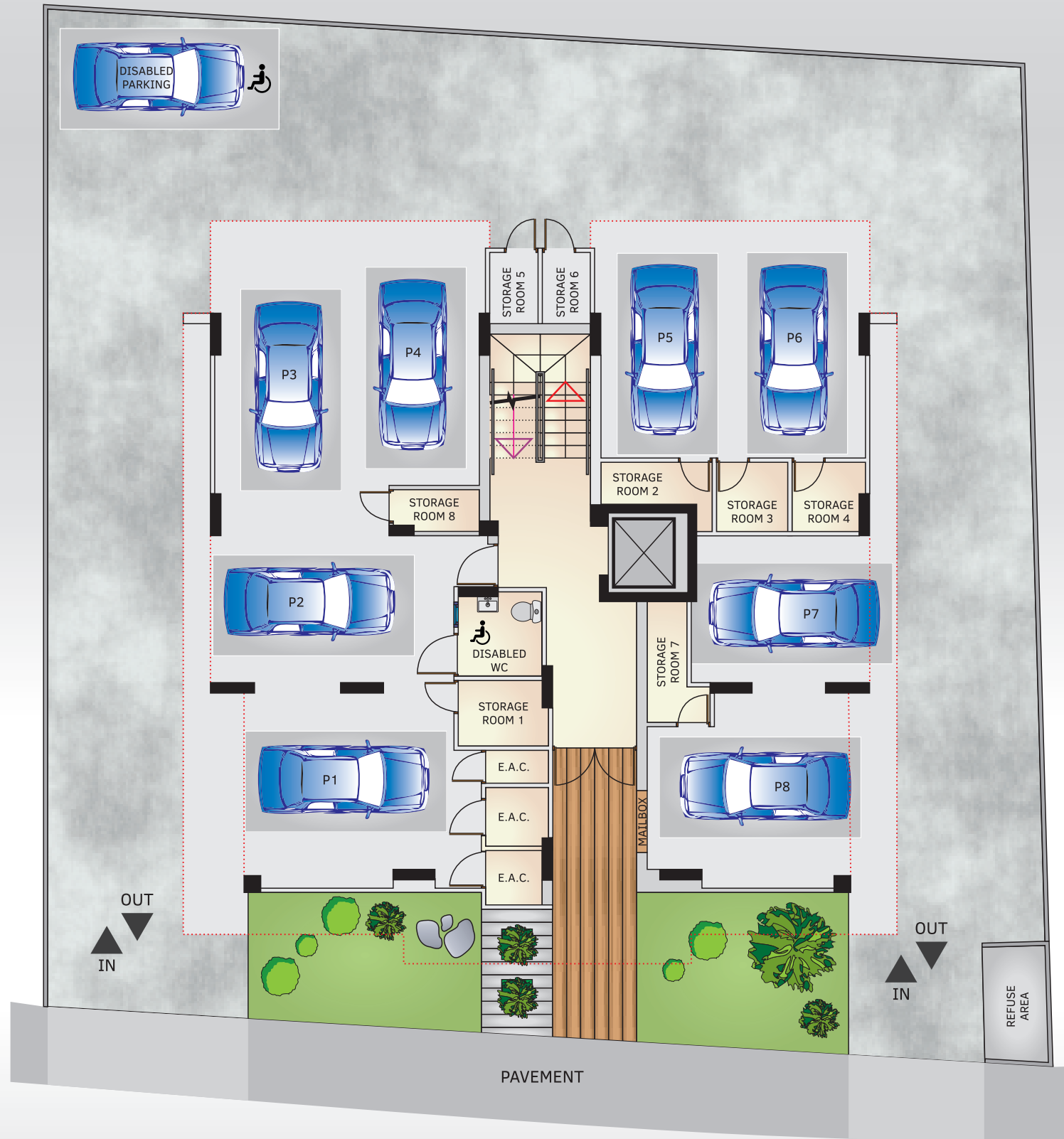
YOUR LOCAL PROPERTY EXPERT!



DROSIA HEIGHTS RESIDENCES

First Floor

MAKE THE RIGHT MOVE!



-PUBLIC ROAD-



Please Note: ▼

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



Παρακαλώ σημειώστε: ▼

Τα στοιχεία δεν περιλαμβάνουν τα τετραγωνικά μέτρα των κοινόχρηστων χώρων και είναι στρογγυλοποιημένα στο πλησιέστερο τετραγωνικό μέτρο.

Αρ. Διαμ. Apt. No.	Υπν/τια Bedrooms.	Μπάνια Bathrooms.	Συνολικό εμβαδόν Total Area (m ²)	Εσωτερικό Καλυμένο Εμβαδόν Inside Covered Area (m ²)	Καλυμμένη Βεράντα Covered Verandas (m ²)	Ακάλυπτ. Βεράντα Uncovered Balconies (m ²)	Καλυμένος Χώρος Στάθμευσης Covered Parking (m ²)	Αποθήκη Storage area (m ²)
101	2	2	123	77	17	14	12	3
102	2	2	125	78	17	15	12	3

DROSIA HEIGHTS RESIDENCES

Second/Third Floor

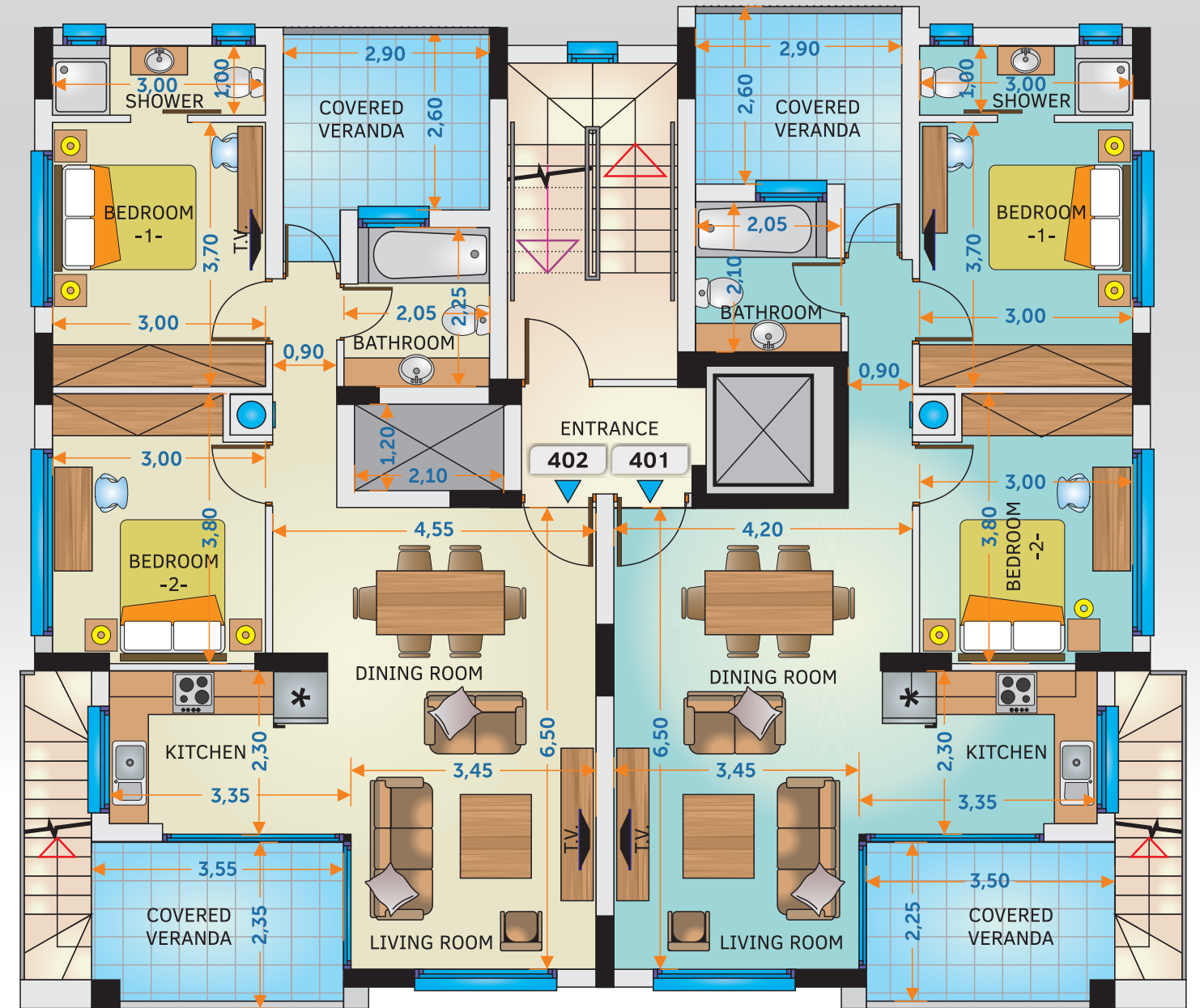
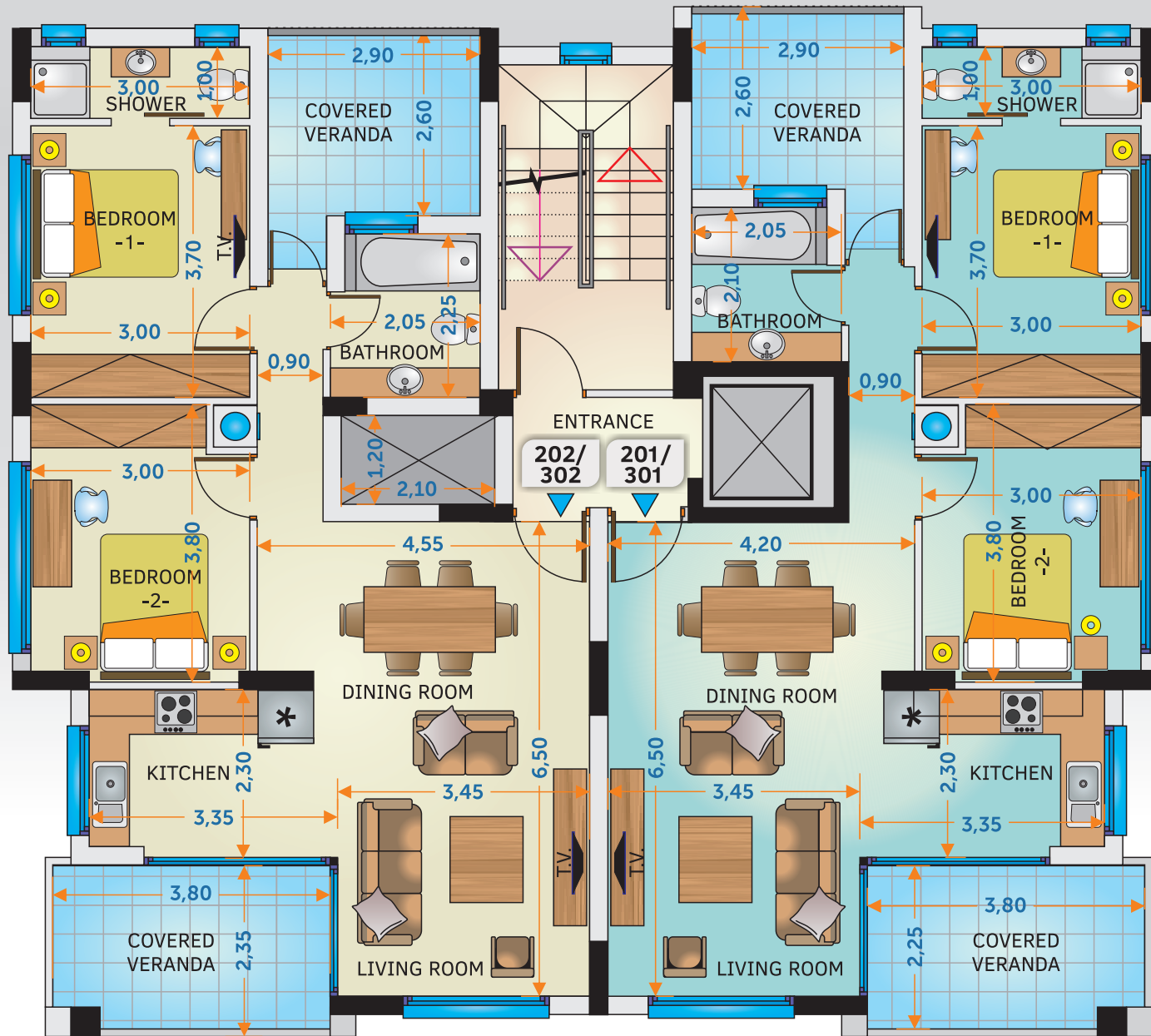
BUILDING YOUR DREAMS A HOME!



DROSIA HEIGHTS RESIDENCES

Fourth Floor

WE ARE HERE TO SERVE YOU!



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Αρ. Διαμ. Apt. No.	Υπν/τια Bedrooms.	Μπάνια Bathrooms.	Συνολικό εμβαδόν Total Area (m ²)	Εσωτερικό Καλυμένο Εμβαδόν Inside Covered Area (m ²)	Καλυμένη Βεράντα Covered Verandas (m ²)	Καλυμένος Χώρος Στάθμευσης Covered Parking (m ²)	Αποθήκη Storage area (m ²)
201/301	2	2	109	77	17	12	3
202/302	2	2	110	78	17	12	3

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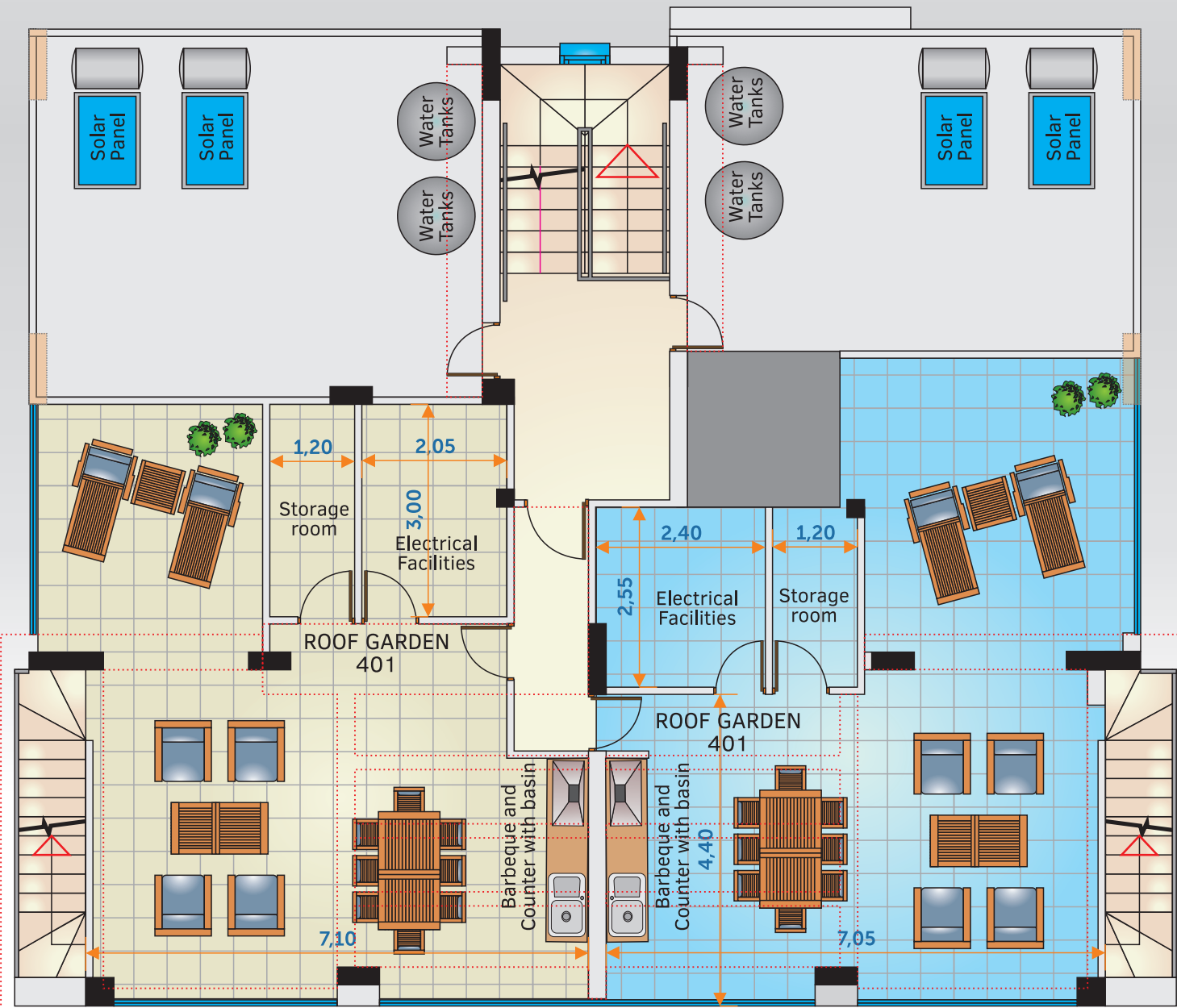
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Αρ. Διαμ. Apt. No.	Υπν/τια Bedrooms.	Μπάνια Bathrooms.	Συνολικό εμβαδόν Total Area (m ²)	Εσωτερικό Καλυμένο Εμβαδόν Inside Covered Area (m ²)	Καλυμένη Βεράντα Covered Verandas (m ²)	Roof Garden (m ²)	Καλυμένος Χώρος Στάθμευσης Covered Parking (m ²)	Αποθήκη Storage area (m ²)
401	2	2	175	77	16	67	12	3
402	2	2	172	78	16	63	12	3

DROSIA HEIGHTS RESIDENCES

Roof Garden

WE ARE COMMITTED TO EXCELLENCE!



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Αρ. Διαμ. Apt. No.	Roof Garden	Συνολικό εμβαδόν Total Area (m ²)	Δωμάτιο Ηλεκτρονικών Εγκαταστάσεων / Αποθήκη Electrical facilities / Storage room (m ²)	Ακάλυπτη. Βεράντα Uncovered Balconies (m ²)
401	1	67	11	56
402	1	63	11	52



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Helping you build your home, sweet home!

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 marble 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 €120.00 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: 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 for 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 energy efficiency 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.

DROSIA HEIGHTS RESIDENCES



Africanos Properties on the Larnaca Town Map

