

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



Makenzy Breeze
Costa Markidi Str., Larnaca.



Makenzy Heights Residence
Costa Markidi Str., Larnaca.



Highlands Residences
Konitsis 4 St., Larnaca.



Perfect View
Vasiliou Avgerinou Str., Larnaca.



Saint Lazarus
28 October 4 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.:



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.



CITY FAMILY HOMES

1 SOTIROS STR.

COMPANY PROFILE

Africanos Property Developers Limited is an established family-run business specializing in residential and commercial real estate in the City of Larnaca, 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.

TRUST US WITH YOUR HOME!

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 very proudly presents its new residential project CITY FAMILY HOMES- located in the HEART of Larnaca Town Centre- NEAR the prestigious school, American Academy and the Metro Supermarket.

The project boasts FOUR whole floor apartments with three bedrooms and three bathrooms- all with spacious and contemporary living areas. The whole floor apartments ensure optimum privacy for potential buyers. The FOURTH floor apartment benefits from individual private and luxury roof-gardens ON THE FIFTH floor with amazing views of Larnaca Town Centre. Each apartment has one parking bay and one large storage room. The Penthouse Apartment will benefit from three parking bays and one storage room.

The location of the project is ideal since it is a short walk from the shopping malls and cafes and of course the lovely Larnaca Finikoudes Beachfront.

The lovely residential neighbourhood is quiet and family orientated surrounded by classic large luxury houses.

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 select to purchase a three bedroom penthouse plus two rooms on the roof-garden with special features which boast luxury living to its limits.

AFRICANOS PROPERTY DEVELOPERS has managed to be the only land development company in Larnaca whose projects have a certificate of zero consumption and energy efficiency of grade "A".

Proof of this fact is that in our upcoming projects such as HIGHLAND RESIDENCES, CITY FAMILY HOMES and MAKENZY BREEZE RESIDENCES, photovoltaic panels will be installed in order to produce renewable energy. The photovoltaic panels through "net metering" will make sure owners benefit significantly from savings in electricity consumption.

CITY FAMILY HOMES 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 Famous Leukara Stone Marble and unique glass balconies and clever layout of living areas designed to offer optional space, privacy and also a views of the prestigious neighbourhood.

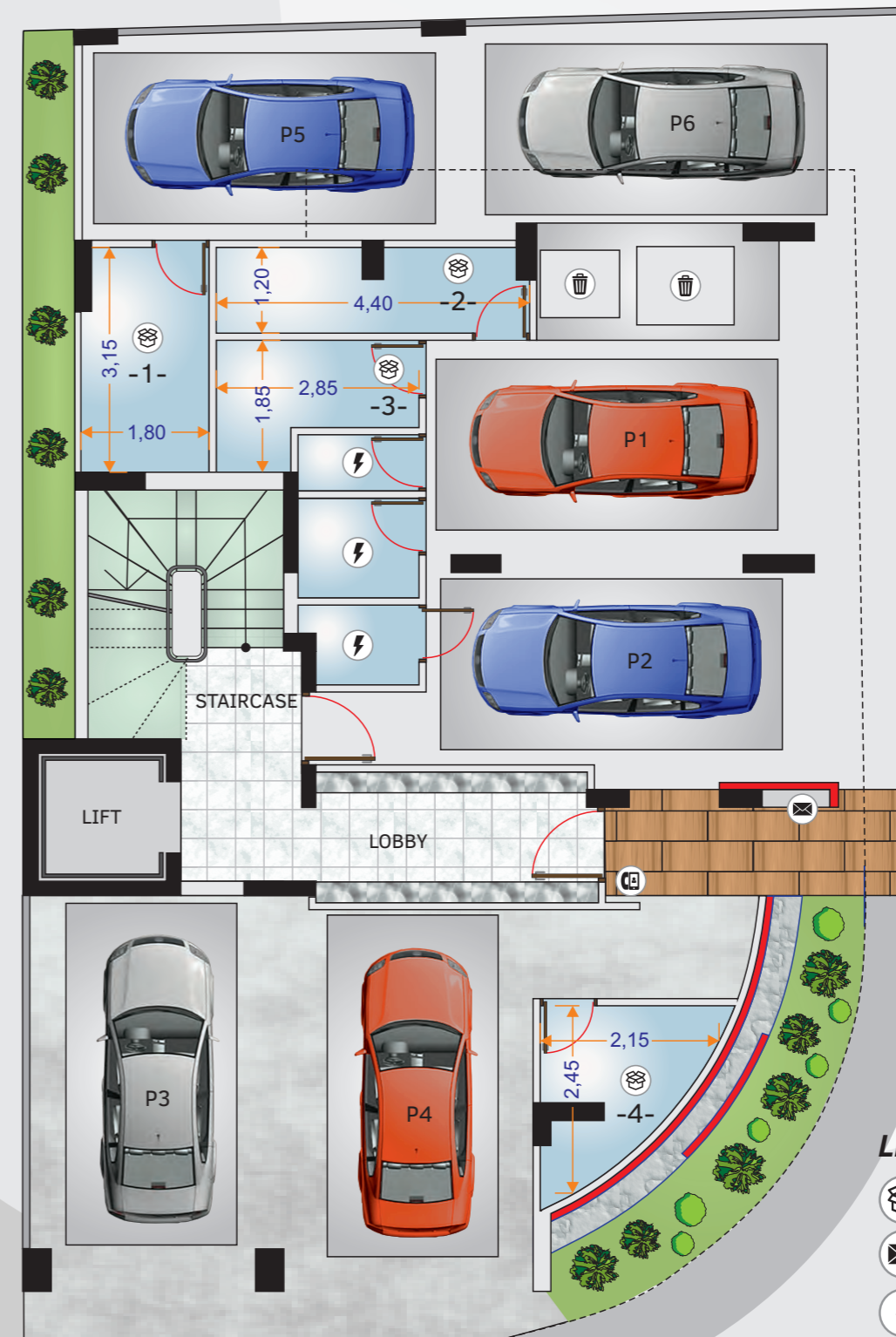
The project is expected to be completed before **31 DECEMBER 2019**.



MAKE THE RIGHT MOVE!

Ground Floor

BUILDING YOUR DREAMS A HOME!



LEGEND

- = Storage Room
- = Mail Boxes
- = Electricity Room
- = Refuse Area
- = Entry Phone

First Floor

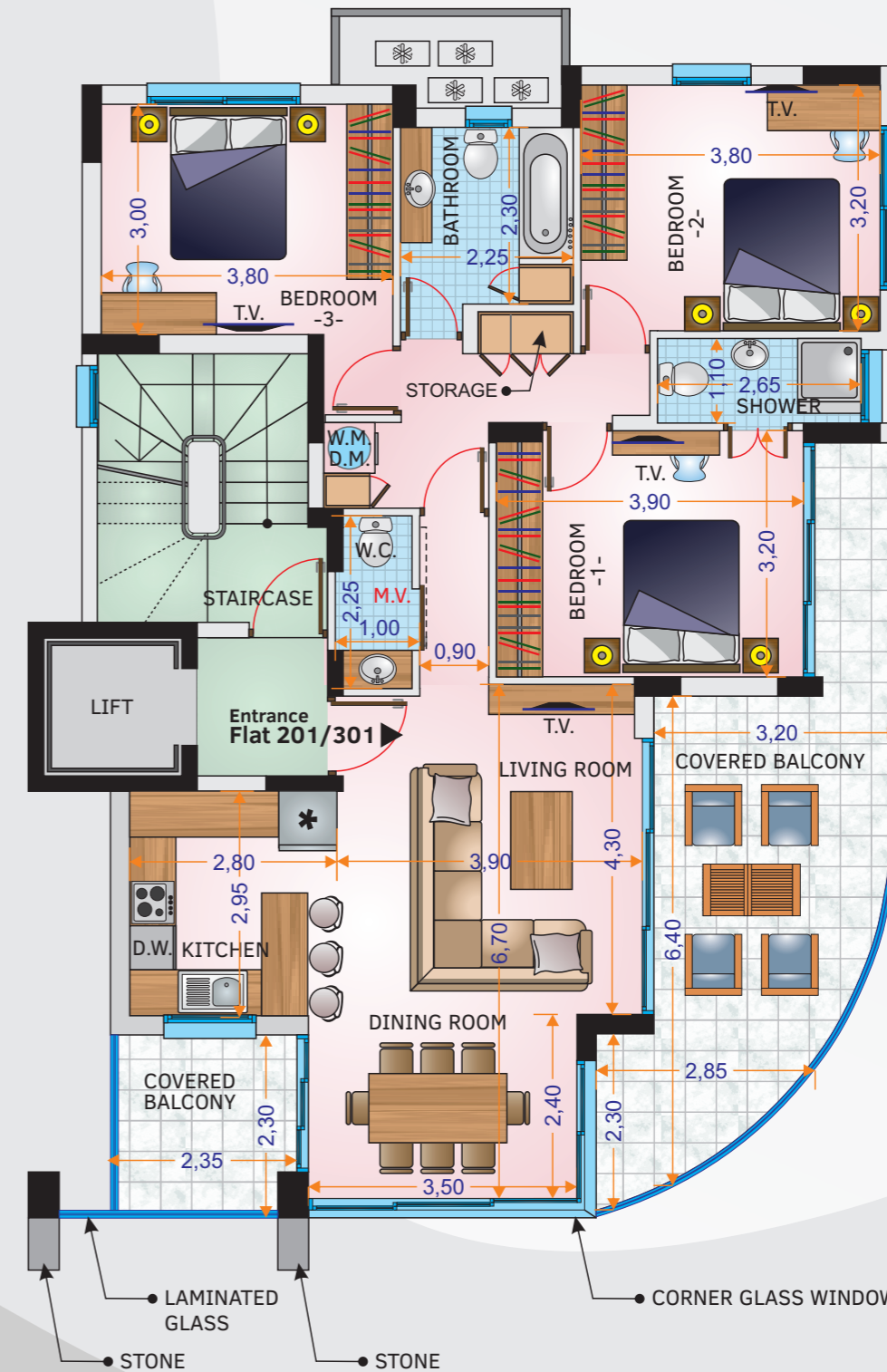
COMFORT & LUXURY HAVE A NAME!



Αριθμός Διαμερίσματος Apartment Number	Υπνοδωμάτια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμένο Εμβαδόν Internal Covered Area	Καλυμμένα Βεράντα Covered Balconies	Άκαλυπτα Βεράντα Uncovered Balconies	Κοινόχρηστοι Χώροι Common Areas	Αποθήκη Storage	Χώρος Στάθμευσης Parking
101	3	3	171 m ²	106 m ²	30 m ²	3 m ²	15 m ²	5 m ²	12 m ²

Second & Third Floor

WE CREATE PERFECTED BEAUTY!



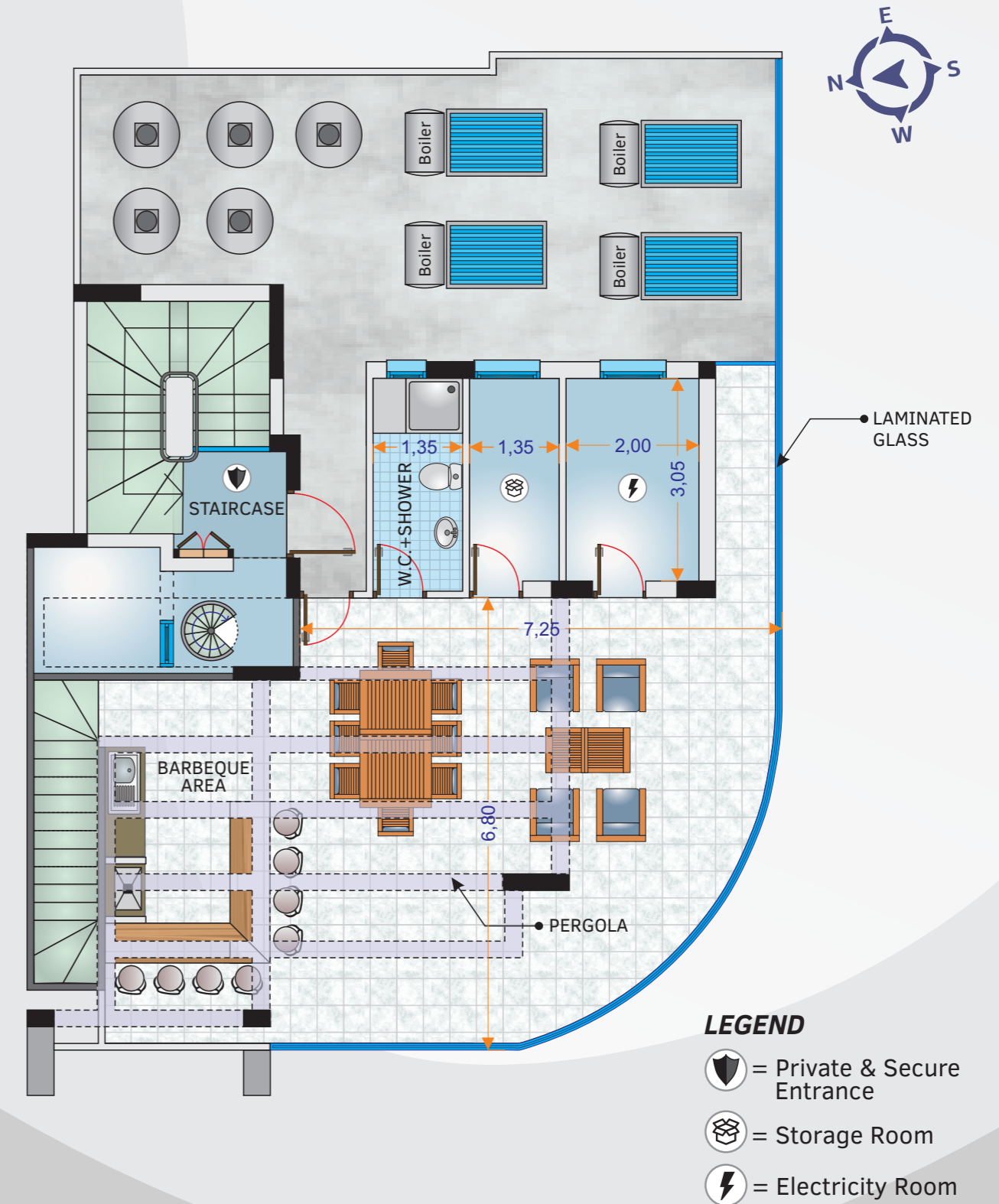
Αριθμός Διαμερίσματος Apartment Number	Υπνοδωμάτια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμένο Εμβαδόν Internal Covered Area	Καλυμμένα Βεράντα Covered Balconies	Κοινόχρηστοι Χώροι Common Areas	Αποθήκη Storage	Χώρος Στάθμευσης Parking
201 / 301	3	3	168 m ²	106 m ²	30 m ²	15 m ²	5 m ²	12 m ²

Fourth Floor

BUILDING TO PERFECTION!

Roof Garden

COME, LET US SHOW YOU, YOUR NEW HOME!



Αριθμός Διαμερίσματος Apartment Number	Υπν/τια Bedrooms	Δωμάτια στην οροφή Rooms on Roof	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμένο Εμβαδόν Internal Covered Area	Καλυμμένα Βεράντα Covered Balconies	Κοινόχρηστοι Χώροι Common Areas	Roof Garden	Αποθήκη Storage	Χώρος Στάθμευσης Parking
401	3	2	4	292 m ²	106 m ²	30 m ²	15 m ²	100 m ²	5 m ²	36 m ²

Αριθμός Διαμερίσματος Apartment Number	Roof Garden	Συνολικό εμβαδόν Total Area	Άκαλυπτα Βεράντα Uncovered Balconies	Δωμάτιο Ηλεκτρικών Εγκαταστάσεων, Αποθήκη & Μπάνιο Electrical Facilities, Storage Room, Shower & W.C.	Κοινόχρηστοι Χώροι Common Areas
401	1	100 m ²	65 m ²	15 m ²	20 m ²

YOUR LOCAL PROPERTY DEVELOPER!



ADVANTAGES OF PROPERTY'S LOCATION



5 minute walk to Private & Public Schools & Colleges



50 meter walk to Supermarkets / facilities Mall nearby

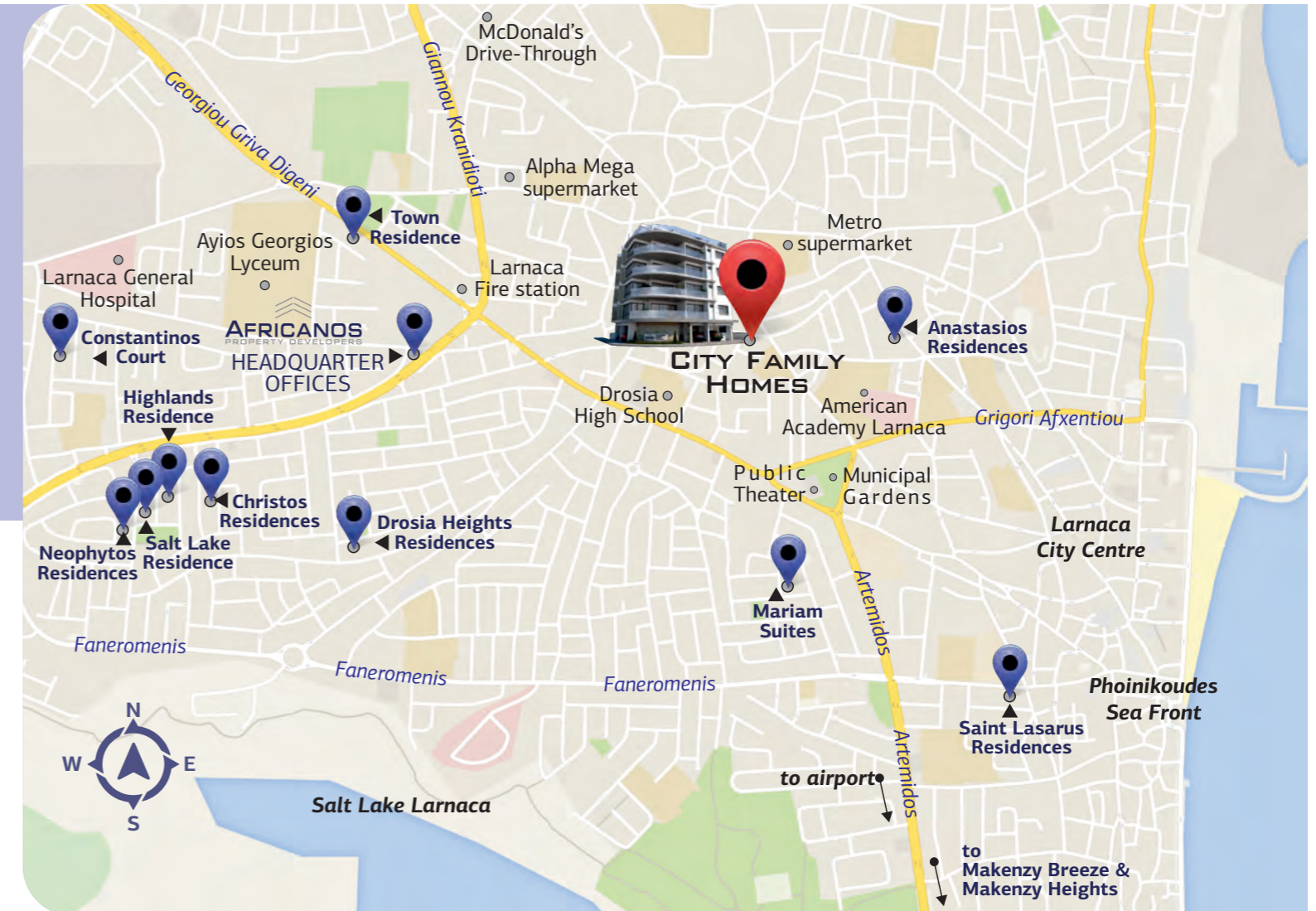


15 minute walk to the sea



7 minute drive to Larnaca Int. Airport

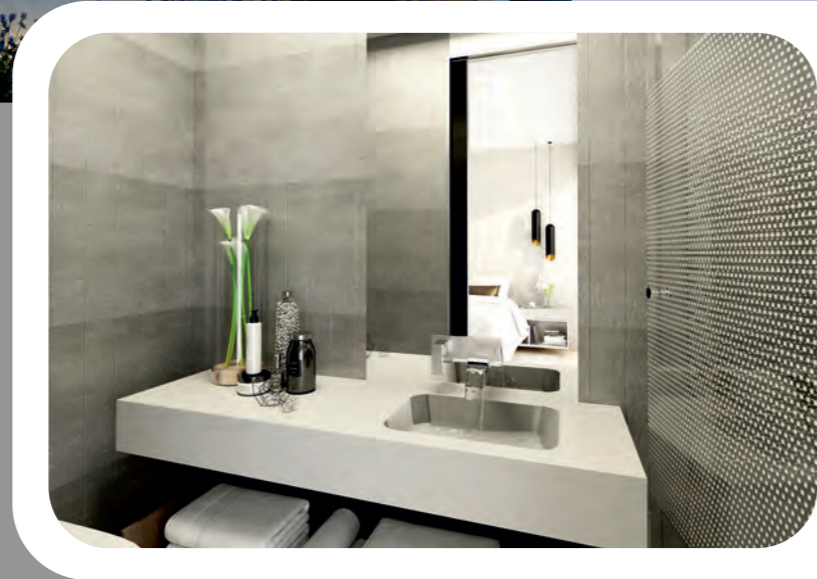
HELPING YOU BUILD YOUR HOME, SWEET HOME!



CITY FAMILY HOMES



WELCOME TO YOUR AFRICANOS HOME!



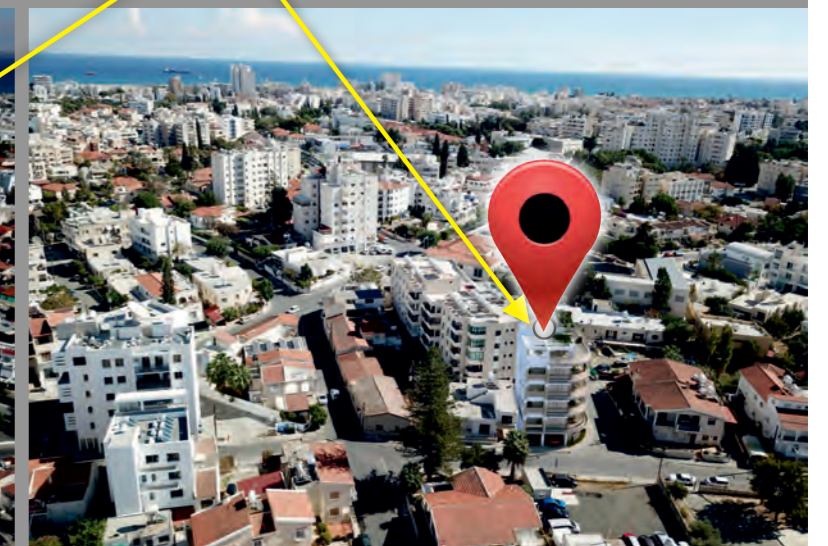
CITY FAMILY HOMES



AFRICANOS KNOWS THE RIGHT LOCATION!



CITY FAMILY HOMES



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 an A 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.

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.