

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



Park View Residences
9 Thiseiou Str. , Larnaca.



Casa Marina Residences
8 Kitsou Tzavella str., Larnaca.



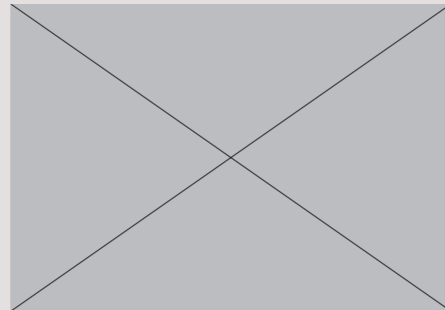
Prime Residences
str., Larnaca.



Saint Lazarus Residences
28 October 4 Str., Larnaca.



Old Market Residences
5 Sopatrou pafiou str.



Kamares Residences
Str., Larnaca.

Contact Details

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FIND US ON.:



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FLAMINGO VIEW RESIDENCES
22 Ekalis Str.
AFRICANOS
PROPERTY DEVELOPERS



FLAMINGO VIEW RESIDENCES
22 EKALIS STR.

COMPANY PROFILE

Africanos Property Developers Limited is an established family-run business specialising 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 sixty 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!

FLAMINGO VIEW RESIDENCES is a new residential project proudly released by Africanos Developers on **EKALIS STREET** located in the very exclusive and prestigious Saint George area in Larnaca overlooking the Larnaca Salt Lake less than 3 kilometres to the Larnaca Beachfront Blue Flag Beaches.

The project boasts eight two/three bedroom with two/three bathroom apartments- all with spacious and contemporary living areas. There are two apartments per storey until the third floor- ensuring optimum privacy for potential buyers.

The fourth whole floor apartment of three bedrooms and three bathrooms benefit from large covered and uncovered balconies with a large barbecue area and spacious living areas.

The fifth whole floor penthouse boasts three bedrooms plus two rooms on the roof with four bathrooms exclusive to owners which prefer luxury living and benefits from a large bar and barbecue area on the roof garden and panoramic views of the Famous Larnaca Salt Lake.

Each apartment from the first to second floor has one parking bay and a storage room on the ground level and the third to fifth floor have two parking bays and one storage room each.

The lovely residential neighbourhood 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.

FLAMINGO VIEW RESIDENCES 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 ceramic finish, 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.

The project will have an energy efficiency of grade "A" since photovoltaic panels will be installed on the roof in order to produce renewable energy. The photovoltaic panels through "net metering" will make sure the penthouse owners benefit from significant savings in electricity consumption.

The project is expected to be completed BEFORE 31 December 2020.



Ground Floor

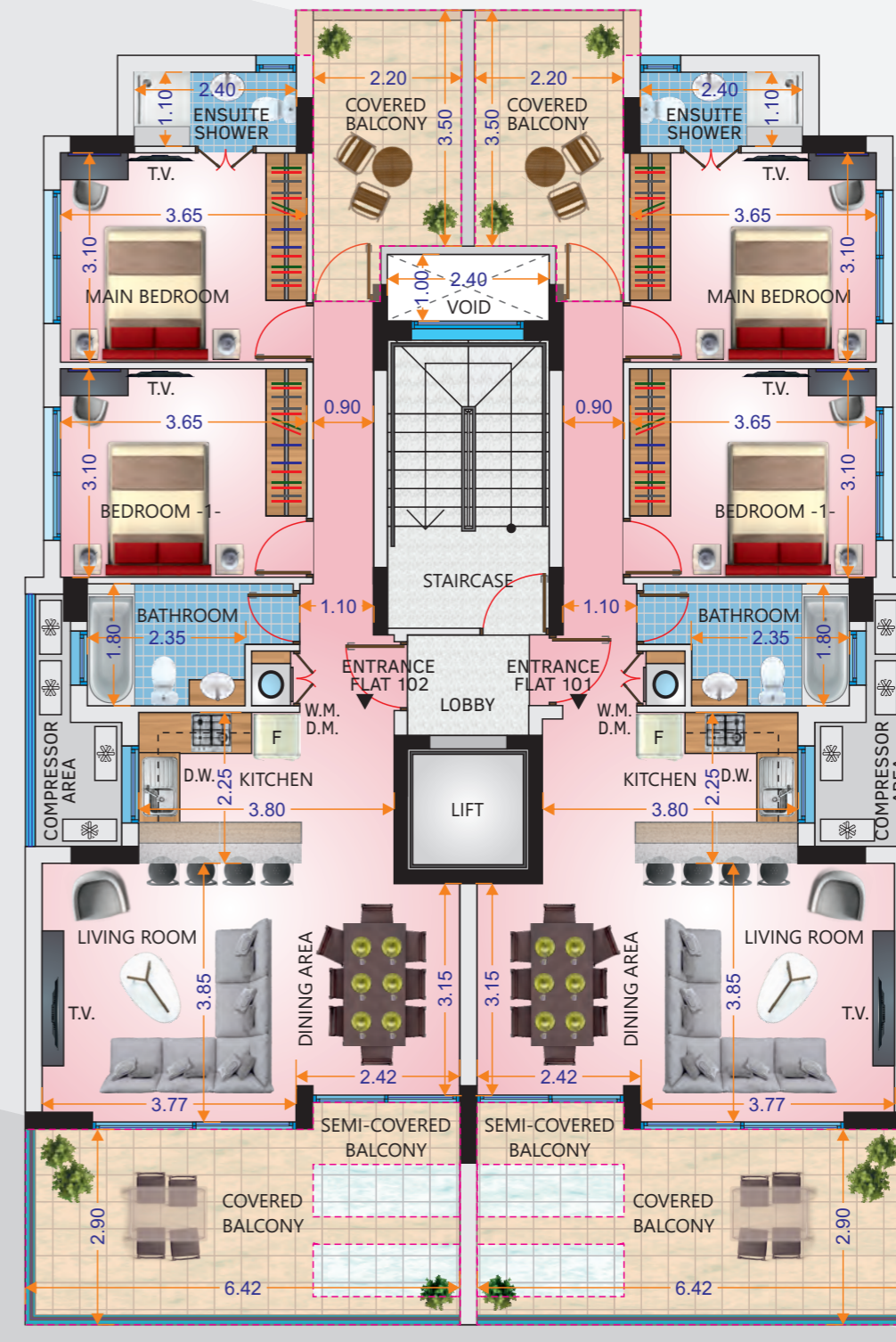
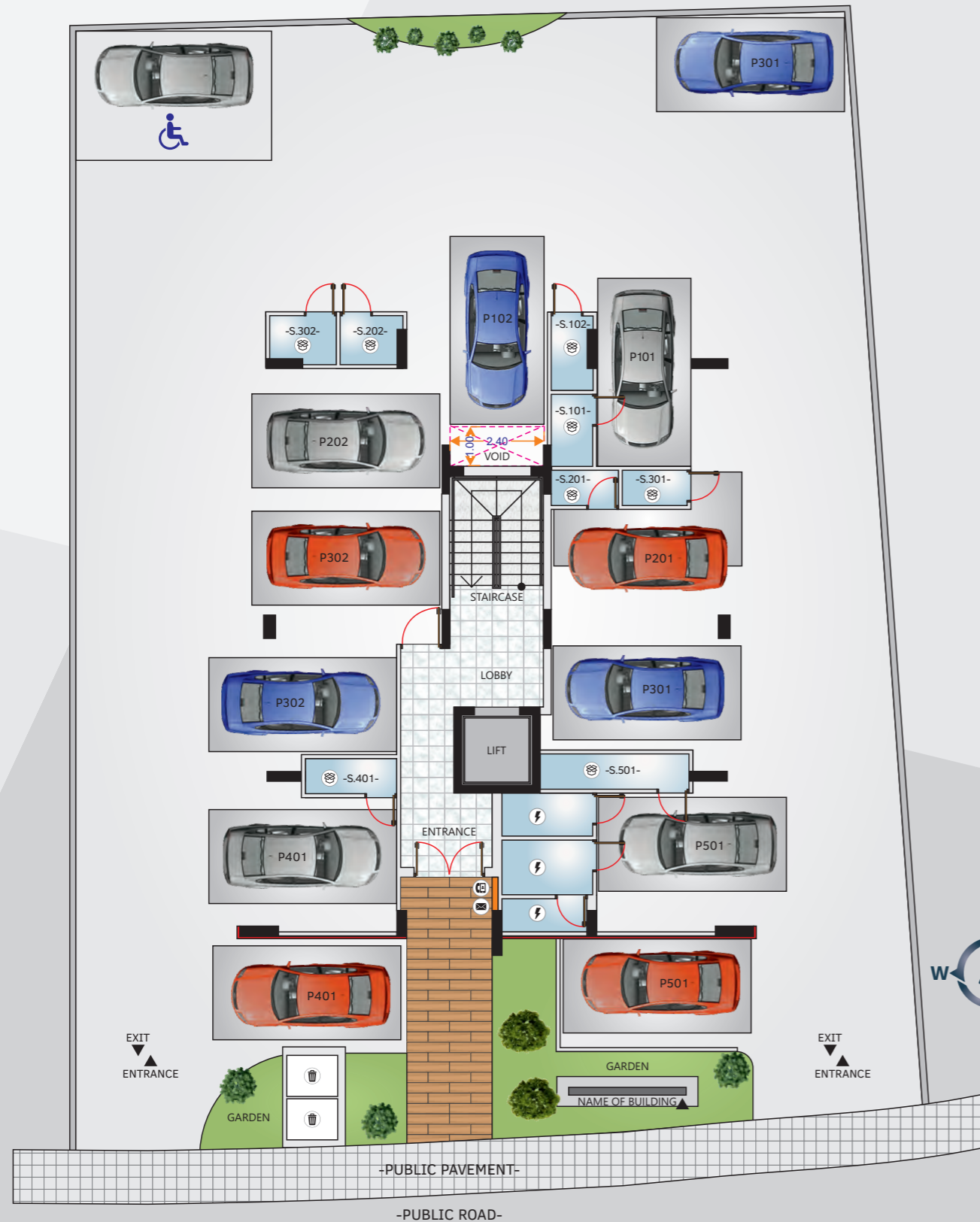
MAKE THE RIGHT MOVE!

First Floor

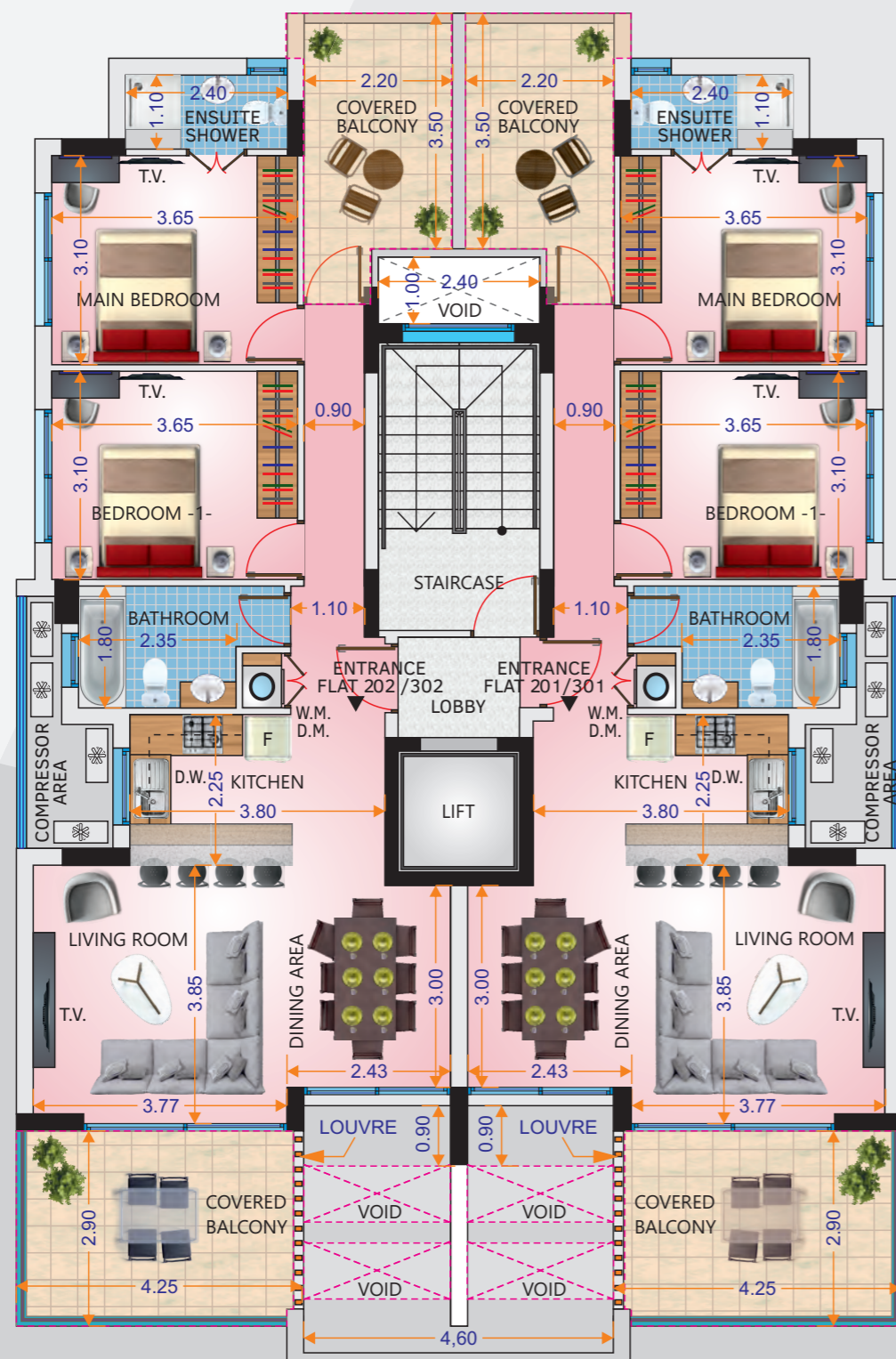
BUILDING YOUR DREAMS A HOME!

LEGEND

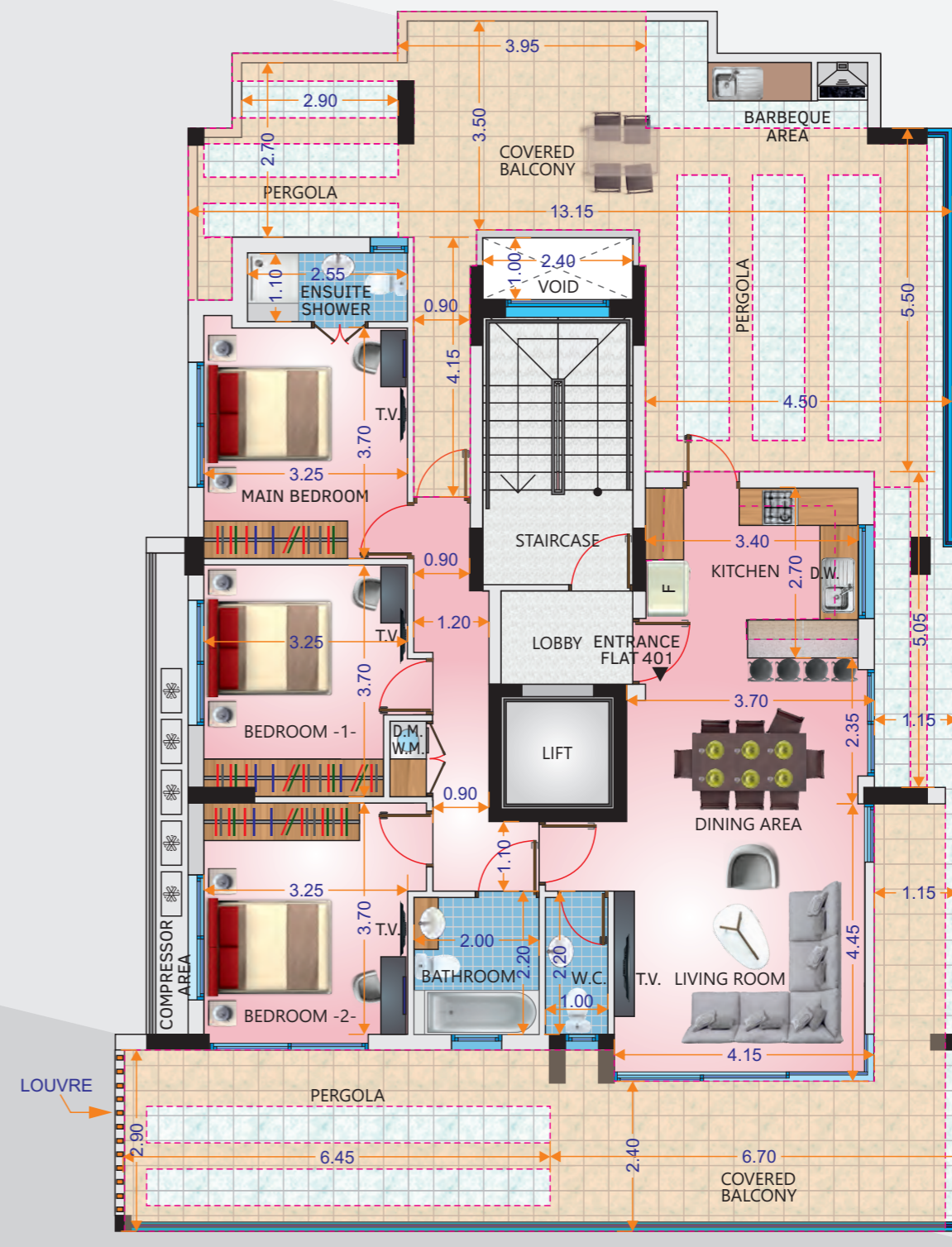
- = Storage Room
- = Mail Boxes
- = Electricity Room
- = Refuse Area
- = Entry Phone



Αριθμός Διαμερίσματος Apartment Number	Υποδωμάτια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμμένο Εμβαδόν Internal Covered Area	Καλυμμένη Βεράντα Covered Balconies	Άκαλυπτη Βεράντα Uncovered Balconies	Κοινόχρηστοι Χώροι Common Areas	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking
101	2	2	131 m ²	79 m ²	21 m ²	8 m ²	9 m ²	2 m ²	12 m ²
102	2	2	131 m ²	79 m ²	21 m ²	8 m ²	9 m ²	2 m ²	12 m ²



Αριθμός Διαμερίσματος Apartment Number	Υποδωμάτια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμένο Εμβαδόν Internal Covered Area	Καλυμμένα Βεράντα Covered Balconies	Κοινόχρηστοι Χώροι Common Areas	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking
201/202	2	2	123 m ²	79 m ²	21 m ²	9 m ²	2 m ²	12 m ²
301/302	2	2	135 m ²	79 m ²	21 m ²	9 m ²	2 m ²	24 m ²



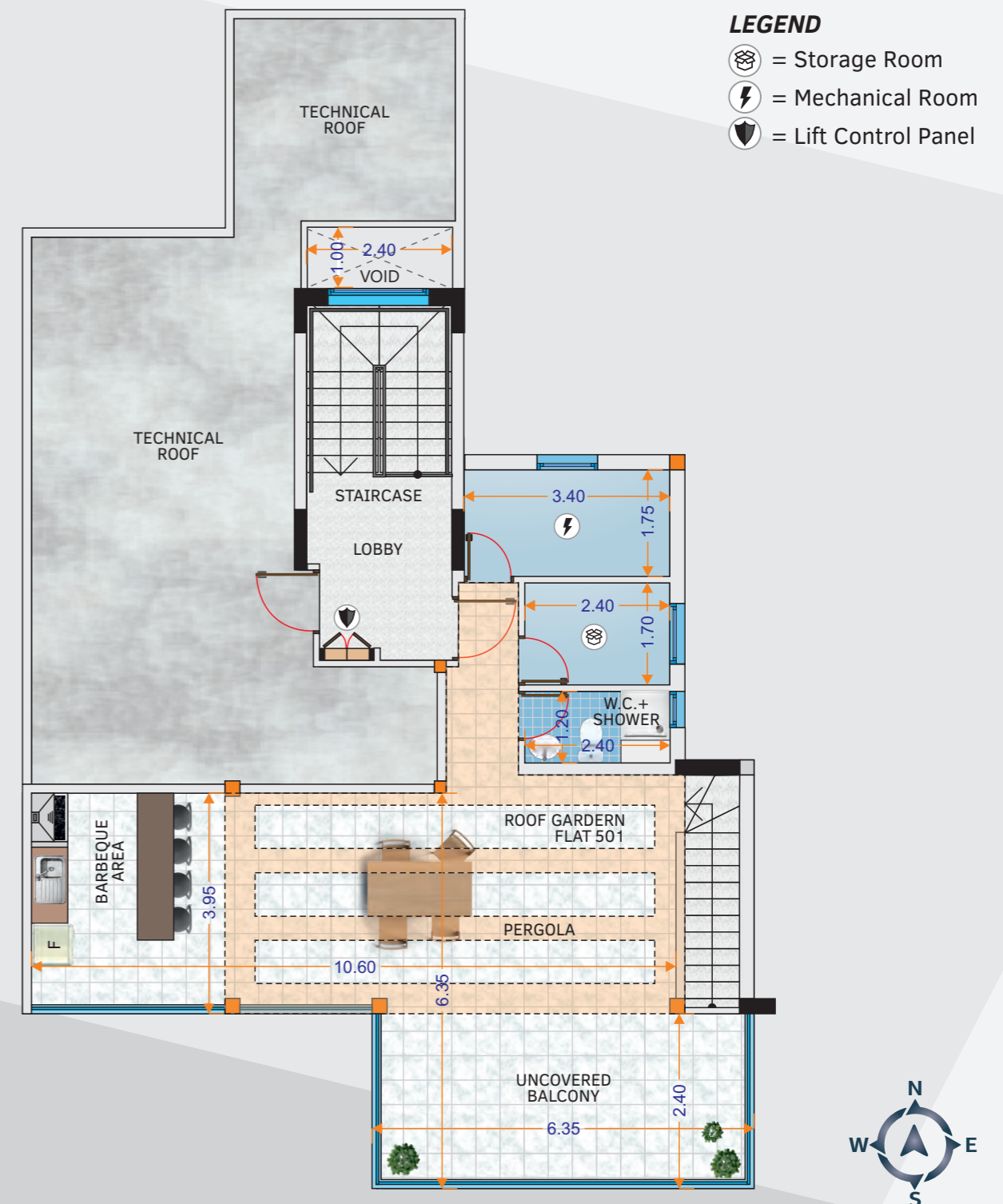
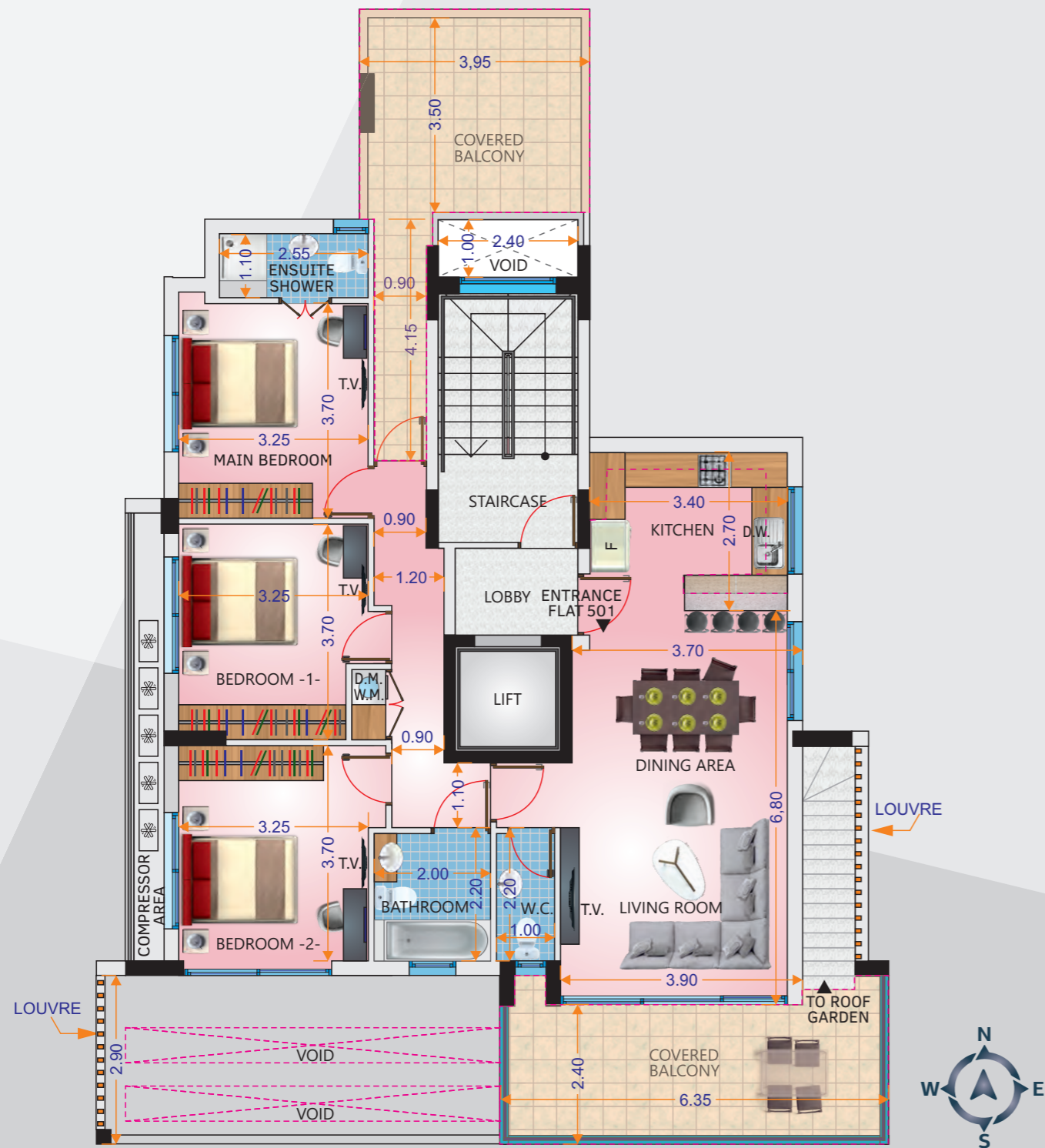
Αριθμός Διαμερίσματος Apartment Number	Υποδωμάτια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμένο Εμβαδόν Internal Covered Area	Καλυμμένα Βεράντα Covered Balconies	Άκαλυπτα Βεράντα Uncovered Balconies	Κοινόχρηστοι Χώροι Common Areas	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking
401	3	3	258 m ²	105 m ²	34 m ²	76 m ²	17 m ²	2 m ²	24 m ²

Fifth Floor

EXPERIENCE LUXURY LIVING!

Roof Garden

COME, LET US SHOW YOU, YOUR NEW HOME!



LEGEND

- = Storage Room
- = Mechanical Room
- = Lift Control Panel

Αριθμός Διαμερίσματος Apartment Number	Υπν/τια Bedrooms	Μπάνια Bathrooms	Δωμάτια στην Οροφή Rooms on Roof	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμένο Εμβαδόν Internal Covered Area	Καλυμμένη Βεράντα Covered Balconies	Roof Garden	Κοινόχρηστοι Χώροι Common Areas	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking
501	3	4	2	287 m ²	105 m ²	34 m ²	103 m ²	17 m ²	4 m ²	24 m ²

Αριθμός Διαμερίσματος Apartment Number	Roof Garden	Συνολικό εμβαδόν Total Area	Δωμ. Ηλεκτρικών Εγκαταστάσεων / Αποθήκη / Τουαλέτα Electrical Facilities / Storage Room / W.C.	Άκαλυπτη Βεράντα Uncovered Balconies	Κοινόχρηστοι Χώροι Common Areas
501	1	103 m ²	17 m ²	69 m ²	17 m ²

FLAMINGO VIEW RESIDENCES



AFRICANOS KNOWS PERFECT LIVING!



FLAMINGO VIEW RESIDENCES



AFRICANOS HOME WITH A VIEW!



FLAMINGO VIEW RESIDENCES



TRUST US WITH YOUR HOME!



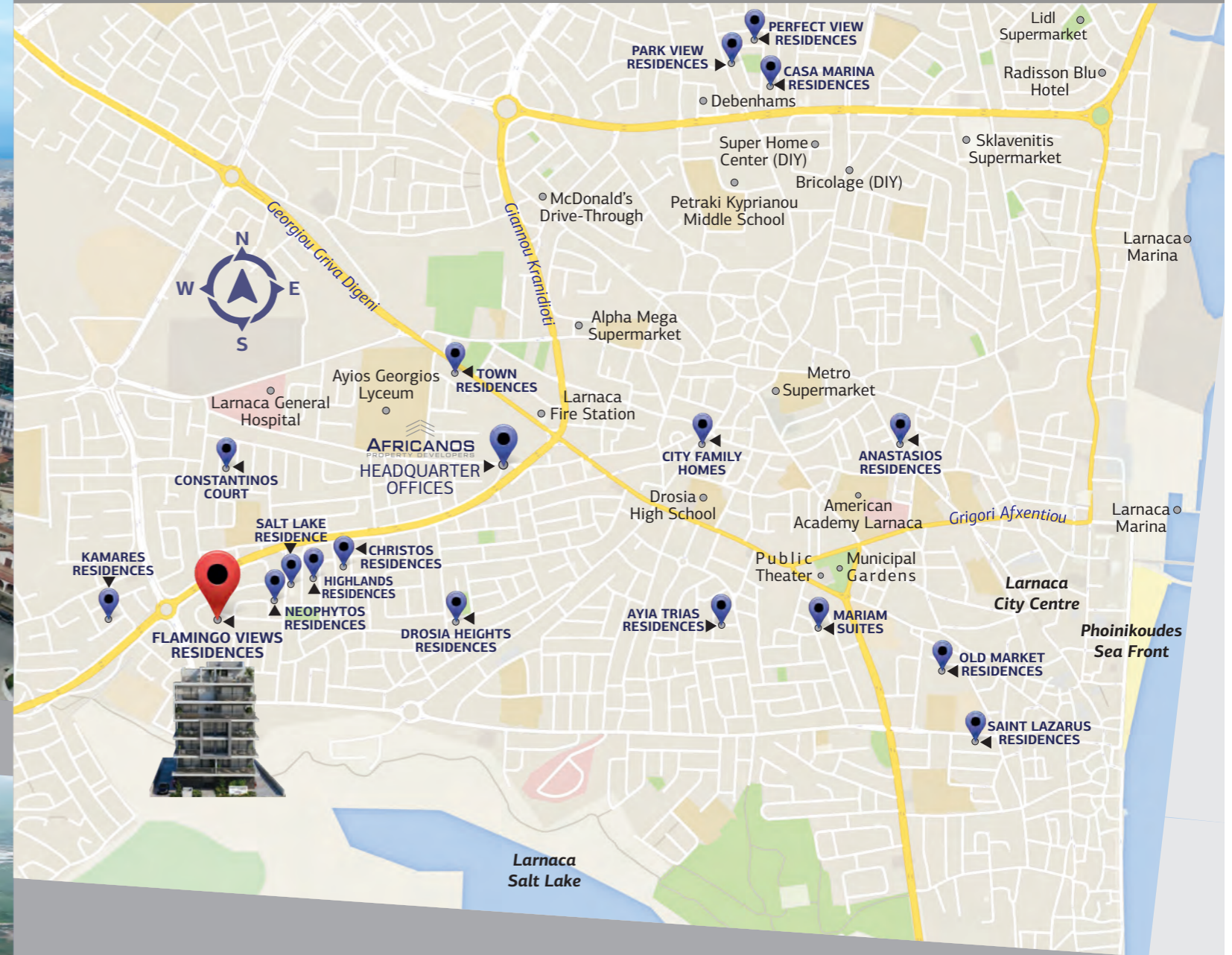
FLAMINGO VIEW RESIDENCES



FLAMINGO VIEW RESIDENCES



AFRICANOS KNOWS THE RIGHT LOCATION!



ADVANTAGES OF PROPERTY'S LOCATION



2 minute drive to Larnaca Marina



5 minute drive to Private & Public Schools & Colleges



5 minute drive to Supermarkets / facilities Mall nearby



5 minute drive to the sea



15 minute drive to Larnaca Int. Airport

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 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.

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.

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 and roof gardens.

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.

