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CONTACT DETAILS

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DANA 1 RESIDENCES

Unique Apartments in Larnaca

Comfort and Luxury have a name

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Unique Apartments in Larnaca

Attractions of Cyprus

- A member of the European Union (EU)
- A touristic destination for all seasons with sunshine all year round .
- A secure island facing the unsettled Middle East and North African countries . In 2015 , the Safest Countries in the World international study by Value Penguin rated Cyprus 5th among all countries , and 1st among countries that have a population beneath 5 Millions .
- A family-friendly and tranquil place , at a very close distance from Lebanon . 2 flights a day / 25 minutes away from Beirut
- A recent booming attraction to Lebanese citizens due to the deteriorating situation in Lebanon
- Real Estate prices are expected to increase largely after their drop due to the crisis that happened few years ago
- Cyprus introduced a Permanent Residency Law that grants lifetime PR to whoever invests 300,000 euros in new properties developments. This has attracted to the country more than one Billion Euros to date
- The recent discoveries of large oil and natural gas near to the coast of Cyprus are expected to completely transform the country's economy over the next decade



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Attractions of Larnaca

- Larnaca is the location of the most important international airport in the island .
- Larnaca is located in a center position between Cyprus main cities . You need around 50 minutes to go by car to either Limassol , Nicosia , or Ayia Napa .
- Larnaca is a city which has lot of potential . Any investment in real estate there has a high potential for profit.
- New developments and projects , that have been already executed or are planned in the near future for Larnaca , are sure to increase the prices of properties in the city. These multi-millions plans will change the face of Larnaca , which will acquire in the near future a new upscale image, making it as a very significant tourist destination with excellent infrastructure, superstructure and quality services with facilities for locals and tourists .
- Some of the main projects are:
 - The new Piale Pasha has been already finished . It is a coastal promenade from the Medieval Castle in Finikoudes Promenade towards McKenzie Beach , which made the whole 3 km long area more pedestrian friendly and attractive with a cycle lane, walkways, new lighting and a green area.
 - The Marina Expansion to accommodate up to 900 berths, luxury villas, a 5-star hotel and commercial and recreation areas with plazas, shops, dining, promenades and parks.
 - The Removal of Oil Refineries and Tanks along the road from Larnaca city centre to the tourist region of the Larnaca-Dhekelia Road will provide a whole new touristic area with an extra 3km of beach. Moreover , the Upgrading of Larnaca-Dekeleia Road with the creation of walkways, cycle paths and green spaces , will be a major positive factor for Larnaca .
- Many Investments projects have already been established in Larnaca . Russians have just started a project to build a new 7 stars hotel in the Finikoudes area . Other Investments include many new hotels in Makenzi area and city center .



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Dana1 Complex Ground Floor



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Attractions of the Project

- Named after the world's most exclusive pearl type , DANA 1 Residences is a luxurious residential apartments complex constructed based on the ultimate ends of LUXURY , QUALITY , LOCATION , and COMFORT .
- DANA 1 Residences brings out the expertise of Renamed Lebanese Businessmen currently managing one of the top 20 multinational construction companies that has enjoyed treasured trust and professionalism reputation for the last 60 years , who decided to invest in Cyprus through their newly established company DANACY Property Developers Limited .



- With an ideal location in the city of Larnaca on Georgiou Griva Digeni street , the project is perfectly positioned at the intersection of three main roads , one leading in few minutes to Larnaca seafront , the other leading you in 45 minutes to the capital Nicosia , and the third leading you in 50 minutes to Limassol . The lovely neighbourhood includes sports facilities and gymnasiums , Larnaca movie theaters complex , the New hospital , department stores , and other attractions .
- DANA 1 Residences consists of a securely fenced deluxe apartments complex of only fifteen luxurious apartments, granting its residents an elite and tranquil living atmosphere in an exclusive comfortable living atmosphere .
- The apartments are absolutely unique in Larnaca . They have a matchless gross area of 212 to 220 m² . Each apartment includes a large reception and dining area with spacious related verandas and a guest bathroom , three master bedrooms each with its own private bathroom , a voluminous comfortable kitchen with connected veranda , and moreover , a maid bedroom with its own secluded bathroom . Over and above , the apartments enjoy an internal clear height (floor-to-ceiling) of three meters (3m) which is unmatched in other projects in Cyprus , and which gives the tenants more comfort and luxurious gypsum decorations and indirect lighting .
- Every apartment also enjoys one storage room at the Ground Floor , and two parking lots . Additionally , DANA 1 Residences complex includes a private swimming pool and landscaped surround area with connected bathrooms and showers , and a secure green playground area . Trees , flowers , greenery and appealing hard landscaping are part of the many charms of this complex .

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 Unique Apartments in Larnaca



- LEGEND**
- = Storage Room
 - = Mail Box
 - = Disabled Wc



Block A1
 Ground Floor

DANA 1 RESIDENCES



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DANA 1 RESIDENCES
 Unique Apartments in Larnaca



| | |
|--|---------------------------|
| Apartment Number | A101 - A201 - A301 - A401 |
| Apartment Gross Area including verandas (m2) | 224 |
| Apartment Roof Storage Area (m2) | 0 |
| Apartment Roof Garden Area (m2) | 0 |
| Master Bedrooms (nr) | 3 |
| Bathrooms (nr) | 5 |
| Maid Bedroom (nr) | 1 |
| Parking Lots (nr) | 2 |
| Storage Area (m2) | 3,5 |

Apartment Gross Area is an approximate calculation of the inside covered areas, verandas, and the part of communal areas adjacent to the apartment



Block A1
 FLAT 101-401

DANA 1 RESIDENCES



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Block A1
 Flat 501

| | |
|--|------|
| Apartment Number | A501 |
| Apartment Gross Area including verandas (m2) | 224 |
| Apartment Roof Storage Area (m2) | 10 |
| Apartment Roof Garden Area (m2) | 104 |
| Master Bedrooms (nr) | 3 |
| Bathrooms (nr) | 5 |
| Maid Bedroom (nr) | 1 |
| Parking Lots (nr) | 2 |
| Storage Area (m2) | 3,5 |

Apartment Gross Area is an approximate calculation of the inside covered areas, verandas, and the part of communal areas adjacent to the apartment



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Block A1
 Roof Garden



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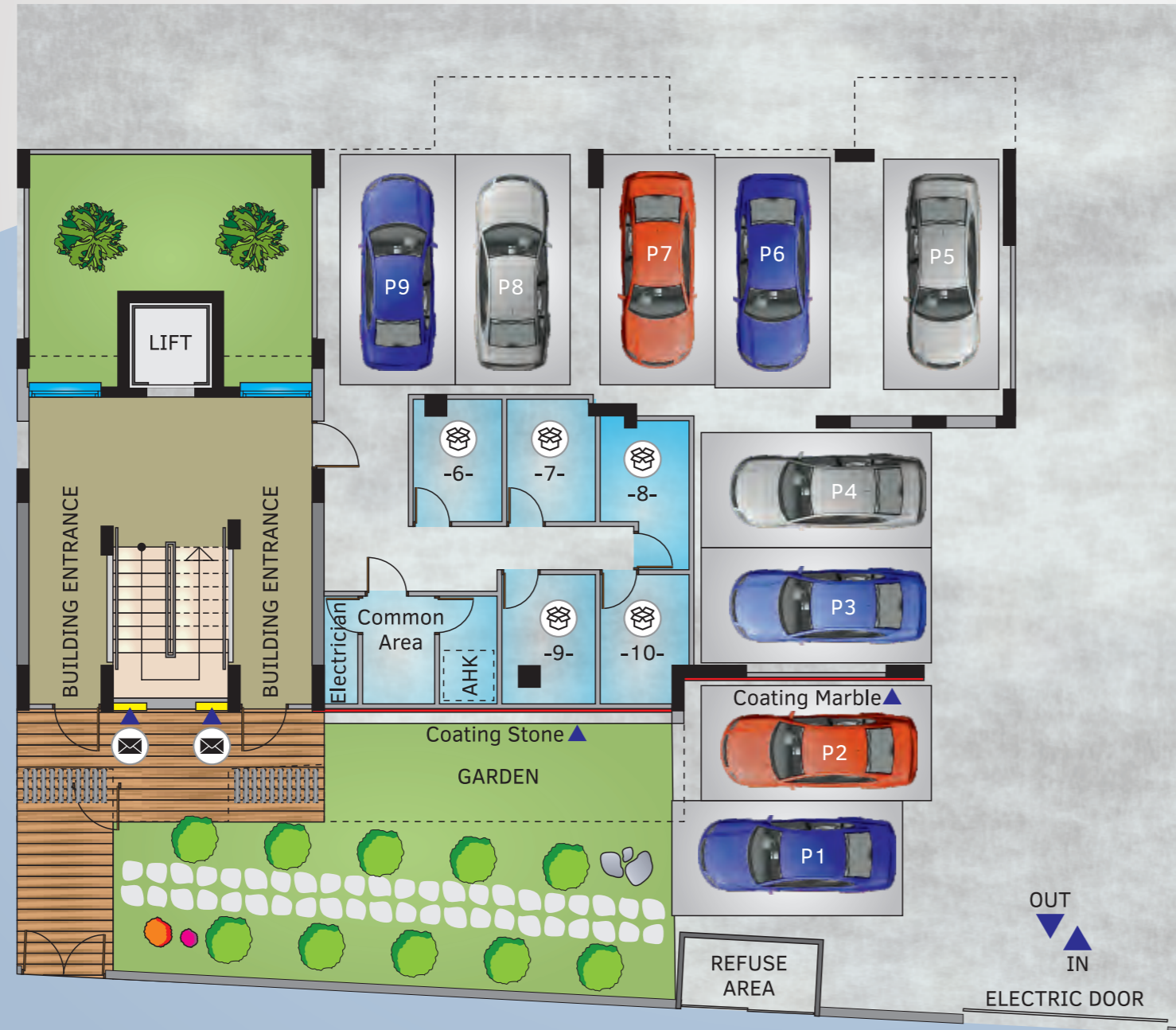
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Block B1
 Ground Floor
 under 101

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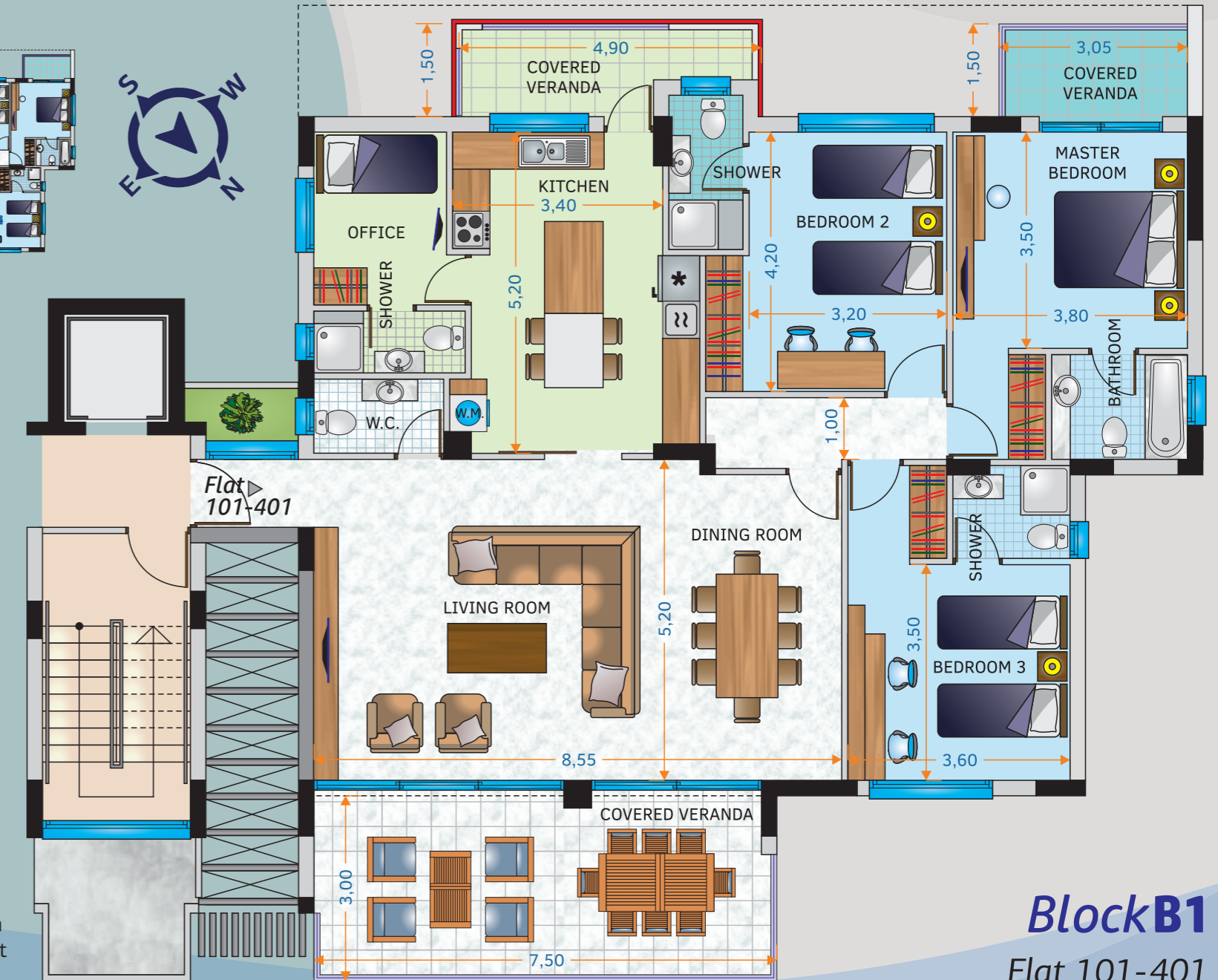


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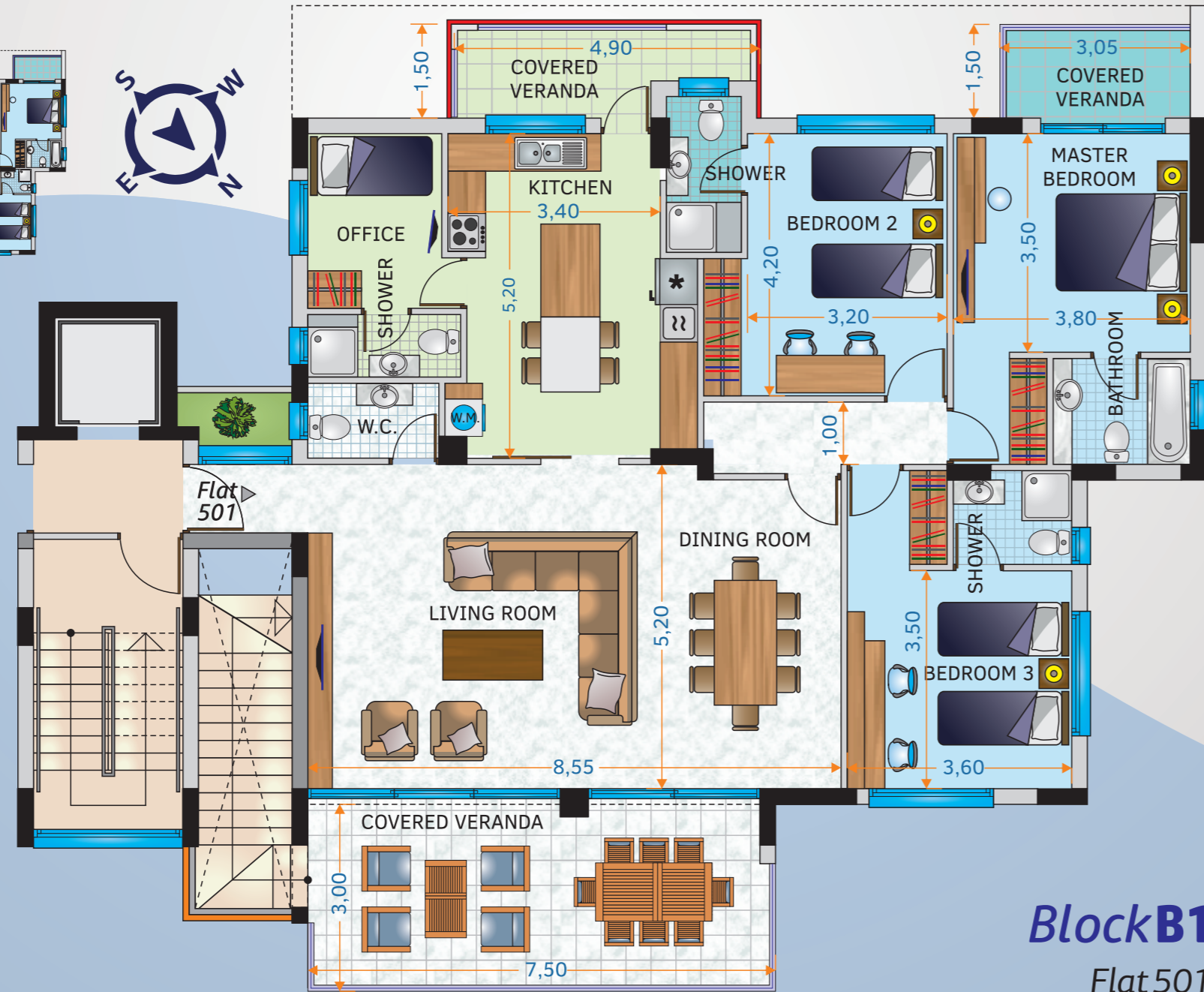
| | |
|---|---------------------------|
| Apartment Number | B101 - B201 - B301 - B401 |
| Apartment Gross Area including verandas (m ²) | 215 |
| Apartment Roof Storage Area (m ²) | 0 |
| Apartment Roof Garden Area (m ²) | 0 |
| Master Bedrooms (nr) | 3 |
| Bathrooms (nr) | 5 |
| Maid Bedroom (nr) | 1 |
| Parking Lots (nr) | 2 |
| Storage Area (m ²) | 3,5 |

Apartment Gross Area is an approximate calculation of the inside covered areas, verandas, and the part of communal areas adjacent to the apartment



Block B1
 Flat 101-401

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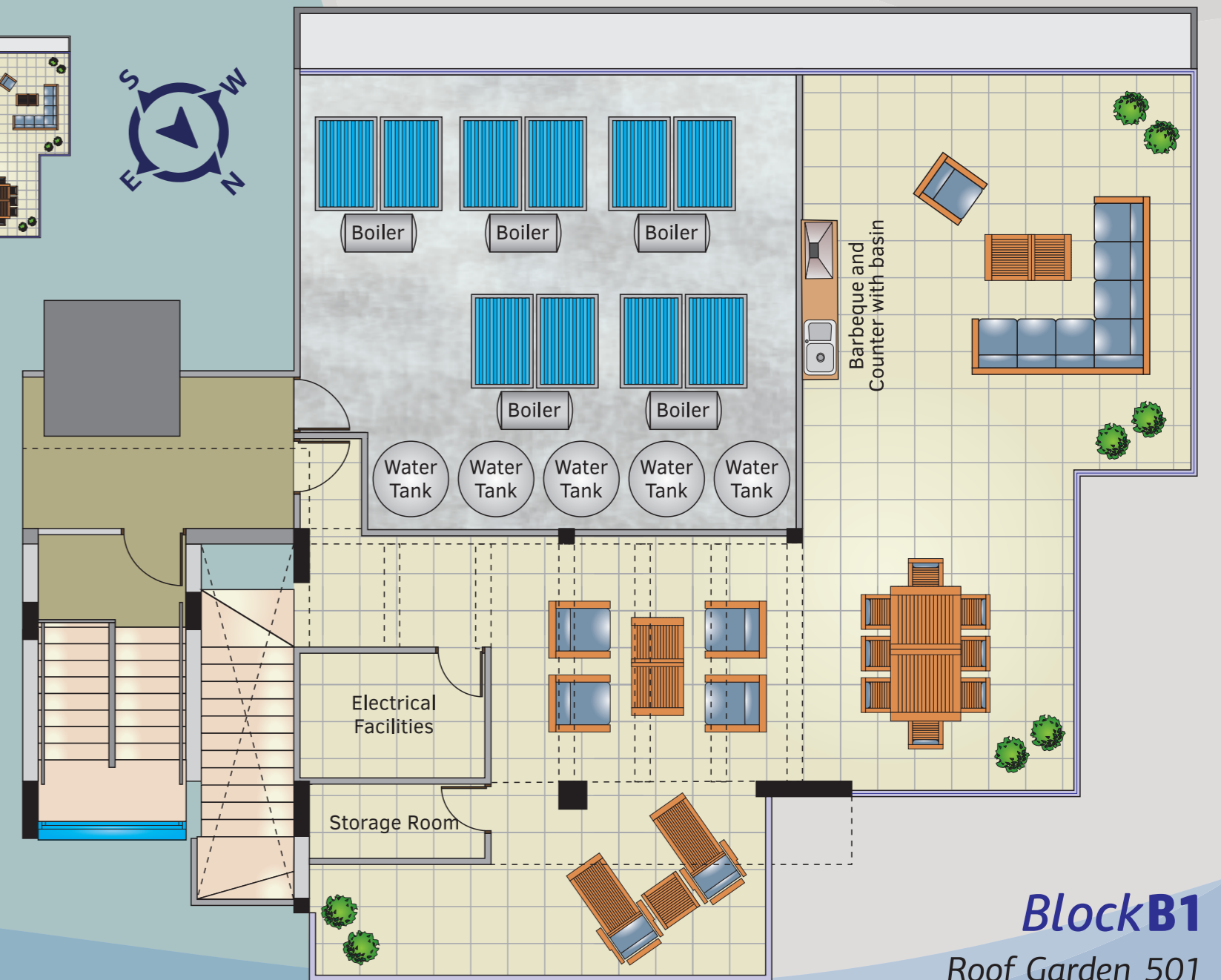
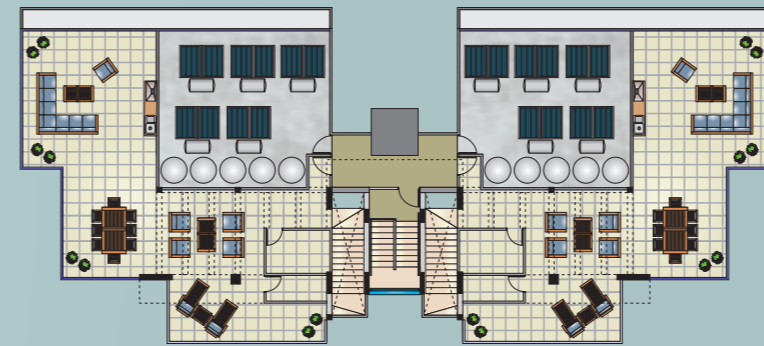


Block B1
 Flat 501

| | |
|--|------|
| Apartment Number | B501 |
| Apartment Gross Area including verandas (m2) | 215 |
| Apartment Roof Storage Area (m2) | 10 |
| Apartment Roof Garden Area (m2) | 121 |
| Master Bedrooms (nr) | 3 |
| Bathrooms (nr) | 5 |
| Maid Bedroom (nr) | 1 |
| Parking Lots (nr) | 2 |
| Storage Area (m2) | 8 |

Apartment Gross Area is an approximate calculation of the inside covered areas, verandas, and the part of communal areas adjacent to the apartment

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Block B1
 Roof Garden 501

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Block B1
 Ground Floor
 under 102

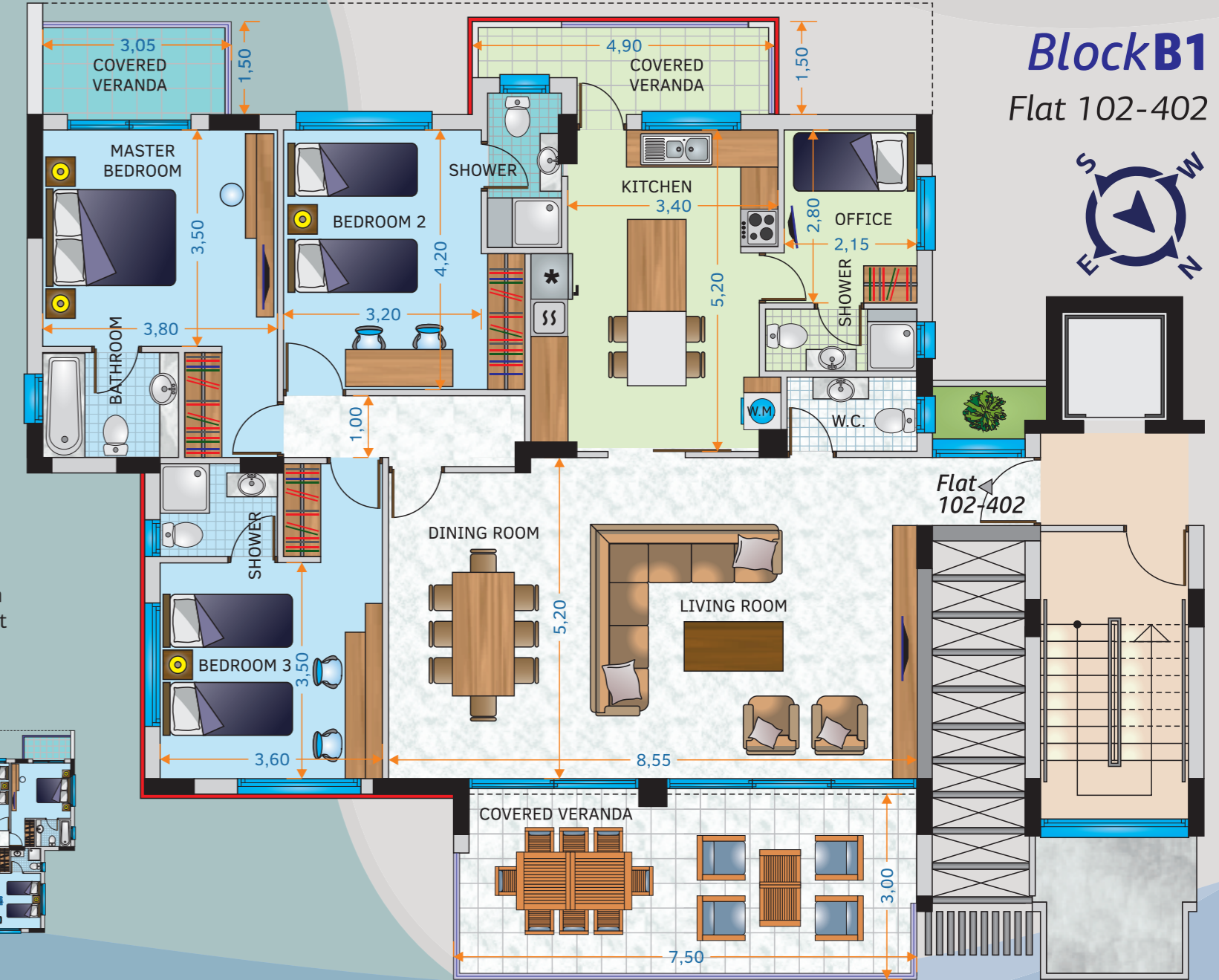
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| | |
|--|---------------------------|
| Apartment Number | B102 - B202 - B302 - B402 |
| Apartment Gross Area including verandas (m2) | 215 |
| Apartment Roof Storage Area (m2) | 0 |
| Apartment Roof Garden Area (m2) | 0 |
| Master Bedrooms (nr) | 3 |
| Bathrooms (nr) | 5 |
| Maid Bedroom (nr) | 1 |
| Parking Lots (nr) | 2 |
| Storage Area (m2) | 6 |

Apartment Gross Area is an approximate calculation of the inside covered areas, verandas, and the part of communal areas adjacent to the apartment



Block B1
 Flat 102-402

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 Unique Apartments in Larnaca



| | |
|--|------|
| Apartment Number | B502 |
| Apartment Gross Area including verandas (m2) | 215 |
| Apartment Roof Storage Area (m2) | 0 |
| Apartment Roof Garden Area (m2) | 0 |
| Master Bedrooms (nr) | 3 |
| Bathrooms (nr) | 5 |
| Maid Bedroom (nr) | 1 |
| Parking Lots (nr) | 2 |
| Storage Area (m2) | 6 |

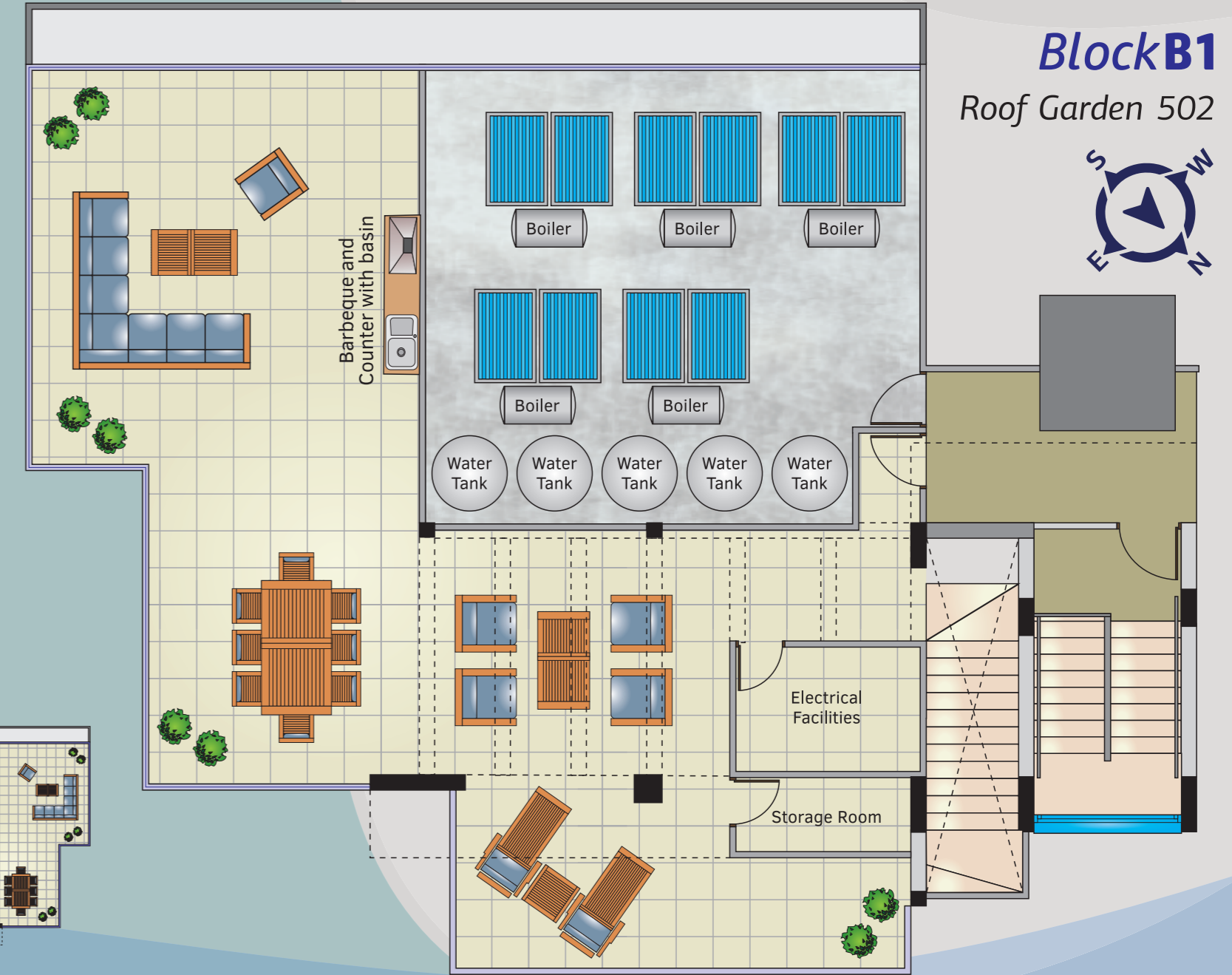
Apartment Gross Area is an approximate calculation of the inside covered areas, verandas, and the part of communal areas adjacent to the apartment



Block B1
 FLAT 502

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Block B1
 Roof Garden 502

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Unique Apartments in Larnaca

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: High quality outdoor painting in addition to Extensive use of Marble Cladding . Laminated Glazed Guardrails on verandas .

Floor finishes & ceramic tiles: Living room, dining area, kitchen, bedrooms, corridors, bathrooms and balconies in high quality ceramic tiles.

Wall finishes: Bathrooms area and kitchen area in high quality ceramic tiles

Kitchen and bathroom worktop covers: High quality beech-wood veneer or of similar kind. Granite cover to be applied on counters

Windows and sliding windows: Sliding or with opening aluminum double glazing.

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.

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: Copper pipes and necessary works needed for installation of A/C Units in most of the rooms

Parking and storage: Two parking lots and one storage space are allocated to each flat

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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