

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



**KAMARES SUNSET RESIDENCES**  
12 Chrisoupoleos Str., 6041 Larnaca



**PRIME CORNER RESIDENCES**  
8 Ariadnis Str., 6056, Larnaca



**KAMARES HILLS RESIDENCES**  
4 Demetri Kallergi Str., 6041, Larnaca



**KAMARES VIEW RESIDENCES**  
6 Themistokli Theoch. Str., 6041, Larnaca



**MACKENZY BEACH RESIDENCES**  
10 Gkaite Str., 6028, Larnaca



**FLAMINGO VIEW RESIDENCES**  
22 Ekalis Str., 6037, Larnaca

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**KAMARES VALLEY  
RESIDENCES**  
9 ANDREA CHARALAMPIDI STR.



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.

Africanos prides itself in its construction record, surpassing eighty 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



KAMARES VALLEY RESIDENCES is a new residential project proudly released by Africanos Developers. The project is located in the very exclusive and prestigious Drosia area in Larnaca less than 3 kilometres to the Larnaca Beachfront Blue Flag Beaches.

The project boasts EIGHT 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 views of the lovely Neighbourhood. 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 very near to supermarkets, schools and with immediate access to highways to Nicosia, Limassol, Paphos and Ammoxostos. The Famous Kamares Aquaduct and Larnaca Salt Lake and Cineplex Entertainment Complex is in close proximity.

KAMARES VALLEY 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 italian ceramic finish, unique glass balconies and clever layout of living areas designed to offer optional space, privacy and also a views of the prestigious neighbourhood 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 SPRING 2020.





GROUND FLOOR

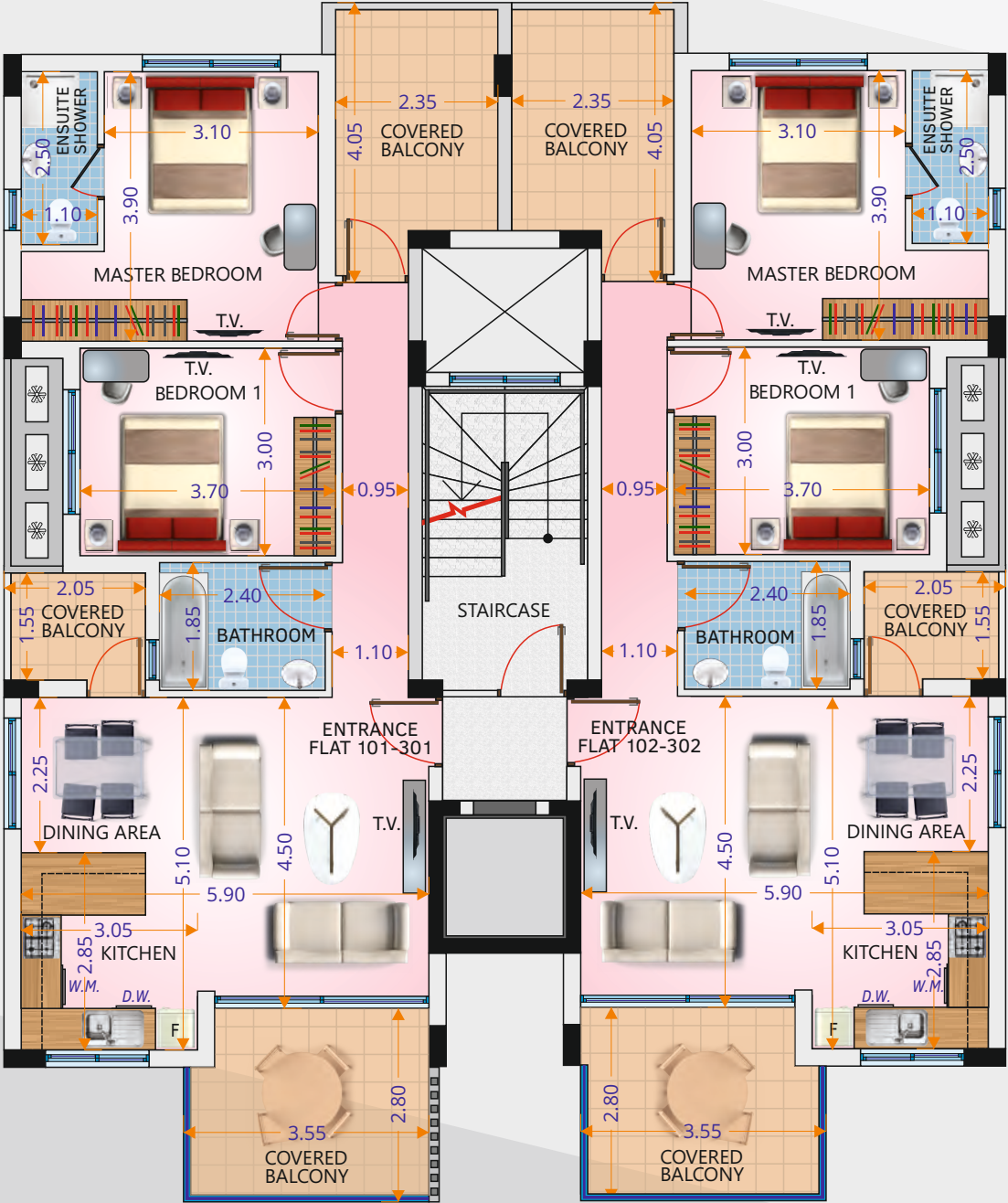
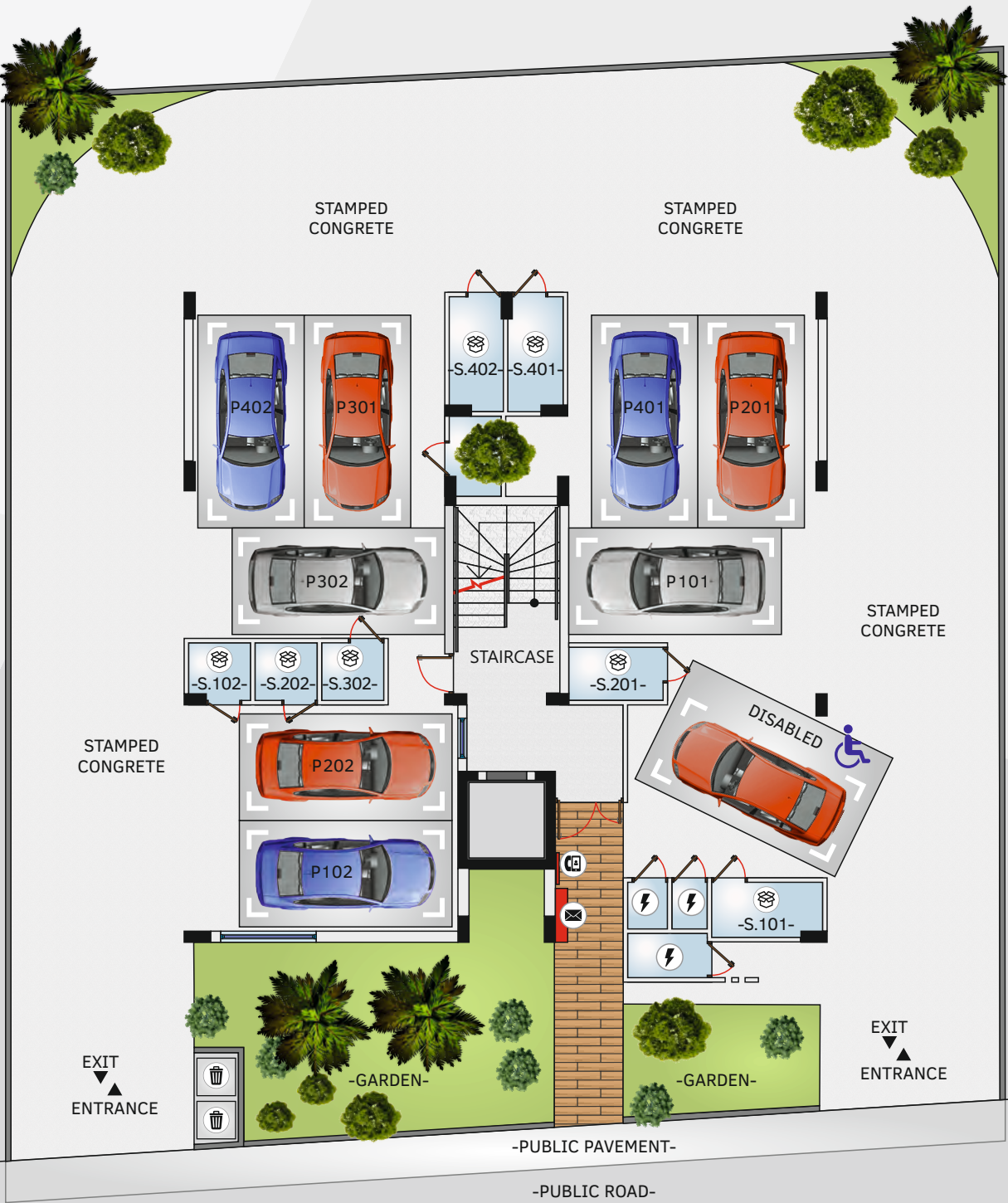
MAKE THE RIGHT MOVE!

FIRST TO THIRD FLOOR

BUILDING YOUR DREAMS A HOME!

LEGEND

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



Αριθμός Διαμερίσματος Apartment Number	Υπνοδωμάτια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμμένο Εμβαδόν Internal Covered Area	Καλυμμένα Βεράντα Covered Balconies	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking	Κοινόχρηστοι Χώροι Common Areas
101-201-301	2	2	124 m <sup>2</sup>	77 m <sup>2</sup>	22 m <sup>2</sup>	3 m <sup>2</sup>	12 m <sup>2</sup>	10 m <sup>2</sup>
102-202-302	2	2	124 m <sup>2</sup>	77 m <sup>2</sup>	22 m <sup>2</sup>	3 m <sup>2</sup>	12 m <sup>2</sup>	10 m <sup>2</sup>

FOURTH FLOOR

COMFORT & LUXURY HAVE A NAME!

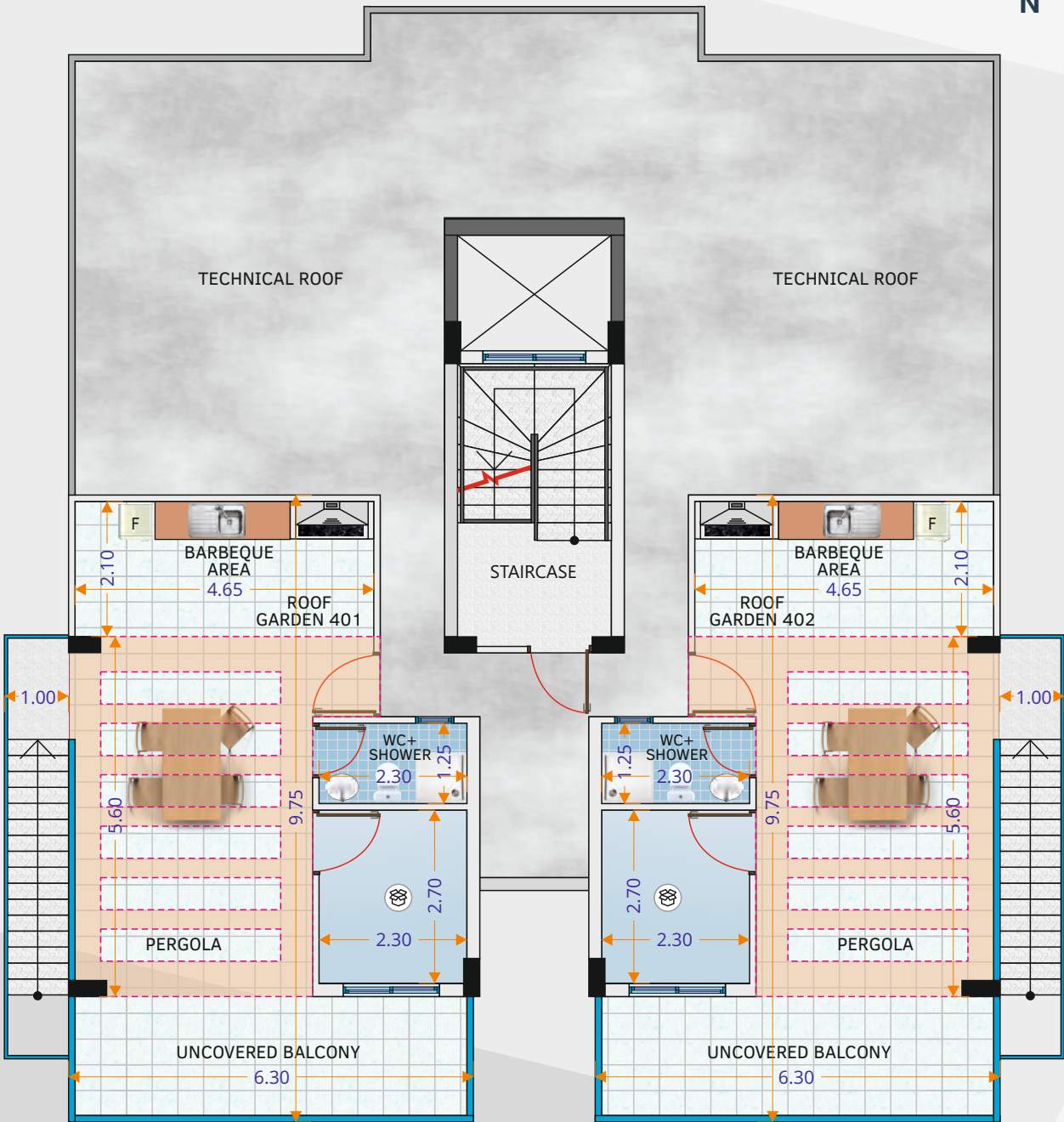
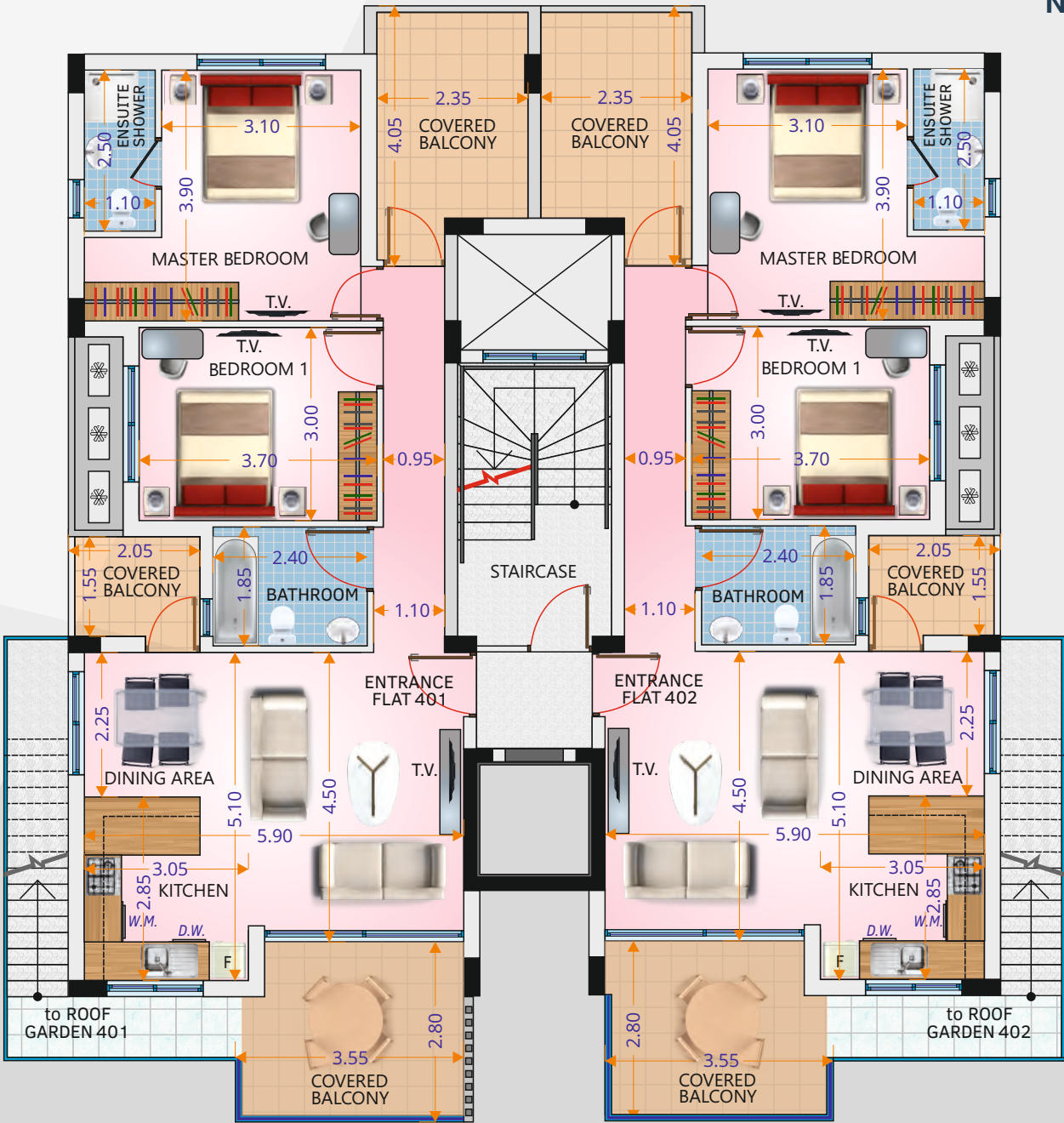
ROOF GARDEN

WE CREATE PERFECTED BEAUTY!



LEGEND

= Storage Room



Αριθμός Διαμερίσματος Apartment Number	Υπνοδωμάτια Bedrooms	Μπάνια Bathrooms	Rooms on Roof Garden	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμένο Εμβαδόν Internal Covered Area	Καλυμμένα Βεράντα Covered Balconies	Roof Garden	Αποθήκη Storage	Χώρος Στάθμευσης Parking	Κοινόχρηστοι Χώροι Common Areas
401	2	3	2	193 m <sup>2</sup>	77 m <sup>2</sup>	22 m <sup>2</sup>	68 m <sup>2</sup>	4 m <sup>2</sup>	12 m <sup>2</sup>	10 m <sup>2</sup>
402	2	3	2	192 m <sup>2</sup>	77 m <sup>2</sup>	22 m <sup>2</sup>	67 m <sup>2</sup>	4 m <sup>2</sup>	12 m <sup>2</sup>	10 m <sup>2</sup>

Αριθμός Διαμερίσματος Apartment Number	Roof Garden	Συνολικό εμβαδόν Total Area	Δωμ. Ηλεκτρικών Εγκαταστάσεων / Αποθήκη / Τουαλέτα Electrical Facilities / Storage Room / W.C.	Άκαλυπτα Βεράντα Uncovered Balconies	Κοινόχρηστοι Χώροι Common Areas
401	1	68 m <sup>2</sup>	12 m <sup>2</sup>	46 m <sup>2</sup>	10 m <sup>2</sup>
402	1	67 m <sup>2</sup>	12 m <sup>2</sup>	45 m <sup>2</sup>	10 m <sup>2</sup>



EXPERIENCE LUXURY LIVING!



COME, LET US SHOW YOU, YOUR NEW HOME!





AFRICANOS KNOWS PERFECT LIVING!



AFRICANOS HOME WITH A VIEW!





AFRICANOS KNOWS THE RIGHT LOCATION!



KAMARES VALLEY RESIDENCES



YOUR LOCAL PROPERTY DEVELOPERS!



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 &amp; 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 &amp; 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 &amp; 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.

**EUROPEAN  
PROPERTY  
AWARDS**  
**SALICE**  
**WINNER 2018-2019**

