

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



**DROSIA GARDENS RESIDENCES**  
8 Igoumenitsas Str., 6037, LARNACA



**MARINA PANORAMA RESIDENCES**  
1 Evagora Pallikaride Str., 7060, Larnaca



**MACKENZY DREAM RESIDENCES**  
20 Goethe Str., 6028, Larnaka



**MARINA VIEW RESIDENCES**  
3 Agias Elenis Str., 7060 Larnaca



**MACKENZY VIEW RESIDENCES**  
14 Goethe Str., 6028 Larnaka



**CITY MARINA RESIDENCES**  
4 Iras Str., 6057, Larnaka

**Contact Details**

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**DISCLAIMER**

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**KAMARES SUNSHINE  
RESIDENCES**  
8 EVANGELOU FLORAKI STREET

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 SUNSHINE 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 and overlooking the Larnaca Salt Lake.

The project boasts EIGHT apartments, 1 and 2 bedrooms and 2 bathrooms- all with spacious and contemporary living areas. There are three apartments per storey until the second floor - ensuring optimum privacy for potential buyers. The two fourth floor apartments benefit from individual private and luxury roof-gardens with amazing views of the spectacular salt lake. 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 SUNSHINE 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 is expected to be completed BEFORE THE END OF THE YEAR 2024.



LEGEND

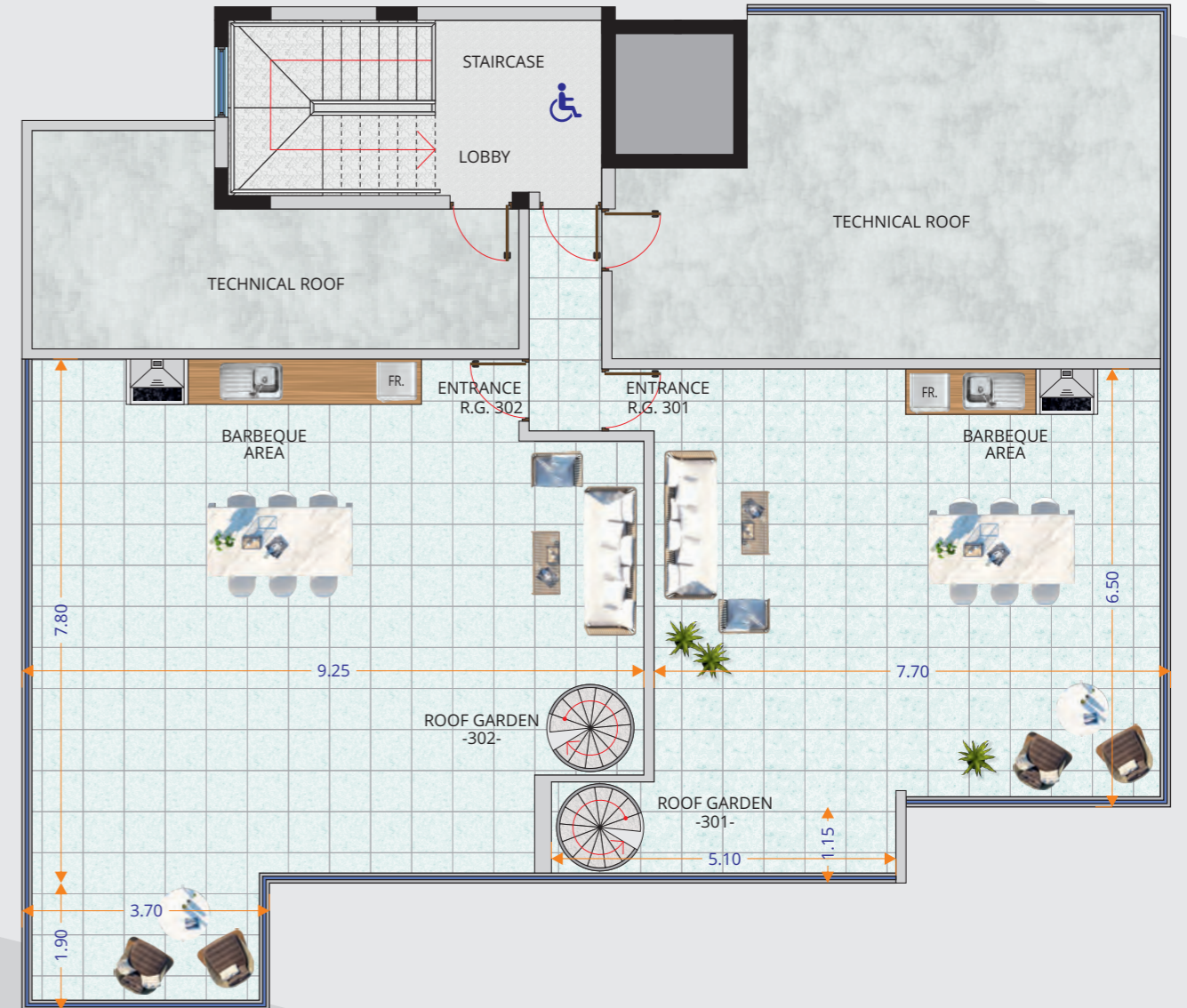
-  = STORAGE ROOM
-  = ELECTRICITY ROOM
-  = REFUSE AREA
-  = MAIL BOXES
-  = ENTRY PHONE
-  = BUILDING NAME



Αριθμός Διαμερίσματος Apartment Number	Υπνοδωμάτια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμένο Εμβαδόν Internal Covered Area	Καλυμμένη Βεράντα Covered Balconies	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking	Κοινόχρηστοι Χώροι Common Areas
101/201	2	2	118 m <sup>2</sup>	80 m <sup>2</sup>	17 m <sup>2</sup>	3 m <sup>2</sup>	12 m <sup>2</sup>	6 m <sup>2</sup>
102/202	2	2	123 m <sup>2</sup>	78 m <sup>2</sup>	22 m <sup>2</sup>	5 m <sup>2</sup>	12 m <sup>2</sup>	6 m <sup>2</sup>
103/203	2	2	123 m <sup>2</sup>	84 m <sup>2</sup>	18 m <sup>2</sup>	3 m <sup>2</sup>	12 m <sup>2</sup>	6 m <sup>2</sup>



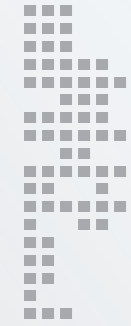
Αριθμός Διαμερίσματος Apartment Number	Υπν/τια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμένο Εμβαδόν Internal Covered Area	Καλυμμένη Βεράντα Covered Balconies	Ακάλυπτη Βεράντα Uncovered Balconies	Roof Garden	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking	Κοινόχρηστοι Χώροι Common Areas
301	1	1	189 m <sup>2</sup>	77 m <sup>2</sup>	24 m <sup>2</sup>	-	65 m <sup>2</sup>	5 m <sup>2</sup>	12 m <sup>2</sup>	6 m <sup>2</sup>
302	2	2	249 m <sup>2</sup>	78 m <sup>2</sup>	19 m <sup>2</sup>	49 m <sup>2</sup>	81 m <sup>2</sup>	4 m <sup>2</sup>	12 m <sup>2</sup>	6 m <sup>2</sup>



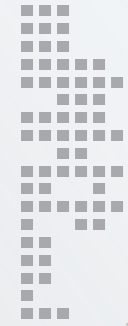
Αριθμός Διαμερίσματος Apartment Number	Συνολικό εμβαδόν Total Area	Άκαλυπτη Βεράντα Uncovered Balconies	Κοινόχρηστοι Χώροι Common Areas
301	65 m <sup>2</sup>	59 m <sup>2</sup>	6 m <sup>2</sup>
302	81 m <sup>2</sup>	75 m <sup>2</sup>	6 m <sup>2</sup>

EXPERIENCE LUXURY LIVING!

COME, LET US SHOW YOU, YOUR NEW HOME!



BUILDING YOUR DREAMS A HOME!



WE ARE COMMITTED TO EXCELLENCE!



AFRICANOS KNOWS THE RIGHT LOCATION!



**KAMARES SUNSHINE RESIDENCES**



YOUR LOCAL PROPERTY DEVELOPERS!

Our Projects The Last 10 Years!



**ADVANTAGES OF PROPERTY'S LOCATION**

- 10 minute drive to Larnaca Marina
- 5 minute drive to Private & Public Schools & Colleges
- 2 minute drive to Supermarkets / facilities Mall nearby
- 5 minute drive to the sea
- 5 minute drive to Larnaca Int. Airport

\*Res.=Residences

**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.



**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 – ENERGY EFFICIENCY:**

**Class of Energy Efficiency:** The project has an Energy Efficiency Certificate of class A.

**PART 11 –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 12 – 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 13 – 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 14 – 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.