

AFRICANOS

PROPERTY DEVELOPERS

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



MACKENZY SUNRISE RESIDENCES
49 Touz Chane Str., 6027, Larnaca



MACKENZY DREAM RESIDENCES
20 Goethe Str., 6028, Larnaca



MACKENZY AURORA RESIDENCES
16 Goethe Str., 6028, Larnaca



LA MAISON GARDENS RESIDENCES
BLOCK A & BLOCK B
17 Gravias Str., 7102, Aradippou



FANEROMENI SUNSHINE RESIDENCES
3 Vosporou Str., 6036, Larnaca



DROSIA SUNRISE RESIDENCES
1 Ptolemaion Str., 6036, Larnaca

Contact Details

Africanos Property Developers Limited

Anastasia Court, 5th Floor, 2 United Nations Road. 6042, Larnaca, Cyprus
Tel.: +357 24828161 | Mobile.: +357 99518704, +357 99 744244 | Fax.: +357 24828110

Email: directors@africanosproperties.com | info@africanosproperties.com

Website: www.africanosproperties.com

FIND US ON.:



DOWNTOWN RESIDENCES
4 Sotiros Str.
AFRICANOS
PROPERTY DEVELOPERS

DISCLAIMER

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 of the planning and building permit.



DOWNTOWN RESIDENCES

4 SOTIROS STR. LARNACA

DOWNTOWN RESIDENCES

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.

Perfect Living



TRUST US WITH YOUR HOME!

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!

DOWNTOWN RESIDENCES

PROJECT DESCRIPTION

Africanos very proudly presents its new residential project **DOWNTOWN RESIDENCES** located in the heart of Larnaca Town Center, near the prestigious school, American Academy.

The project boasts FIVE floor apartments. There are two apartment per storey from first to fourth floor, one with one bedroom and one with two bedrooms – all with spacious and contemporary living areas. The FIFTH floor – whole floor apartment with three bedrooms and three bathrooms benefits from individual private and luxury roof-gardens ON THE SIXTH floor with amazing views of Larnaca Town Centre. Each apartment has one parking bay and one large storage room.

The lovely residential neighbourhood is quiet and family orientated surrounded by classic large luxury houses. The project is walking distance to the beachfront, town centre, private/public schools and supermarkets.

All energy efficient luxury apartments are designed to have large living areas and balconies along with large bedrooms including en-suite shower rooms and walk-in wardrobes. For those who prefer the top end of luxury they can select to purchase a three bedroom penthouse plus a room on the roof-garden with special features which boast luxury living to its limits.

DOWNTOWN 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.

AFRICANOS PROPERTY DEVELOPERS projects have a certificate of zero consumption and energy efficiency of grade "A".

Project completion is expected to be before the end of the summer 2025.

WE ARE HERE TO SERVE YOU!



LEGEND

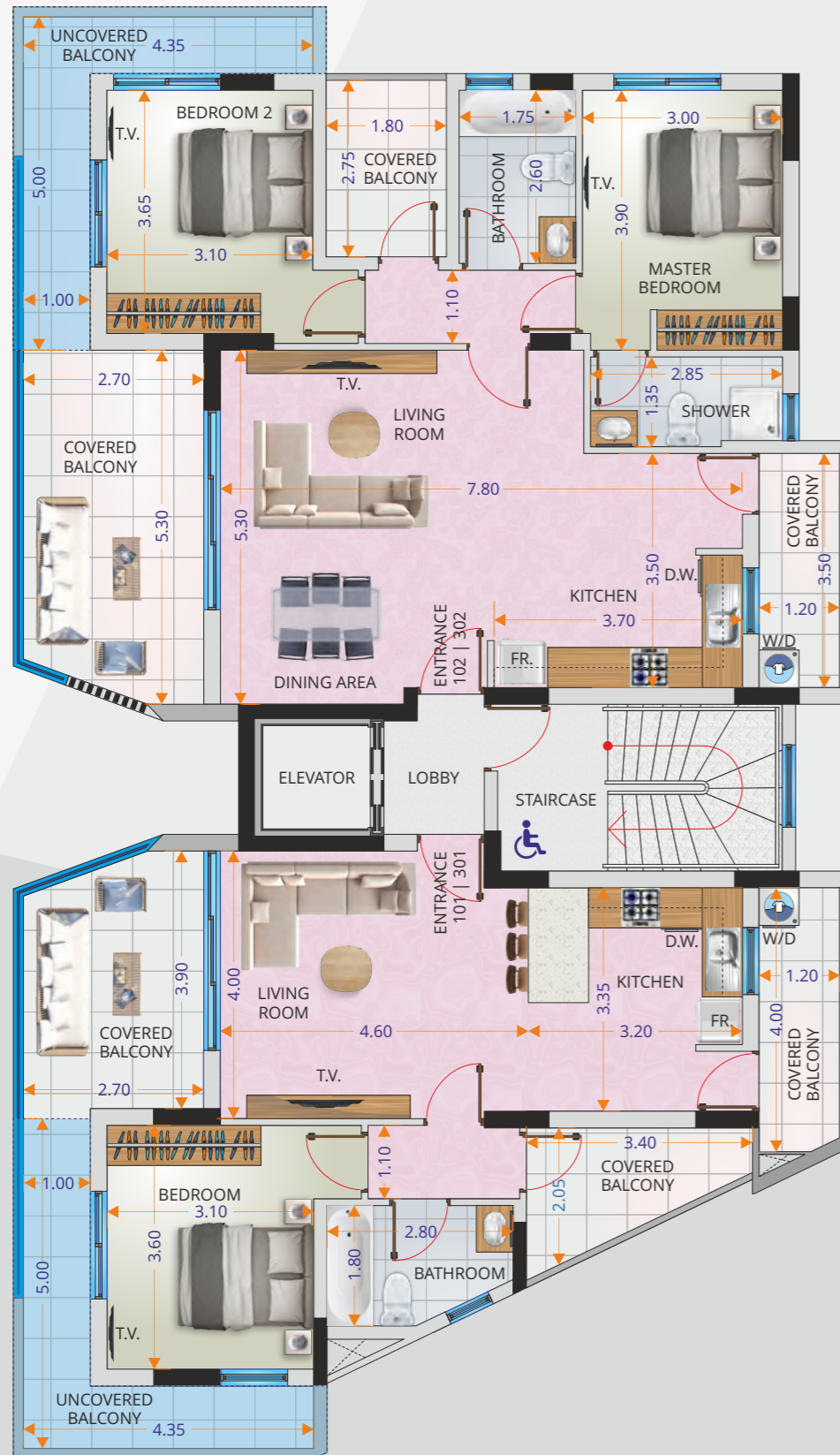
-  = STORAGE ROOM
-  = ELECTRICITY ROOM
-  = MAIL BOXES
-  = ENTRY PHONE
-  = REFUSE AREA



DOWNTOWN RESIDENCES

FIRST & THIRD FLOOR

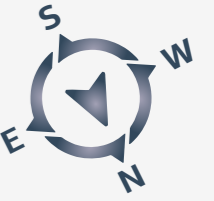
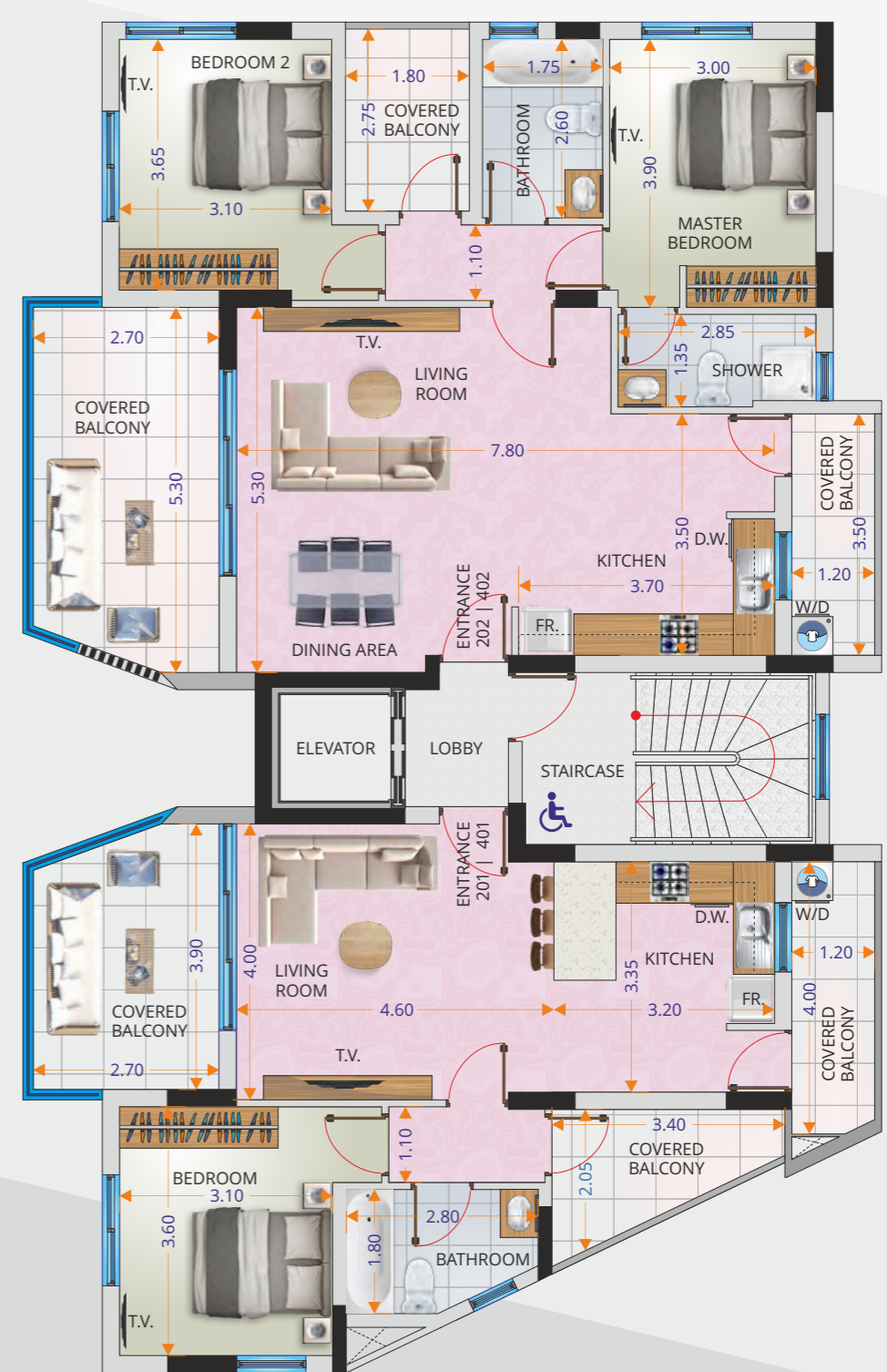
COMFORT & LUXURY HAVE A NAME!



DOWNTOWN RESIDENCES

SECOND & FOURTH FLOOR

BUILDING YOUR DREAMS A HOME!

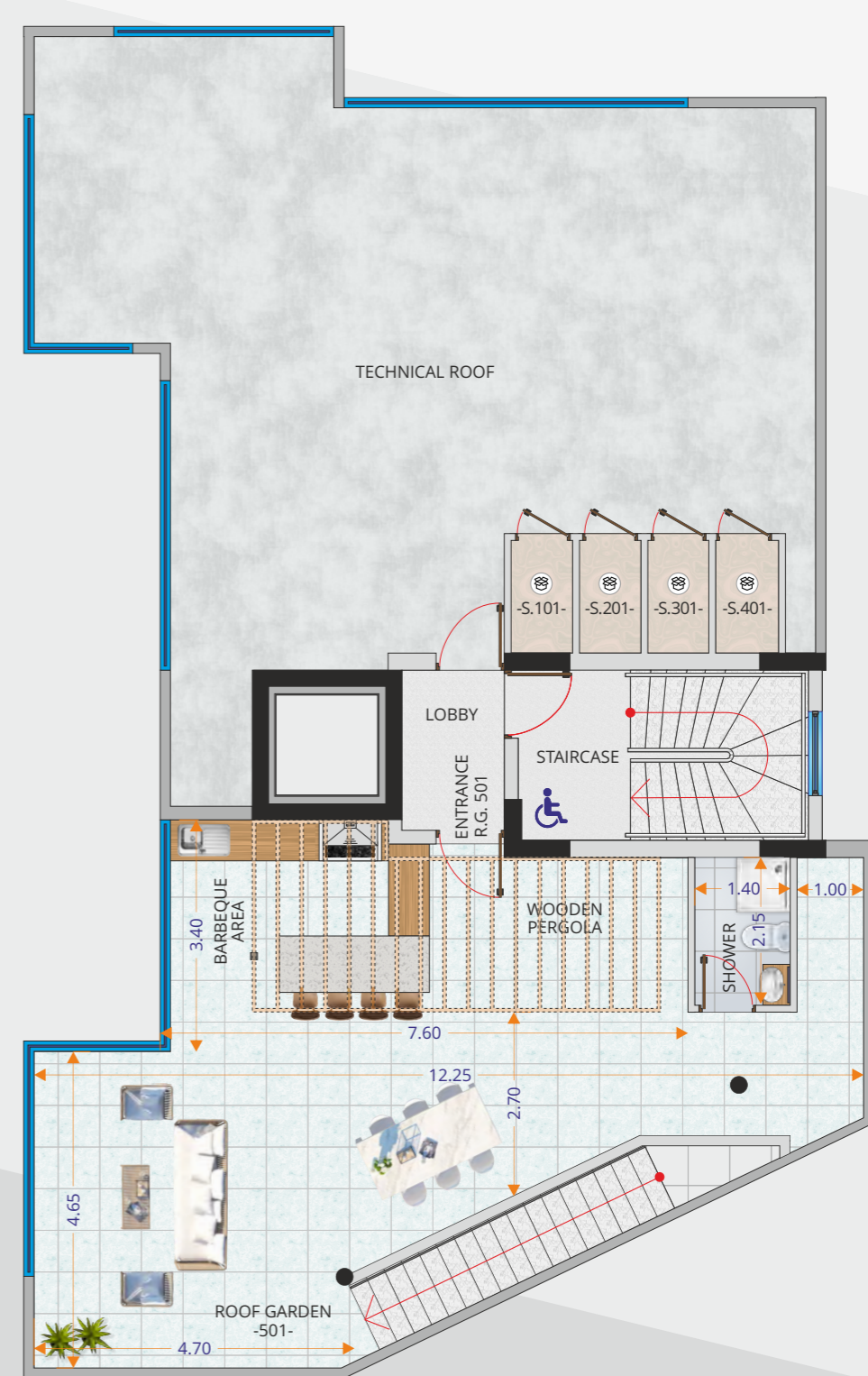


Αριθμός Δια/τος Apartment Number	Υπν/τια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλ. Εμβαδόν Internal Covered Area	Καλυμμένη Βεράντα Covered Balconies	Ακάλυπτη Βεράντα Uncovered Balconies	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking	Κοινόχρηστοι Χώροι Common Areas
101 301	1	1	112 m ²	57 m ²	21 m ²	10 m ²	2 m ²	12 m ²	10 m ²
102 302	2	2	142 m ²	84 m ²	24 m ²	10 m ²	2 m ²	12 m ²	10 m ²

Αριθμός Δια/τος Apartment Number	Υπν/τια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλ. Εμβαδόν Internal Covered Area	Καλυμμένη Βεράντα Covered Balconies	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking	Κοινόχρηστοι Χώροι Common Areas
201 401	1	1	102 m ²	57 m ²	21 m ²	2 m ²	12 m ²	10 m ²
202 402	2	2	132 m ²	84 m ²	24 m ²	2 m ²	12 m ²	10 m ²



Αριθμός Δια/τος Apartment Number	Υπν/τια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλ. Εμβαδόν Internal Covered Area	Καλυμμένη Βεράντα Covered Balconies	Ακάλυπτη Βεράντα Uncovered Balconies	Roof Garden	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking	Κοινόχρηστοι Χώροι Common Areas
501	3	3	305 m ²	118 m ²	45 m ²	35 m ²	72 m ²	3 m ²	12 m ²	20 m ²



Αριθμός Δια/τος Apartment Number	Συνολικό εμβαδόν Total Area	Καλυμμένη Βεράντα Covered Balconies	Ημικαλυμμένη Βεράντα Semi-Covered Balconies	Ακάλυπτη Βεράντα Uncovered Balconies	Μπάνιο Bathroom
501	72 m ²	2 m ²	15 m ²	51 m ²	4 m ²

AFRICANOS KNOWS PERFECT LIVING!



COME, LET US SHOW YOU, YOUR NEW HOME!



DOWNTOWN RESIDENCES

PANORAMIC LOCATION

YOUR LOCAL PROPERTY DEVELOPERS!



DOWNTOWN RESIDENCES

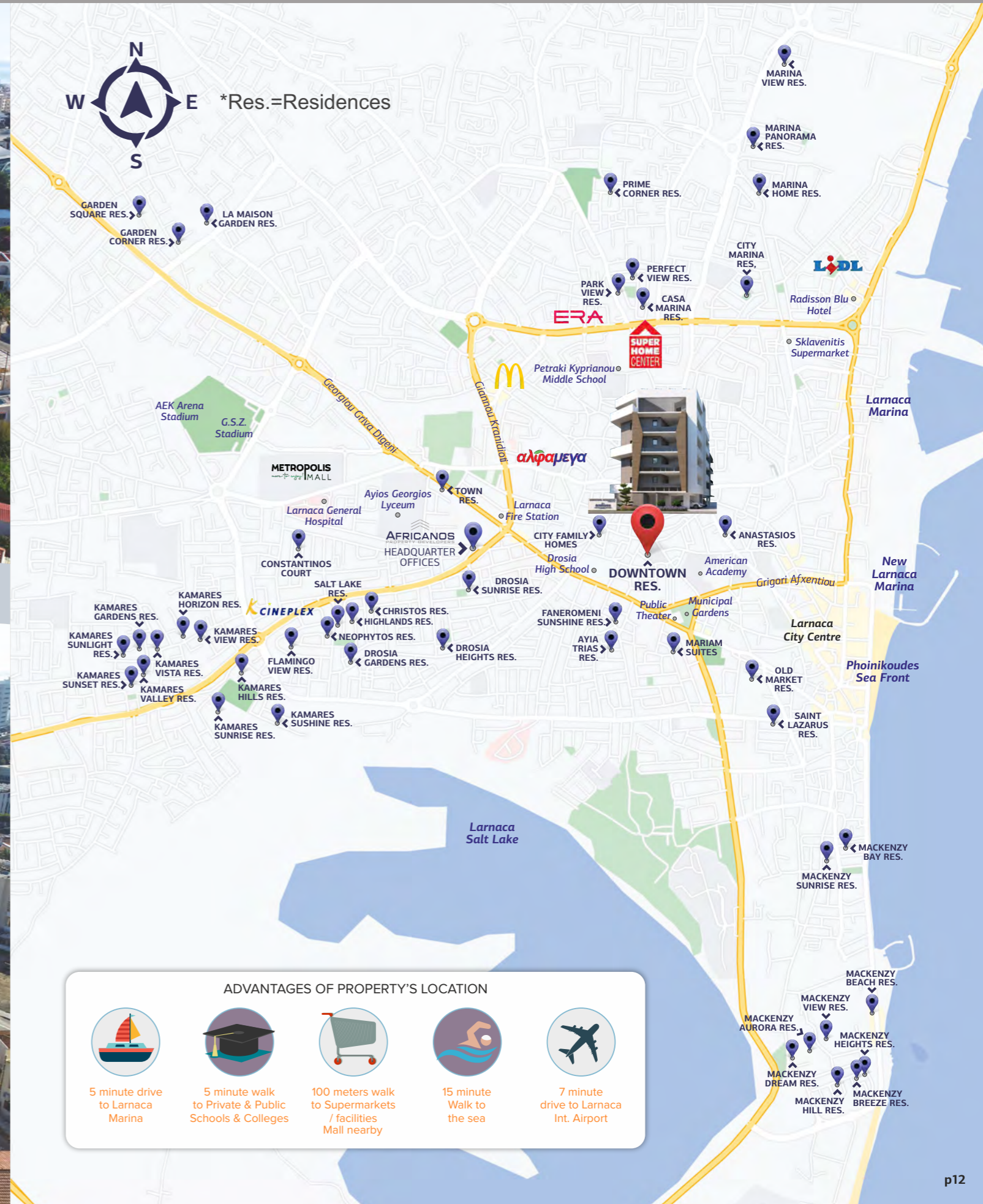


DOWNTOWN RESIDENCES

DOWNTOWN RESIDENCES

LOCATION

AFRICANOS KNOWS THE RIGHT LOCATION!



ADVANTAGES OF PROPERTY'S LOCATION

- 5 minute drive to Larnaca Marina
- 5 minute walk to Private & Public Schools & Colleges
- 100 meters walk to Supermarkets / facilities Mall nearby
- 15 minute Walk to the sea
- 7 minute drive to Larnaca Int. Airport

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. Solar panels are powered by electricity all year round and additionally by solar power when there is adequate sun exposure.

PART 6 – SANITARY FITTINGS

SHOWER: European standard for luxury white sanitary fittings & fixtures (or similar approved) including accessories for a total supply of €700 plus VAT, for each shower room.

KITCHEN: European Standard sink of €127 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 wholesale price of €15.00 plus VAT per square meter.

BEDROOMS & CORRIDORS: Tiles at wholesale price of €15.00 plus VAT per square meter.

KITCHEN & BATHROOMS: Tiles at a wholesale price of €15.00 plus VAT per square meter.

BALCONIES: Tiles at a wholesale price of €15.00 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 €140 plus VAT per running meter.

BATHROOM: First class granite or similar kind applied on the toilet countertops of €140 plus VAT per running meter.