

AFRICANOS

PROPERTY DEVELOPERS

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



AMETHYST RESIDENCES
7 Oddisea Eliti Str., 6030, Larnaca



RUBY RESIDENCES
7 Lamprou Katsoni Str., 6042, Larnaca



OPAL RESIDENCES
3 Aishilou Str., 6035, Larnaca



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



MARINA RIVIERA RESIDENCES
BLOCK A, BLOCK B & BLOCK C
Steliou Mavromati Str., 7060, Larnaca



AMBER RESIDENCES
5 Lysiou Str, 6030, Larnaca



Contact Details

Africanos Property Developers Limited

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FIND US ON.:



DISCLAIMER

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KITI MAGIC RESIDENCES

1 THIVON STR., 7550

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



Kiti Magic Residences Block A' & B' are located in the charming village of Kiti, just a few minutes from Larnaca International Airport and the city centre. The area offers a full range of amenities, including schools, supermarkets, and direct highway access.

This elegant development consists of 18 modern apartments, one- bedroom apartment on ground floor and 17 two-bathroom apartments, housed in a thoughtfully designed building with Energy Efficiency Rating "A". A shared swimming pool, that adds to the relaxed lifestyle the project offers.

Select second-floor apartments feature private rooftop gardens with provision for jacuzzi and serene views of the peaceful residential neighbourhood.

Each apartment includes a private parking space and a storage room. With premium materials, smart layouts, and contemporary aesthetics, **Kiti Magic Residences Block A' & B'** are the ideal choice for both permanent living and holiday use in a quiet and growing area of Larnaca.

The project is expected to be completed **end of 2027**.



COME, LET US SHOW YOU, YOUR NEW HOME!

BLOCK A & BLOCK B

Master Ground FLOOR








BLOCK A

**Ground
FLOOR**



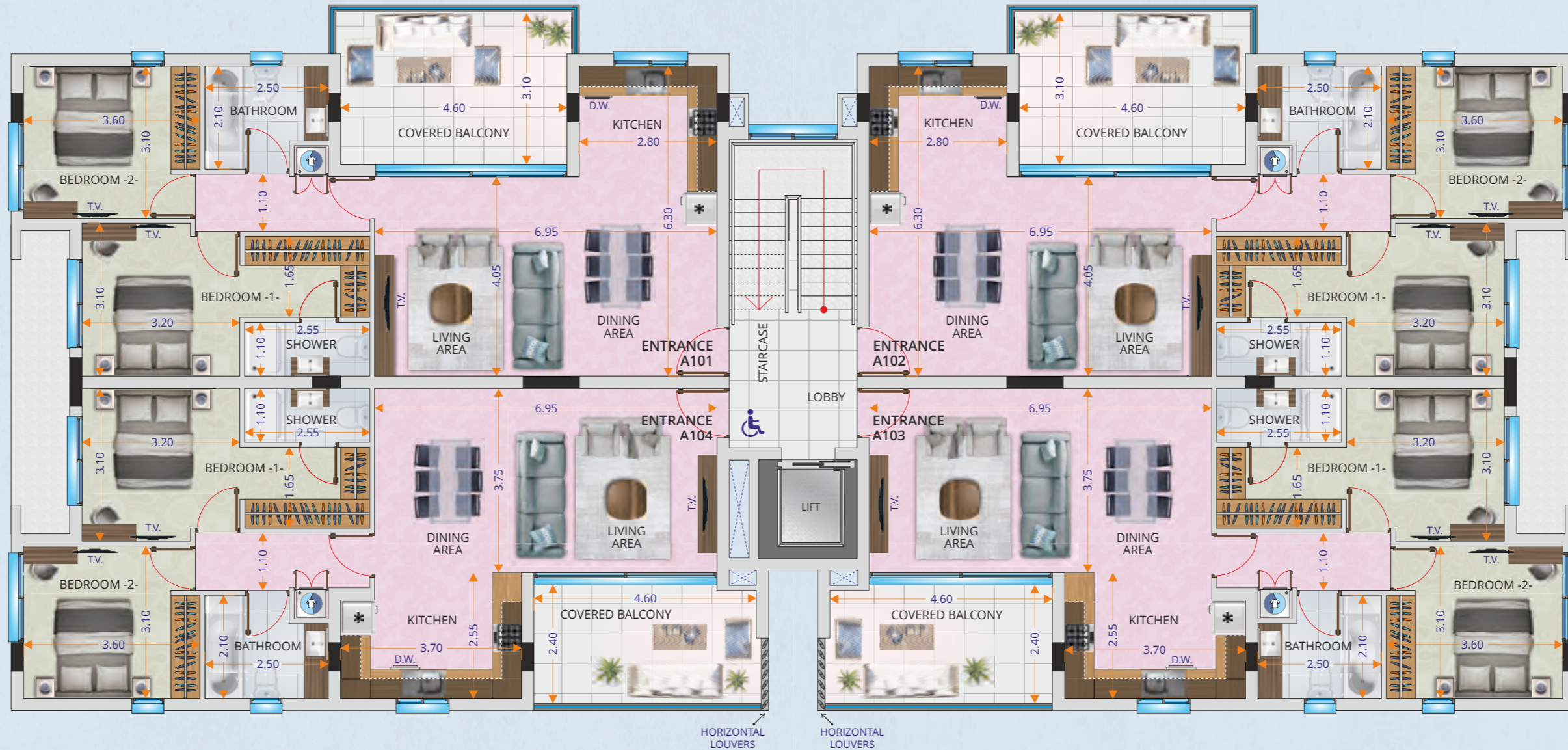
LEGEND

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



BLOCK A

First FLOOR

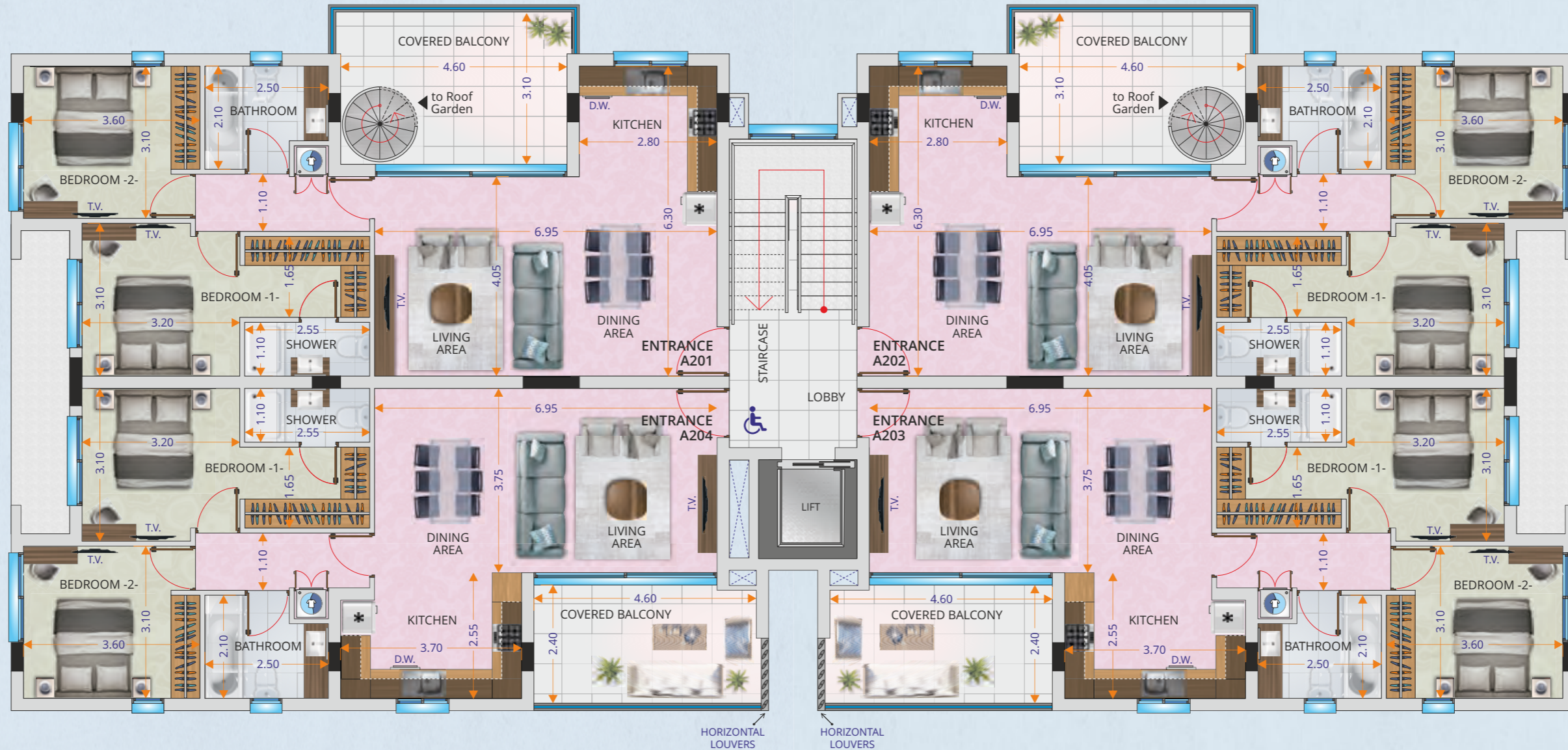


Αριθμός Διαμ/τος Apartment Number	Υπν/τια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλ. Εμβαδόν Internal Covered Area	Καλυμμένες Βεράντες Covered Balconies	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking	Κοινόχρηστοι Χώροι Common Areas
A101	2	2	135 m ²	84 m ²	16 m ²	5 m ²	12 m ²	18 m ²
A102	2	2	135 m ²	84 m ²	16 m ²	5 m ²	12 m ²	18 m ²
A103	2	2	131 m ²	84 m ²	12 m ²	5 m ²	12 m ²	18 m ²
A104	2	2	131 m ²	84 m ²	12 m ²	5 m ²	12 m ²	18 m ²



BLOCK A

Second FLOOR

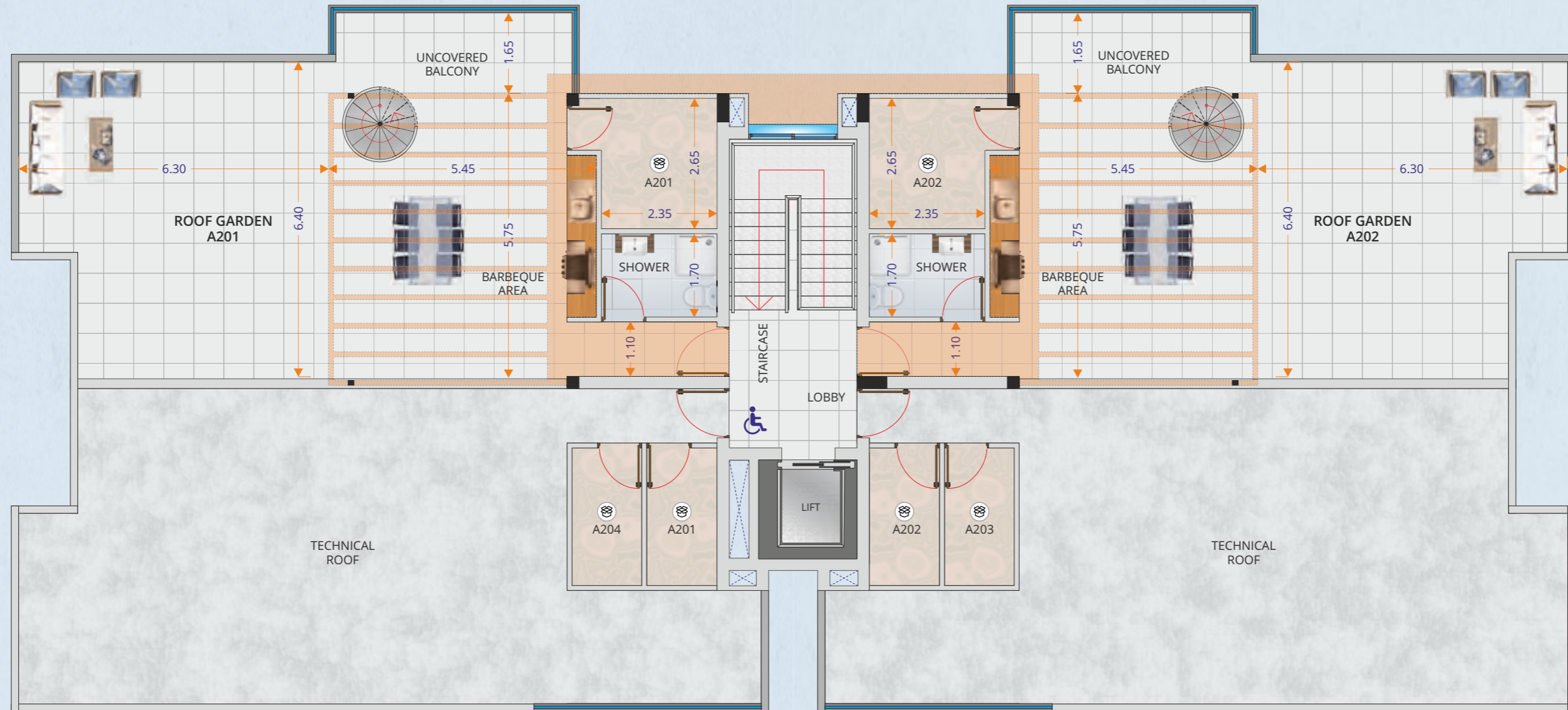


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A201	2+1	3	135 m ²	84 m ²	16 m ²	5 m ²	12 m ²	18 m ²
A202	2+1	3	135 m ²	84 m ²	16 m ²	5 m ²	12 m ²	18 m ²
A203	2	2	131 m ²	84 m ²	12 m ²	5 m ²	12 m ²	18 m ²
A204	2	2	131 m ²	84 m ²	12 m ²	5 m ²	12 m ²	18 m ²



BLOCK A

**Roof
GARDEN**



Αριθμός Διαμ/τος Apartment Number	Συνολικό εμβαδόν Total Area	Αποθήκη / Τουαλέτα Storage Room / W.C.	Roof Garden
A201	67 m ²	10 m ²	57 m ²
A202	67 m ²	10 m ²	57 m ²








COME, LET US SHOW YOU, YOUR NEW HOME!

BLOCK B

Ground FLOOR



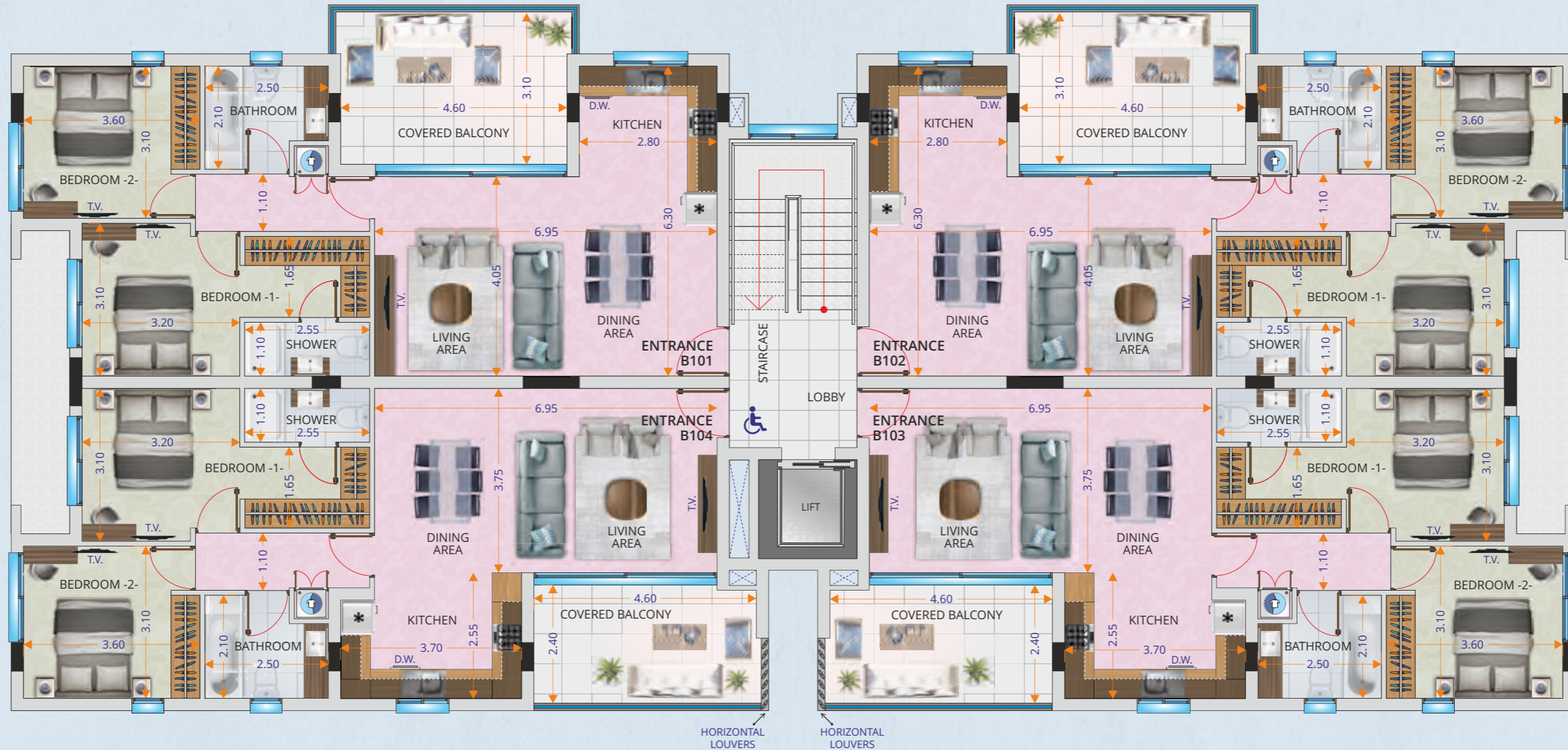
LEGEND

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



BLOCK B'

First FLOOR

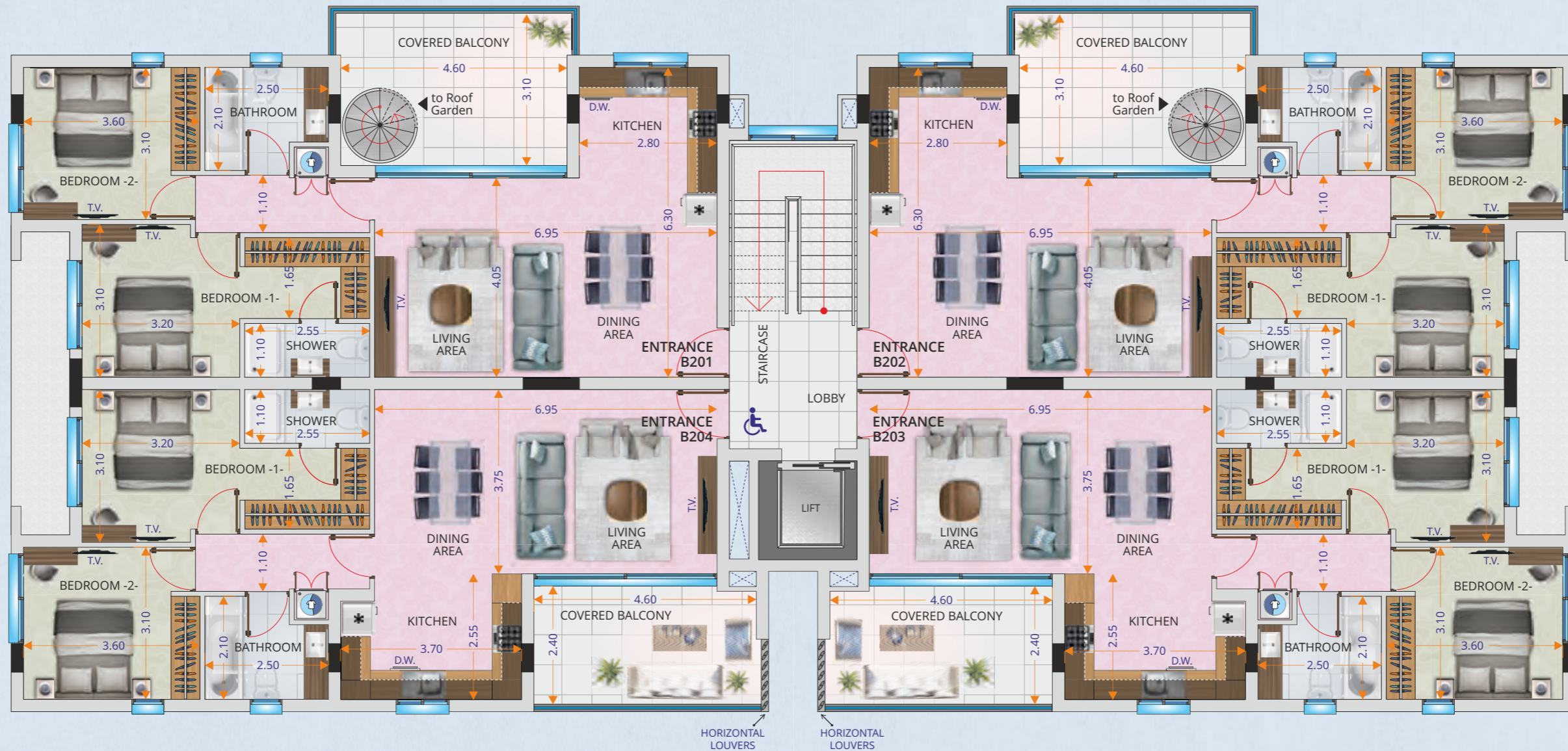


Αριθμός Διαμ/τος Apartment Number	Υπν/τια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλ. Εμβαδόν Internal Covered Area	Καλυμμένες Βεράντες Covered Balconies	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking	Κοινόχρηστοι Χώροι Common Areas
B101	2	2	135 m ²	84 m ²	16 m ²	5 m ²	12 m ²	18 m ²
B102	2	2	135 m ²	84 m ²	16 m ²	5 m ²	12 m ²	18 m ²
B103	2	2	131 m ²	84 m ²	12 m ²	5 m ²	12 m ²	18 m ²
B104	2	2	131 m ²	84 m ²	12 m ²	5 m ²	12 m ²	18 m ²



BLOCK B

Second FLOOR

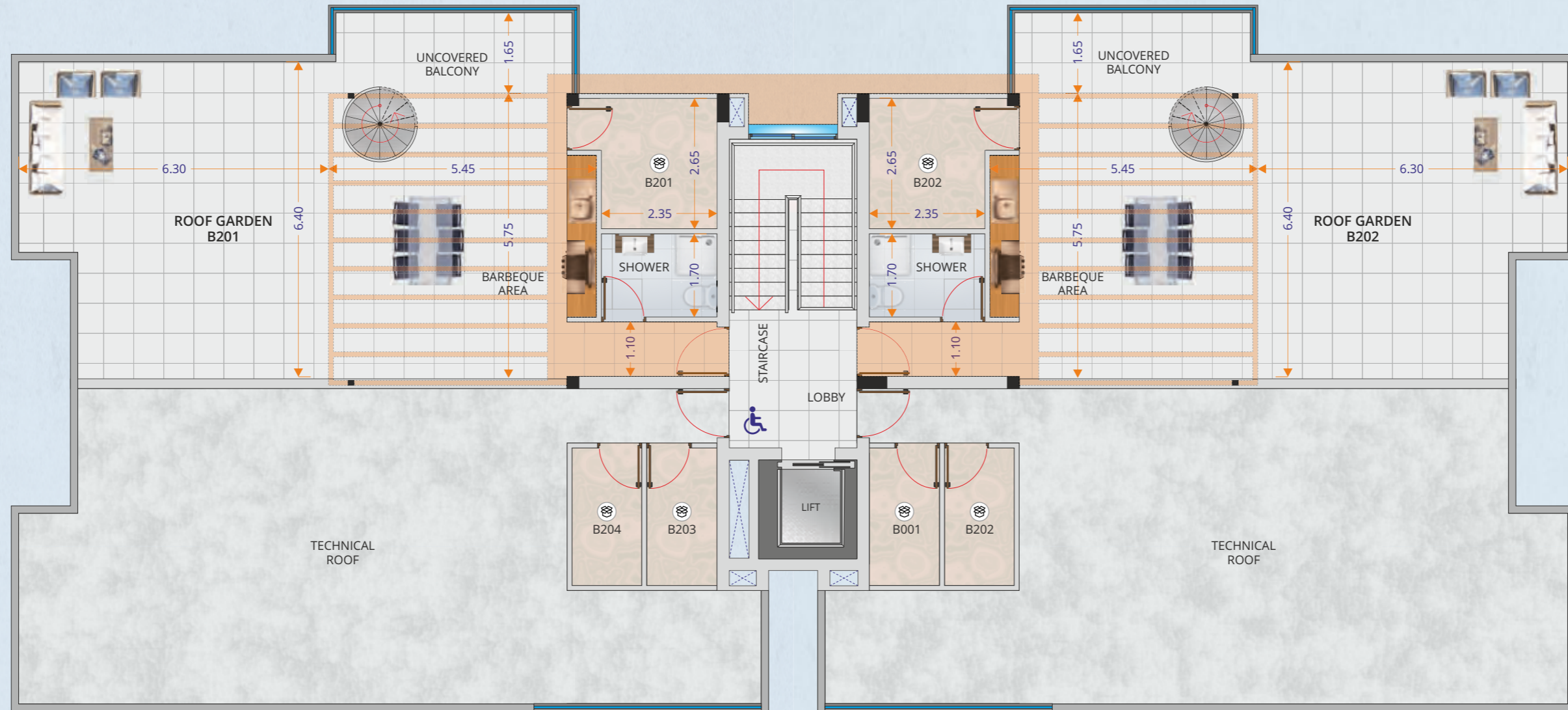


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B201	2+1	3	130 m ²	84 m ²	16 m ²	-	12 m ²	18 m ²
B202	2+1	3	135 m ²	84 m ²	16 m ²	5 m ²	12 m ²	18 m ²
B203	2	2	131 m ²	84 m ²	12 m ²	5 m ²	12 m ²	18 m ²
B204	2	2	131 m ²	84 m ²	12 m ²	5 m ²	12 m ²	18 m ²



BLOCK B'

Roof GARDEN



Αριθμός Διαμ/τος Apartment Number	Συνολικό εμβαδόν Total Area	Αποθήκη / Τουαλέτα Storage Room / W.C.	Roof Garden
B201	67 m ²	10 m ²	57 m ²
B202	67 m ²	10 m ²	57 m ²



AFRICANOS KNOWS PERFECT LIVING!



COME, LET US SHOW YOU, YOUR NEW HOME!



PANORAMIC LOCATION

YOUR LOCAL PROPERTY DEVELOPERS!



LOCATION

AFRICANOS KNOWS THE RIGHT LOCATION!

ADVANTAGES OF PROPERTY'S LOCATION

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

PART 1
CONSTRUCTION OF THE PROJECT

EARTHWORKS: Excavation and backfill of building's footprint according to structural engineer analysis approved by local authorities.

FOUNDATION (Substructure): Reinforced concrete foundations according to structural engineer analysis approved by local authorities.

FRAME (Superstructure): Reinforced concrete earthquake-resistant frame structure, according to structural engineer analysis approved by local authorities.

BRICKWORK & PLASTERING: Masonry walls consisted of 33cm thick thermal bricks on external walls, 25cm thick bricks on apartments' separating walls and 10cm thick bricks on internal dividing apartment walls. The walls rendering consists of 25mm of plaster on each side, followed by spatula layer (internally) and at least three layers of paint. According to the approved energy certificate. (or similar approved by the supervising architect)

FLOORS: Light-weight concrete layer to cover MEP services, followed by a screed layer to create a firm and even surface for the tileworks. All tiles are placed with high quality glue and grouting materials conforming with the Cyprus Standards. (or similar approved by the supervising architect)

PART 2
WATER PROOFING & THERMAL INSULATION

BELOW FOUNDATION: Installation of polythene membrane below the lean concrete layer to prevent rising moisture effect.

FOUNDATION: Three layers of cementitious waterproofing membrane with fiber glass mesh applied along the perimeter of the raft slab. High-density polyethylene studded membrane to prevent dump-rise and protect the water-proofing of foundation.(or similar approved by the supervising architect)

BRICKWALLS: Damp proof asphaltic base membrane of 3mm thickness, applied on the first course of bricks at ground level and veranda areas. (or similar approved by the supervising architect)

BALCONIES & ROOF GARDENS: Sloped concrete surface according to architect and mechanical engineer instructions, insulated with 3-layer cementitious membrane and fiber glass mesh. (or similar approved by the supervising architect)

ROOF: Sloped concrete screed surface according to architect and mechanical engineer instructions, thermoinsulated according to mechanical energy certificate and water insulated according to the supervising architect.

THERMAL INSULATION: Thermal insulated materials are used for the beams, columns, first floor slab and roof. The materials are specified by the energy certificated of the supervising mechanical engineer. Thermoinsulated windows and balcony doors according to the energy certificate approved. (or similar approved by the supervising architect)

PART 3
PARKING & STORAGE

Parking and storage areas are allocated as per architectural plans with provisions for electrical car charging points.

PART 4
COMMON AREAS

GARDEN: Garden is located at the front of the building on the ground level. Supported by an automatic irrigation system and illuminated during night with automated photocell unit.

LOBBY: A carefully designed entrance lobby with mirrors and false ceilings having led spot lights automated by sensor switches.

PARKING ILLUMINATION: Motion sensors installed for ease and low energy consumption of the parking lot area.

ELEVATOR: Latest gearless technology elevator to minimize sound during working. Having stainless steel lining, illumination and mirrors all in accordance with European Standards.

PART 5
PLUMBING SYSTEM

PIPEWORKS: Pipework's according to mechanical engineer instructions.

WATER SOLAR PANELS AND TANKS: Cold and hot water is provided via solar water heater panels and water tanks located at roof level. (or similar approved by the supervising architect)

PART 6
SANITARY FITTINGS, MIXERS & ACCESSORIES

BATHROOMS: High quality white sanitaryware and mixers in accordance with the European Standards, including accessories at a whole-sale total value of €700 +VAT per shower / bathroom area.

KITCHEN: High quality kitchen sink and mixer in accordance with the European Standards, at a whole-sale total value of €130 +VAT.

PART 7
ELECTRICAL INSTALLATION

WIRING: All wiring installation to comply with electricity authorities legislation.

INFRARED MOTION DETECTORS & TIME SWITCHES: Installed within all common areas.

VIDEO ENTRY PHONE: Located on the ground floor and is connected to all apartments & roof gardens.

TELEPHONE, TV & INTERNET: Within each bedroom, living area and balcony a T.V. point, telephone point and a provision for an Ethernet point is provided. Fiber internet provision also provided for each flat. Water proof sockets are provided on the balconies and roof gardens.

PART 8
AIR CONDITIONING

Within each bedroom and living area provisions are provided for A.C. split units

PART 9
ENERGY EFFICIENCY & PHOTOVOLTAICS

The building has an Energy Efficiency Certificate of Class 'A'.

Photovoltaic panels connected to the EAC net metering system are installed on the roof, able to serve at least two apartments (priority given on the upper floor apartment buyers).

PART 10
DOORS AND WINDOWS

Thermal insulated windows and balcony doors according to the energy certificate approved.

PART 11
TILING

Tiles at a whole-sale value of €15 + VAT / m2 for all living room areas, bedrooms, corridors, kitchen, bathrooms and balconies

PART 12
CARPENTRY

KITCHEN: High quality melamine wood or similar kitchen cupboards and drawers both above and below the granite counter with soft-closing mechanisms.

BEDROOMS: High quality melamine wood or similar, to be used for the wardrobes. Floor to ceiling spacious wardrobes with soft-closing mechanisms.

DOORS: Certified fire rated entrance doors.

PART 13
GRANITE TOPS

KITCHEN & BATHROOM: First class granite tops or similar, applied on the kitchen and bathrooms countertops at a whole-sale value of €140 + VAT / m.