

# AFRICANOS

## PROPERTY DEVELOPERS

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



**MACKENZY SUNRISE RESIDENCES**  
47A 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 Grivas Str., 7102, Aradippou



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



**DOWNTOWN RESIDENCES**  
4 Sotiros Str., 6010, Larnaca

### Contact Details

#### Africanos Property Developers Limited

Anastasia Court, 5th Floor, 2 United Nations Road. 6042, Larnaca, Cyprus  
Tel.: +357 24828161

Email: [directors@africanosproperties.com](mailto:directors@africanosproperties.com) | [info@africanosproperties.com](mailto:info@africanosproperties.com)

Website: [www.africanosproperties.com](http://www.africanosproperties.com)

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# SERENITY

## BLOCK D RESIDENCES

MICHAEL KOUTSOFTA 40



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



**Serenity Residences Block D'** is a new residential project proudly released by Africanos Developers. The project is located in the very exclusive and prestigious urban area in Larnaca less than 3 kilometres to the Larnaca Beachfront Blue Flag Beaches.

The project boasts 9 apartments, 1 bedrooms and 1 bathroom and 2 bedrooms and 2 bathrooms – all with spacious and contemporary living areas. The two third floor apartments benefit from individual private and luxury roof-gardens with amazing views of the lovely Neighborhood. 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 schools, walking distance to Lidl Supermarket and the Metropolis Mall 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.

**Serenity Residences Block D'** 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.



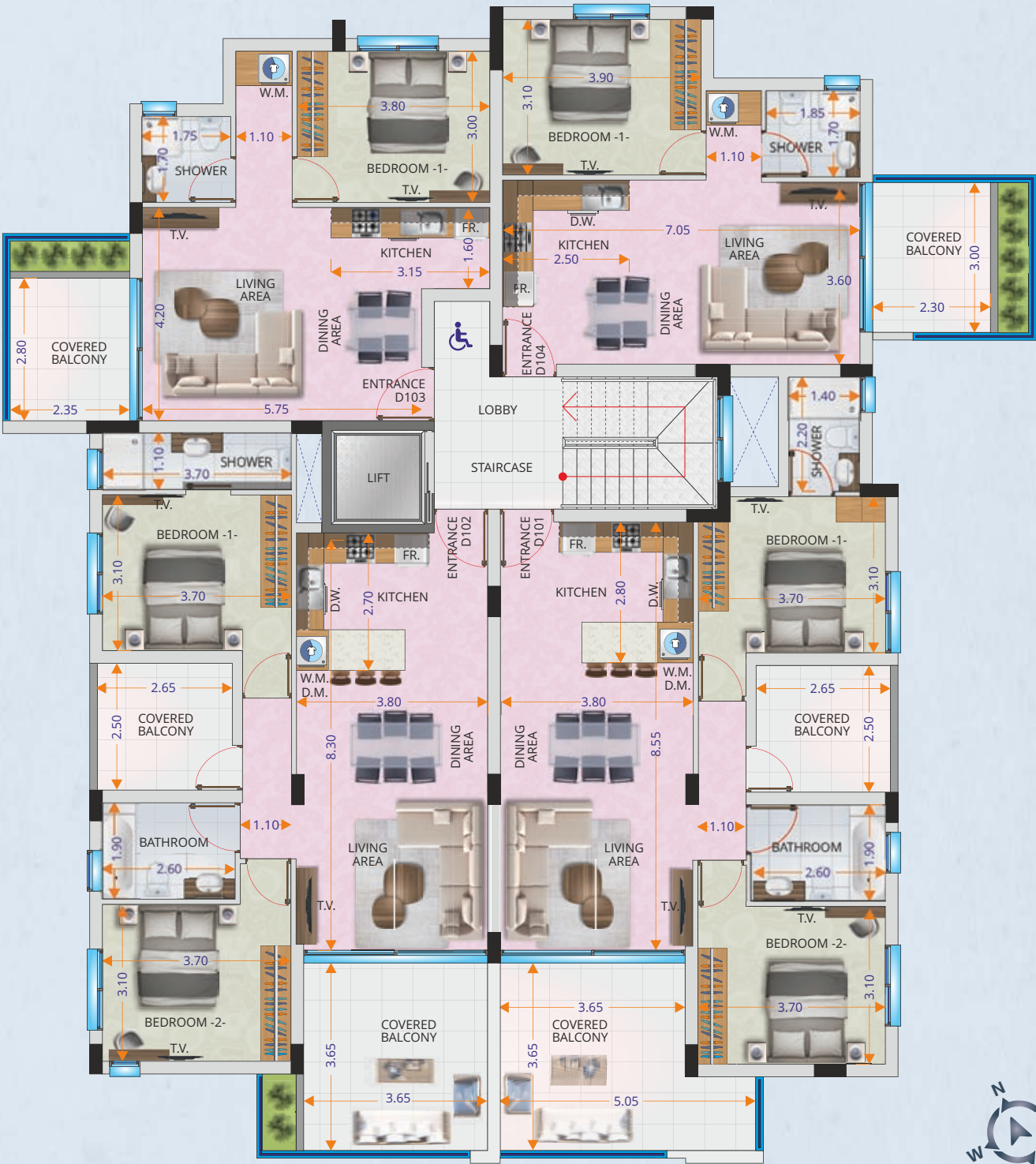




**LEGEND**

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





Αριθμός Διαμ/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
D101	2	2	124 m <sup>2</sup>	80 m <sup>2</sup>	24 m <sup>2</sup>	3 m <sup>2</sup>	12 m <sup>2</sup>	5 m <sup>2</sup>
D102	2	2	121 m <sup>2</sup>	80 m <sup>2</sup>	21 m <sup>2</sup>	3 m <sup>2</sup>	12 m <sup>2</sup>	5 m <sup>2</sup>
D103	1	1	77 m <sup>2</sup>	50 m <sup>2</sup>	7 m <sup>2</sup>	3 m <sup>2</sup>	12 m <sup>2</sup>	5 m <sup>2</sup>
D104	1	1	77 m <sup>2</sup>	50 m <sup>2</sup>	7 m <sup>2</sup>	3 m <sup>2</sup>	12 m <sup>2</sup>	5 m <sup>2</sup>

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D201	2	2	127 m <sup>2</sup>	80 m <sup>2</sup>	24 m <sup>2</sup>	/	5 m <sup>2</sup>	12 m <sup>2</sup>	6 m <sup>2</sup>
D202	2	2	123 m <sup>2</sup>	80 m <sup>2</sup>	22 m <sup>2</sup>	/	3 m <sup>2</sup>	12 m <sup>2</sup>	6 m <sup>2</sup>
D203	3	2	161 m <sup>2</sup>	100 m <sup>2</sup>	29 m <sup>2</sup>	8 m <sup>2</sup>	5 m <sup>2</sup>	12 m <sup>2</sup>	6 m <sup>2</sup>





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D301	2	3	183 m <sup>2</sup>	80 m <sup>2</sup>	25 m <sup>2</sup>	52 m <sup>2</sup>	4 m <sup>2</sup>	12 m <sup>2</sup>	10 m <sup>2</sup>
D302	2	3	206 m <sup>2</sup>	80 m <sup>2</sup>	33 m <sup>2</sup>	66 m <sup>2</sup>	5 m <sup>2</sup>	12 m <sup>2</sup>	10 m <sup>2</sup>



Αριθμός Διαμ/τος Apartment Number	Συνολικό εμβαδόν Total Area	Δωμ. Ηλεκτρικών εγκαταστάσεων / Αποθήκη / Τουαλέτα Electrical Facilities / Storage Room / W.C.	Ημικαλυμμένη Βεράντα Semi-covered Balconies
D301	50 m <sup>2</sup>	14 m <sup>2</sup>	36 m <sup>2</sup>
D302	64 m <sup>2</sup>	14 m <sup>2</sup>	50 m <sup>2</sup>

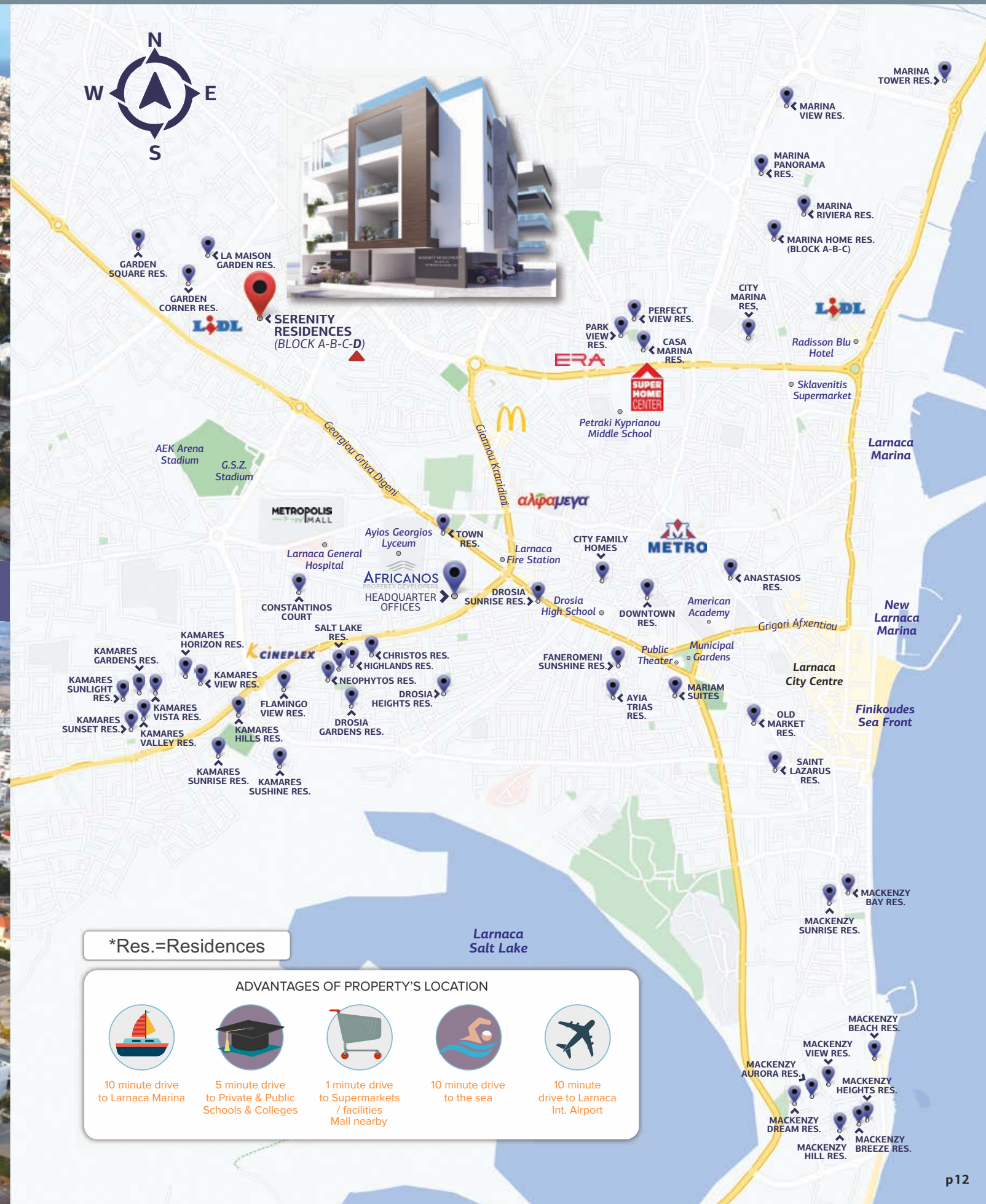


AFRICANOS KNOWS PERFECT LIVING!

COME, LET US SHOW YOU, YOUR NEW HOME!









**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.

