

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



AMETHYST RESIDENCES
7 Odi Str., 6027, Larnaca



RUBY RESIDENCES
7 Lamprou Katsoni Str., 6042, Larnaca



MACKENZY AURORA RESIDENCES
16 Goethe Str., 6028, 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



KITI MAGIC RESIDENCES
1 Thivon Str., 7550, Larnaca

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DISCLAIMER

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AFRICANOS

Est. 1995

PROPERTY DEVELOPERS



AMBER

RESIDENCES

5 LYSIOY STR. LARNACA

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



Amber Residences is a new residential project under development by Africanos Property Developers, located in the prestigious Agios Nikolaos area of Larnaca. Just 3 km from Finikoudes Beach, a few minutes from Metropolis Mall and Makarios III High School, and close to all essential city amenities, the location combines convenience and exclusivity.

The project will feature **12 spacious apartments across three floors**, including one- and two-bedroom units, all designed with functional layouts and premium finishes. Particular attention has been given to the upgraded specifications of sanitary fittings, mixers, accessories, tiling, and the overall design of the kitchen and bathroom areas, ensuring high-quality standards and refined aesthetics.

Designed for comfort, style, and sustainability, the building will feature photovoltaic panels and is planned to achieve an Energy Efficiency Rating A.

A modern residential development that reflects smart design, luxury, and a prime location.

The project is expected to be completed by **early 2028**.



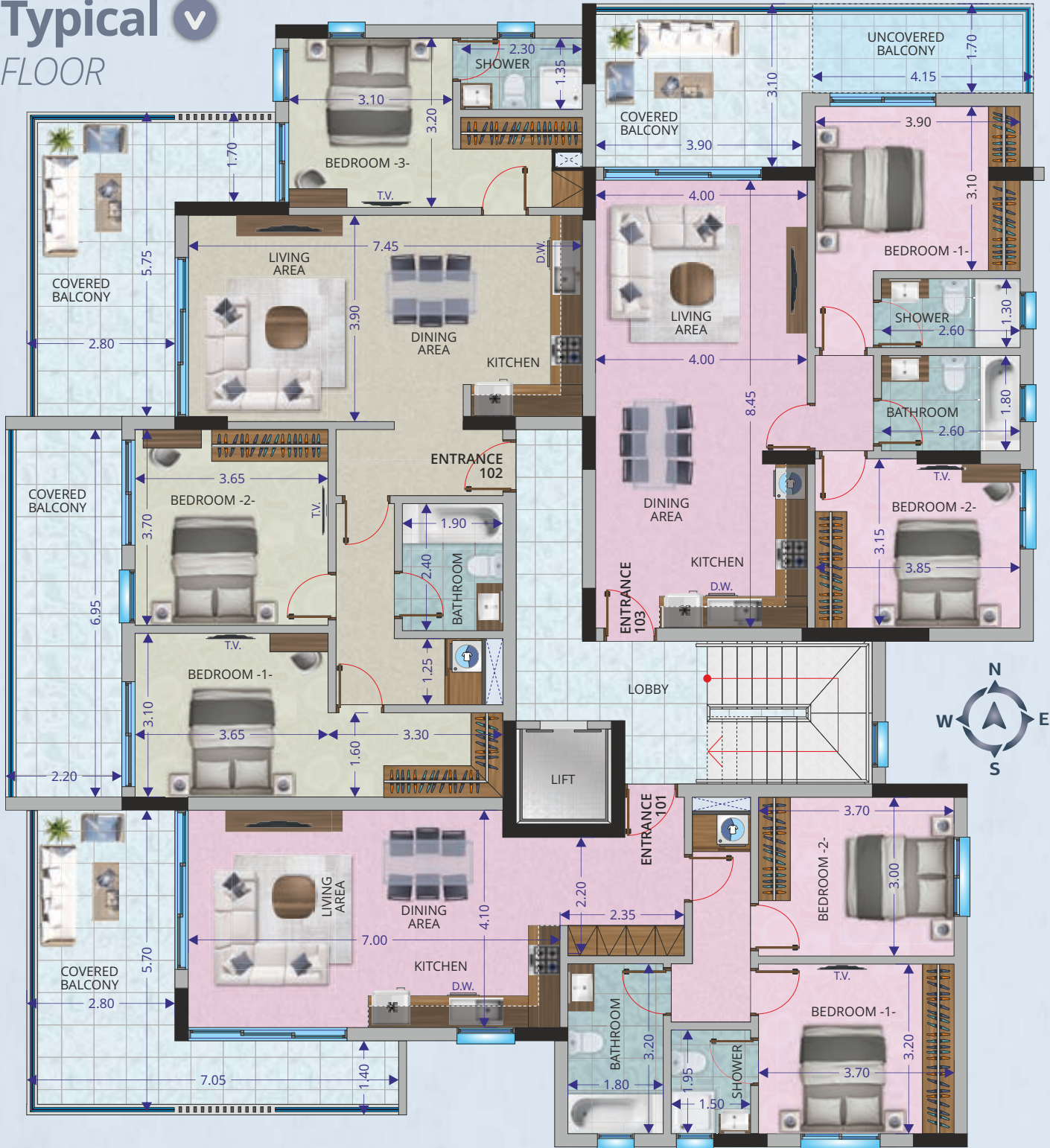
Ground
FLOOR



LEGEND

	STORAGE ROOM		ENTRY PHONE
	ELECTRICITY ROOM		REFUSE AREA
	MAIL BOXES		

Typical
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	Ακάλυπτες Βεράντες Uncovered Balconies	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking
101	2	2	105 m ²	83 m ²	22 m ²	/	3 m ²	12 m ²
102	3	2	143 m ²	107 m ²	36 m ²	/	3 m ²	12 m ²
103	2	2	102 m ²	82 m ²	13 m ²	7 m ²	3 m ²	12 m ²



Αριθμός Διαμ/τος Apartment Number	Υπν/τια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλ. Εμβαδόν Internal Covered Area	Καλυμμένες Βεράντες Covered Balconies	Ακάλυπτες Βεράντες Uncovered Balconies	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking
101	2	2	105 m ²	83 m ²	22 m ²	/	3 m ²	12 m ²
102	1	1	70 m ²	54 m ²	16 m ²	/	3 m ²	12 m ²
103	1	1	72 m ²	53 m ²	19 m ²	/	3 m ²	12 m ²
104	2	2	102 m ²	82 m ²	13 m ²	7 m ²	3 m ²	12 m ²

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
201	2	2	105 m ²	83 m ²	22 m ²	3 m ²	12 m ²
202	1	1	70 m ²	54 m ²	16 m ²	3 m ²	12 m ²
203	1	1	72 m ²	53 m ²	19 m ²	3 m ²	12 m ²
204	2	2	102 m ²	82 m ²	13 m ²	3 m ²	12 m ²

Third
FLOOR



Roof
GARDEN



Αριθμός Διαμ/τος Apartment Number	Υπν/τια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλ. Εμβαδόν Internal Covered Area	Καλυμμένες Βεράντες Covered Balconies	Roof Garden	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking
301	2	3	103 m ²	83 m ²	20 m ²	70 m ²	3 m ²	12 m ²
302	1	1	70 m ²	54 m ²	16 m ²	/	3 m ²	12 m ²
303	1	2	72 m ²	53 m ²	18 m ²	68 m ²	3 m ²	12 m ²
304	2	3	102 m ²	82 m ²	18 m ²	70 m ²	3 m ²	12 m ²

LEGEND

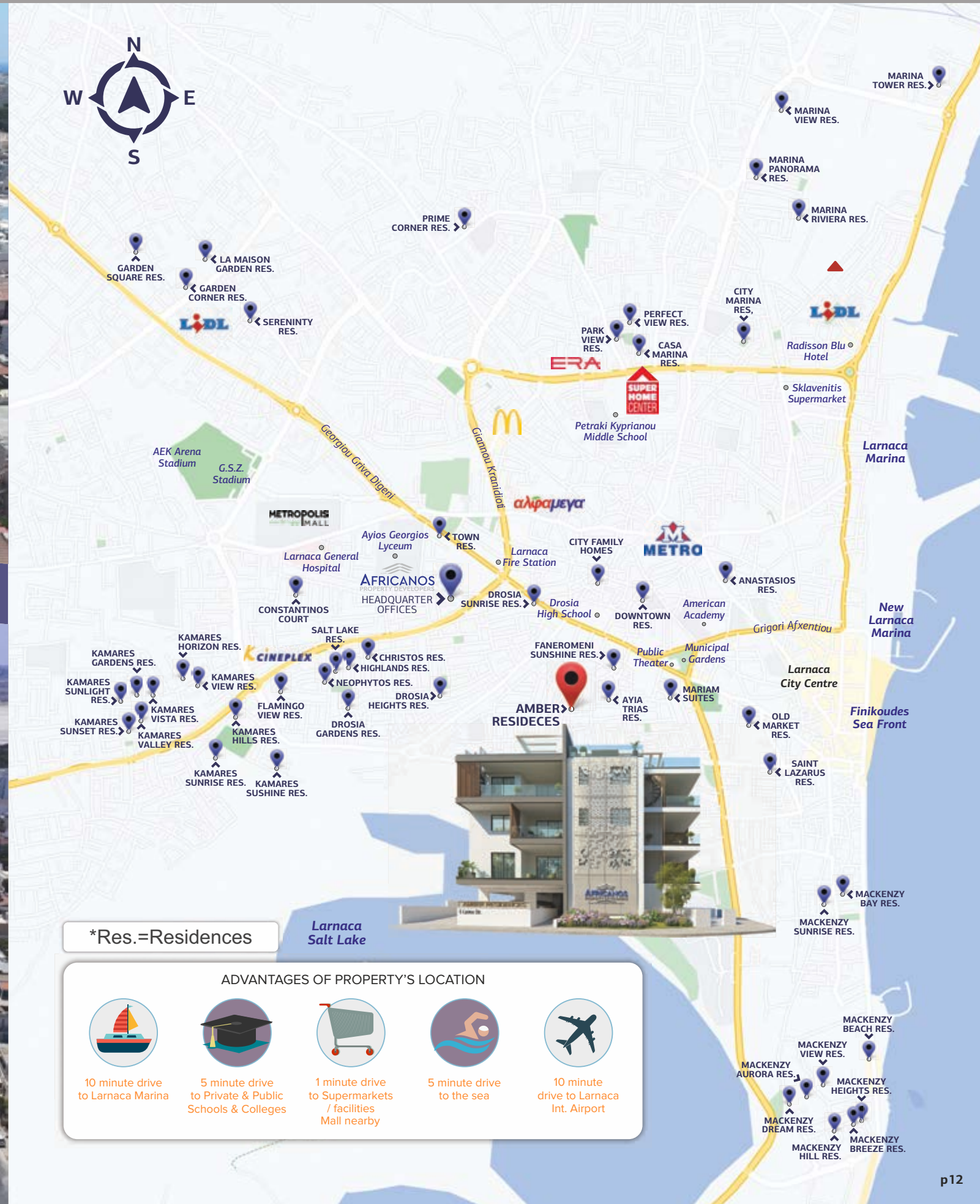
- STORAGE ROOM
- ELECTRICITY ROOM

Αριθμός Διαμ/τος Apartment Number	Συνολικό εμβαδόν Total Area	Αποθήκη / Τουαλέτα Storage Room / W.C.	Ημικαλυμμένη Βεράντα Semi-covered Balconies
301	70 m ²	6 m ²	64 m ²
303	68 m ²	5 m ²	63 m ²
304	70 m ²	6 m ²	64 m ²

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 €1.100 + 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 €410 + 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'.

The project has been designed with future sustainability options in mind, including the potential for photovoltaic (PV) systems under the EAC net metering scheme. While PV installation is not part of the current development scope, the building infrastructure allows for the possibility of future implementation, subject to feasibility at project completion and regulatory conditions.

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 €18 + 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 €220 + VAT / m. plus backsplash €220 + VAT / m.