

AFRICANOS LUXURY VILLA

YOUR HOME UNDER THE SUN

PRESTIGIOUS PROPERTIES IN LARNACA - CYPRUS



Sea Breeze Villas
Larnaca-Dhekelia Road.



Drosia Heights Residence
Agiou Georgiou Makri St., Larnaca.



Anastasios Residences
Markou Drakou Str., Larnaca..



Salt Lake Residences
Kalymnou Str., Larnaca.

Contact Details

Africanos Property Developers Limited

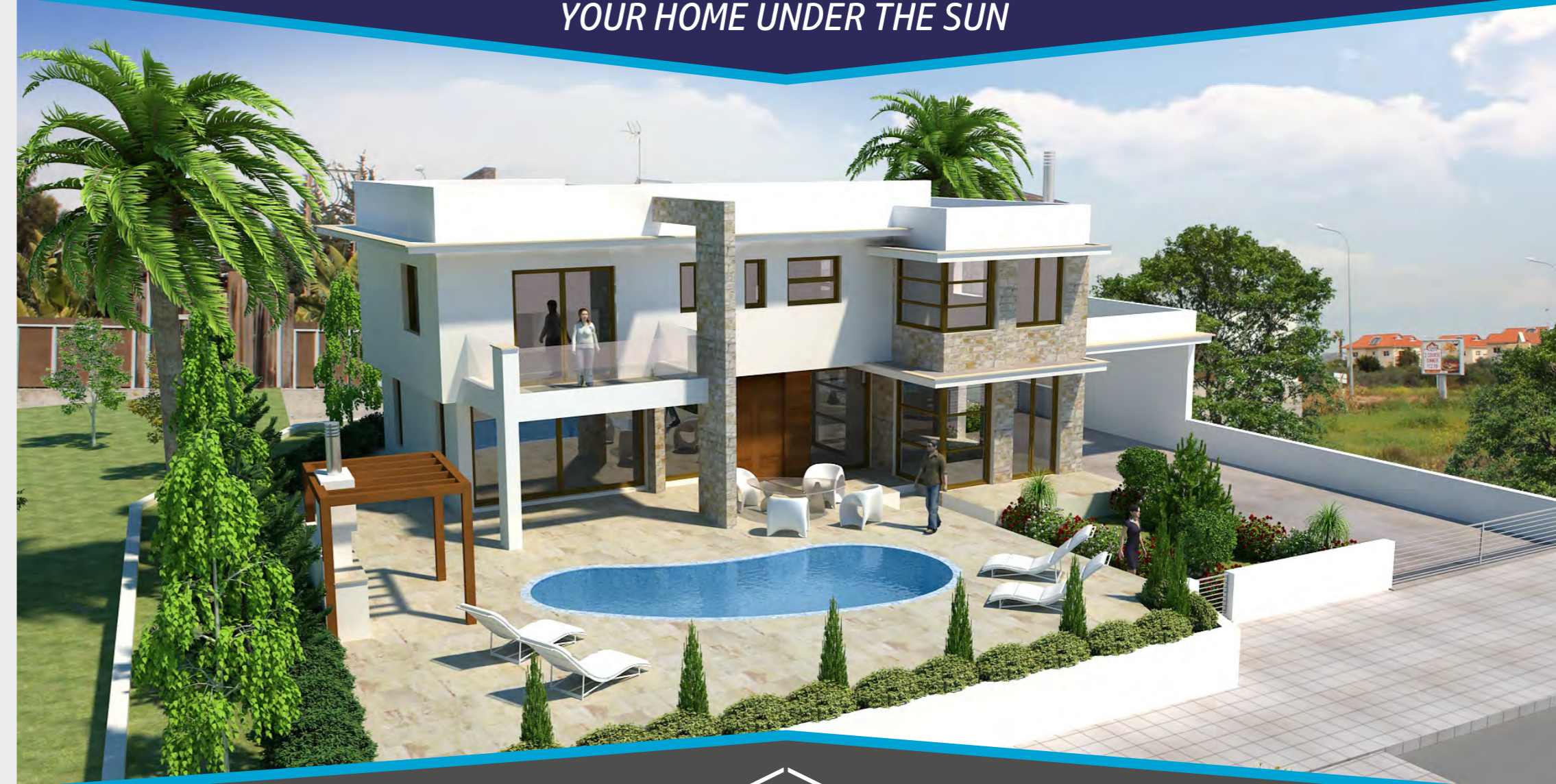
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AFRICANOS LUXURY VILLA

WHERE QUALITY MEETS PERFECTION!



AFRICANOS LUXURY VILLA

MAKE THE RIGHT MOVE!

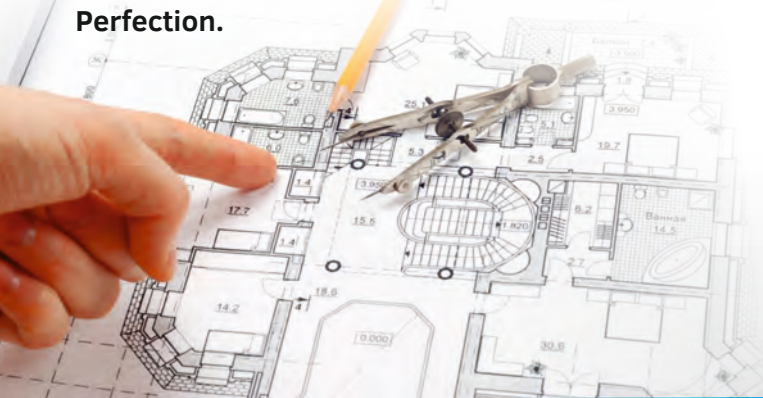
Company Profile

Africanos Property Developers Limited is an established family-run business specializing in residential and commercial real estate in the city of Larnaca in 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 forty multi-residential projects that have been sold and completed together with the relevant property title deeds.

Africanos services are based on trust, honesty and open communication – the essential building blocks for developing tomorrows – **Refined Version of Perfection.**



Project Description

Africanos proudly launches its new project on the Larnaca-Dhekelia beach road named - **"Africanos Luxury Villa"**. Located not more than 15 minute's drive from the Larnaca town center / Larnaca International Airport and the main motorways leading to all major cities, the **"Africanos Luxury Villa"** is located in an established residential area, approximately 800m from the beachfront. This outstanding project is situated in an area which has been identified for high growth potential and future development gains. The position provides privacy and accessibility to all amenities and boasts an exclusive luxury villa having large modern and open areas of living, dining and kitchen on the ground floor along with three bedrooms and a laundry area on the first floor.

The villa has an excellent internal layout and external finish. Set amidst easy-care gardens with paved flooring bordering the swimming pool, double garage and verandas, the **"Africanos Luxury Villa"** uses a unique combination of glass and cladding stone to appeal to the **New Home Buyer** who is looking to obtain the Cyprus Permanent Residency.

Project completion date is estimated to be ten (10) months from the date of signing a contract of sale.

Modern Design



High Aesthetics



AFRICANOS LUXURY VILLA

WE ARE HERE TO SERVE YOU!



FLEXIBLE DESIGN OPTIONS

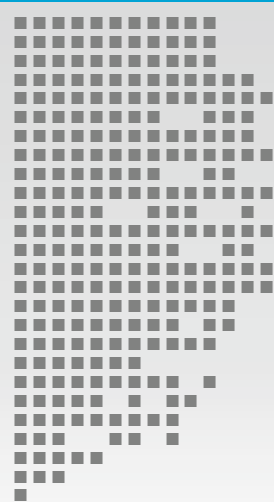
Επιλογές Options	Υπν/τια Bedrooms	Μπάνια Bathrooms	Εμβαδόν Οικόπεδου Land Plot Area (m²)	Συνολ.Εμβαδόν Total Area (m²)	Καλυμ.Εμβαδόν Covered Area (m²)	Καλυμ. Βεράντα Covered Verandas (m²)	Ακάλυπ. Βεράντα Uncov.Verandas (m²)	Πισίνα Pool (m²)	Κιόσκι Ψησταριάς Barbeque Kiosk (m²)	Χώρος Στάθμευσης Parking (m²)
1	4	4	709	369	250	15	35	27	7	35
2	3	3	709	299	180	15	35	27	7	35
3	3	2	709	269	150	15	35	27	7	35

Please Note:

The figures are rounded off to the nearest square meter, therefore they are an approximation. Africanos Property Developers Limited does not warrant the accuracy or completeness of any information (including text, graphics and renderings) contained in this document. Africanos Property Developers Limited assumes no liability for inaccuracies, errors or omissions and shall not be liable for any damages arising out of the information contained herein. All dimensions are approximate. Maps, drawings and elevations are artist renderings and are for informational purposes only. Product availability and pricelists are subject to change without prior notice or obligation.

Παρακαλώ σημειώστε:

Τα τετραγωνικά μέτρα στρογγυλοποιούνται στο πλησιέστερο τετραγωνικό μέτρο, ως εκ τούτου είναι κατά προσέγγιση. Η Εταιρεία Africanos Property Developers Limited δεν εγγυάται την ακρίβεια ή την πληρότητα των πληροφοριών (συμπεριλαμβανομένων κειμένων, γραφικών και αποδόσεις) που περιέχονται στο παρόν έγγραφο. Η Εταιρεία Africanos Property Developers Limited δεν αναλαμβάνει καμία ευθύνη για τυχόν ανακρίβειες, λάθη ή παραλήψεις και δεν φέρει καμία ευθύνη για τυχόν ζημιές που προκύπτουν από τις πληροφορίες που περιέχονται στο παρόν έγγραφο. Όλες οι διαστάσεις είναι κατά προσέγγιση. Χάρτες, σχέδια και τομές είναι απεικονίσεις καλλιτεχνικές και είναι μόνο για ενημερωτικούς σκοπούς. Η διαθεσιμότητα των προϊόντων και ο τιμοκατάλογος μπορεί να αλλάξει χωρίς προηγούμενη ειδοποίηση ή υποχρέωση.

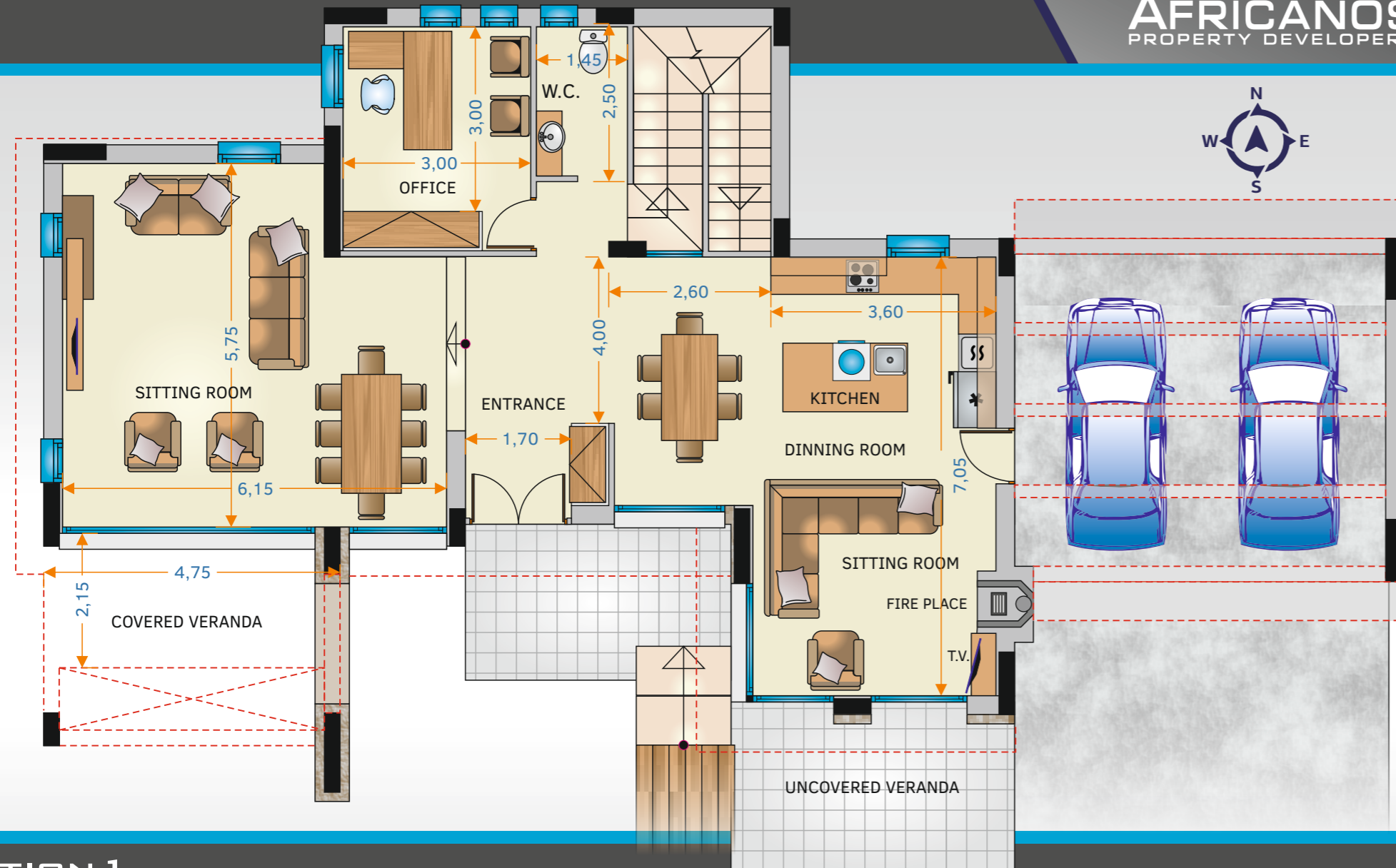


AFRICANOS LUXURY VILLA

OPTION 1

Εμβαδόν Οικόπεδου Land Plot (m²)	Πισίνα Swimming Pool (m²)	Κιόσκι Ψησταριάς Barbeque Kiosk (m²)	Ακάλυπ. Βεράντα Uncov.Verandas (m²)	Διπλός Χώρος Στάθμευσης Double Parking
709	27	7	35	35

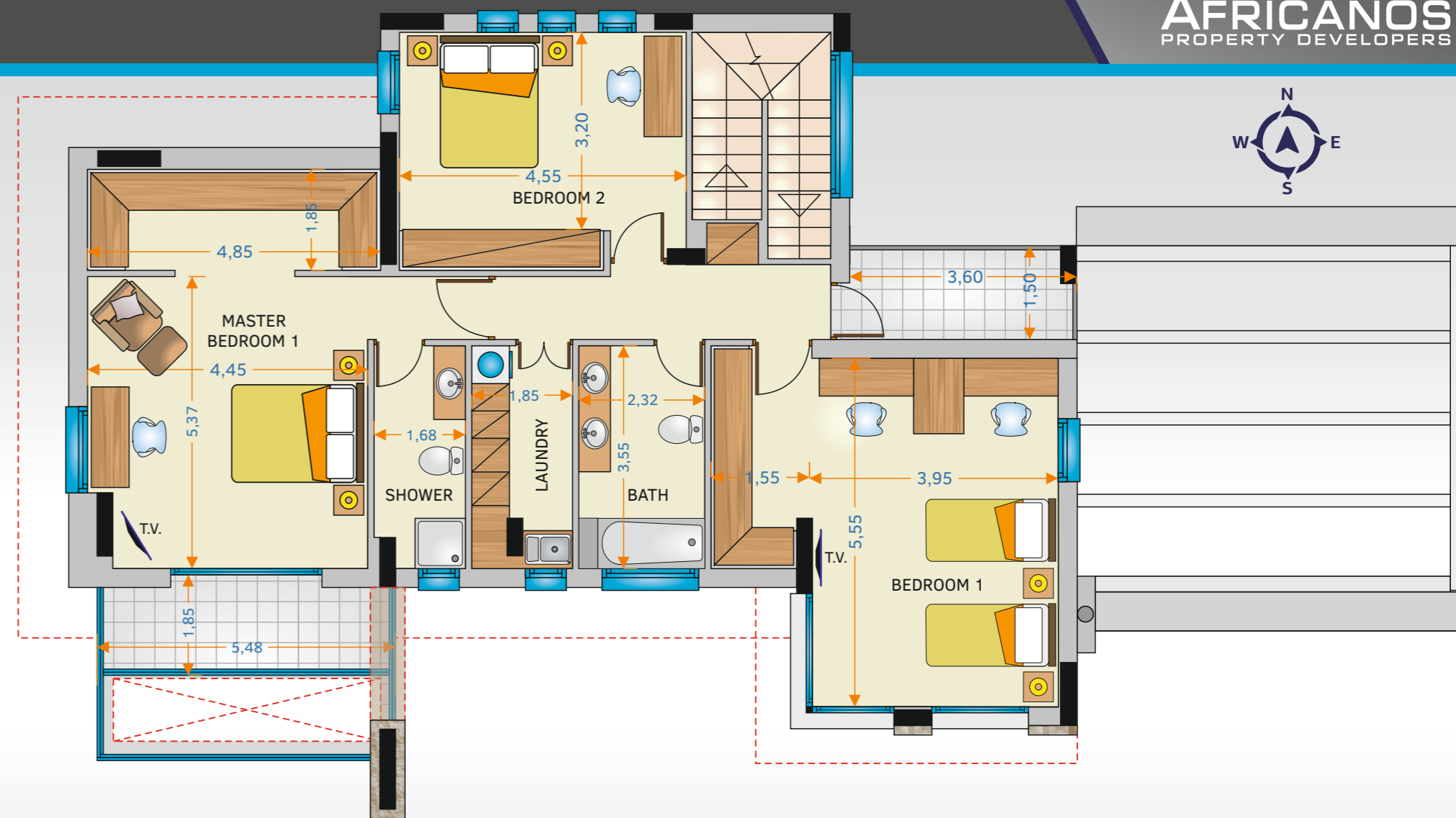
PlotArea



OPTION 1

Καλυμ.Εμβαδόν Covered Area (m ²)	Καλυμ. Βεράντα Covered Verandas (m ²)	Ακάλυπτη Βεράντα Uncovered Verandas (m ²)
122	9	28

GroundFloor



OPTION 1

Καλυμ.Εμβαδόν Covered Area (m ²)	Καλυμ. Βεράντα Covered Verandas (m ²)	Ακάλυπτη Βεράντα Uncovered Verandas (m ²)
126	6	7

FirstFloor



Swimming Pool

Garden Barbeque



Fire Place



Special Features

Drying / Washing area
on the First Floor



AFRICANOS LUXURY VILLA

FIRST CLASS MATERIALS



AFRICANOS LUXURY VILLA

ON THE LARNACA-DHEKELIA MAP



Technical Specifications

Foundations & Framework: Anti-seismic reinforced concrete in line with static anti-seismic study and provisions dictated by the European Code.

Masonry (building bricks) and finishing: Thermo-insulated bricks of a width of 28 cm externally. Polystyrene 4cm applied to the external surface of the beams and columns of the structure. Three layers of plaster to external and internal walls prior to three layers of paint. Three layers of spackle paint is applied on all ceilings prior to applying three layers of masonry paint.

External appearance: Extensive use of synthetic wood in combination with glass on the external walls of the project in accordance with the architectural plans.

Floor finishes & ceramic tiles: Living room, dining area, kitchen, bedrooms, corridors, bathrooms and balconies ceramic tiles at €15.00 including VAT per square meter.

Wall finishes: Bathroom area glazed tiles and kitchen glazed tiles at €15.00 including VAT per square meter.

Kitchen and bathroom worktop covers: High quality beech-wood veneer or of similar kind. Granite cover width of 2cm at €170.00 including VAT per running meter to be applied on benches.

Windows and sliding windows: Sliding silver or opening silver aluminum and double glazed glasses.

Carpentry: High quality interior & entrance doors of melamine beech-wood veneer covered in plywood or similar kind, with choice of color according to architectural plans.

Sanitary fittings: European standards for sanitary fittings & fixtures including accessories for total supply of €500 plus VAT per bathroom/shower & €150 plus VAT per kitchen.

Plumbing and sanitary installation: Pipe-in-pipe or aluminum pex-al-pex pipes and cold/hot water supply with insulation in accordance with European Standards.

Water supply: Solar panels to be installed at roof level with a P.V.C. tank and a hot water boiler. Water tank and fresh water supply direct to kitchen.

Insulation: Polystyrene foam to roof and ground floor slab for thermal insulation. Waterproofing asphalt-polyester membrane of 4mm thickness to roof and verandas.

Airconditioning: Provision for A/C units in all areas.

Electrical Installation: All electrical installation are made in accordance with the EAC regulations 16th edition.

Energy: Certificate of energy-efficiency for the villa.

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.



Map Location

