

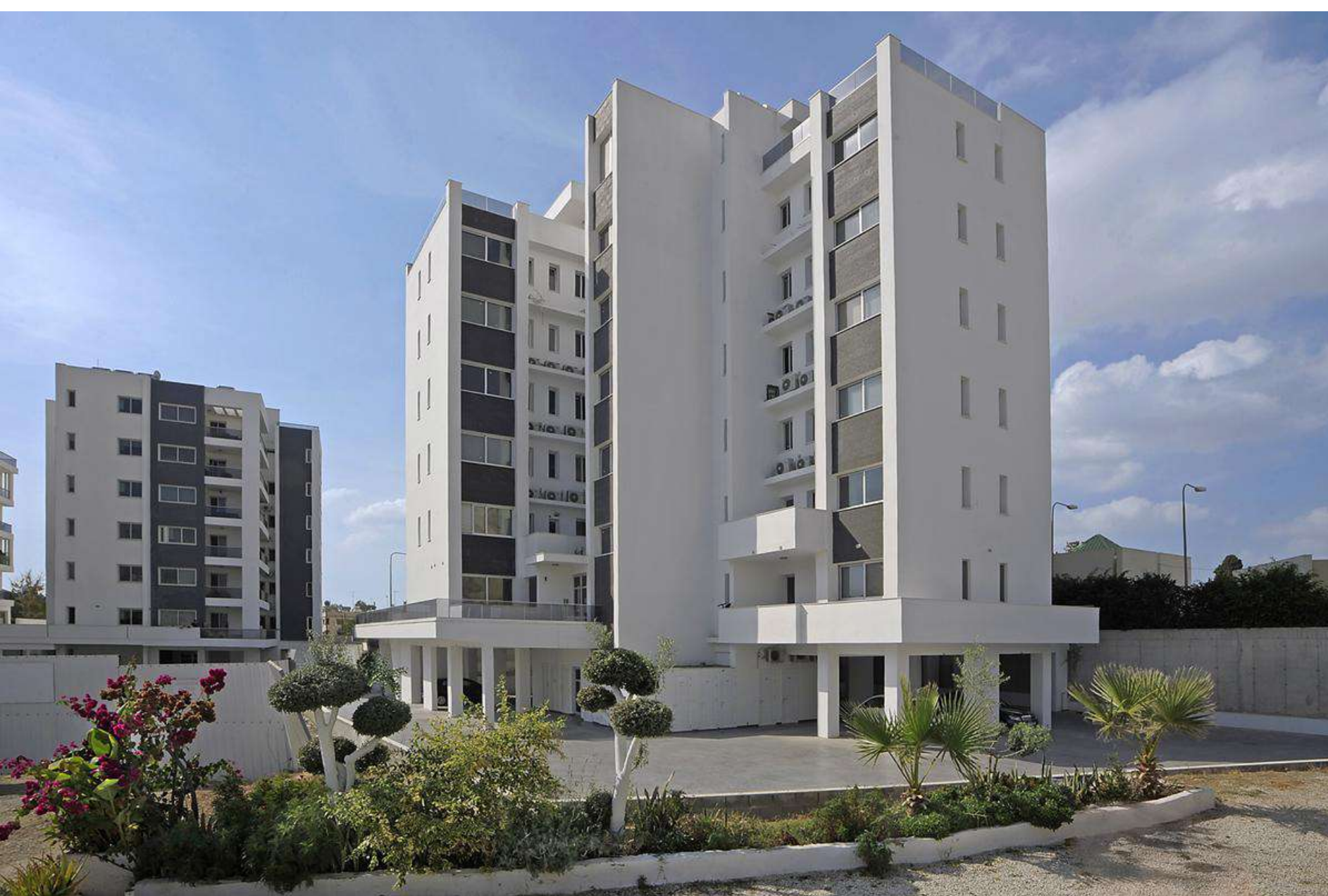


www.LivadhiotisDevelopers.com

Zenon Stadium Towers Tower 3

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Lefteris Livadhiotis & Sons
Property Developers



Area : Larnaca – Center

Zenon Stadium Towers – Tower 3

Description

Designed for residential use the project offers 24 one, two and three-bed apartments positioned off the commercial Stadium Road with views of the arena playing fields.

The project will be completed with the trademark decorative stone and glass balustrades, landscaped gardens and external lighting.

All apartments come with covered parking space and separate store room on the ground level.

Located a short distance to the retail and business sector of the city centre.

The two bed, three bathroom apartments comprise large open plan lounge and kitchen with access to wrap around veranda, master bedroom with en suite and guest toilet & shower, contemporary bathroom suites and fitted kitchens and wardrobes.



Specifications

- Communal pool
- Promenade, featuring shops, bars, cafes, and restaurants
- Full wall sized windows to maximize the views
- 600 meters from the Blue Flag beach with all its many attractions and Phinikoudes
- Automatic irrigation system throughout the block
- Video intercom system
- Satellite installation
- Central antenna
- Excellent long-term rental potential
- Excellent capital growth
- Only 5 minutes distance to Larnaca International Airport link to Limassol, Nicosia and Paphos.
- Security electric gate
- Pressurized water system
- 20 minutes drive from the proposed Larnaca Golf Resort at Tersefanou.



Unequaled finishes

Quality Life
Quality life

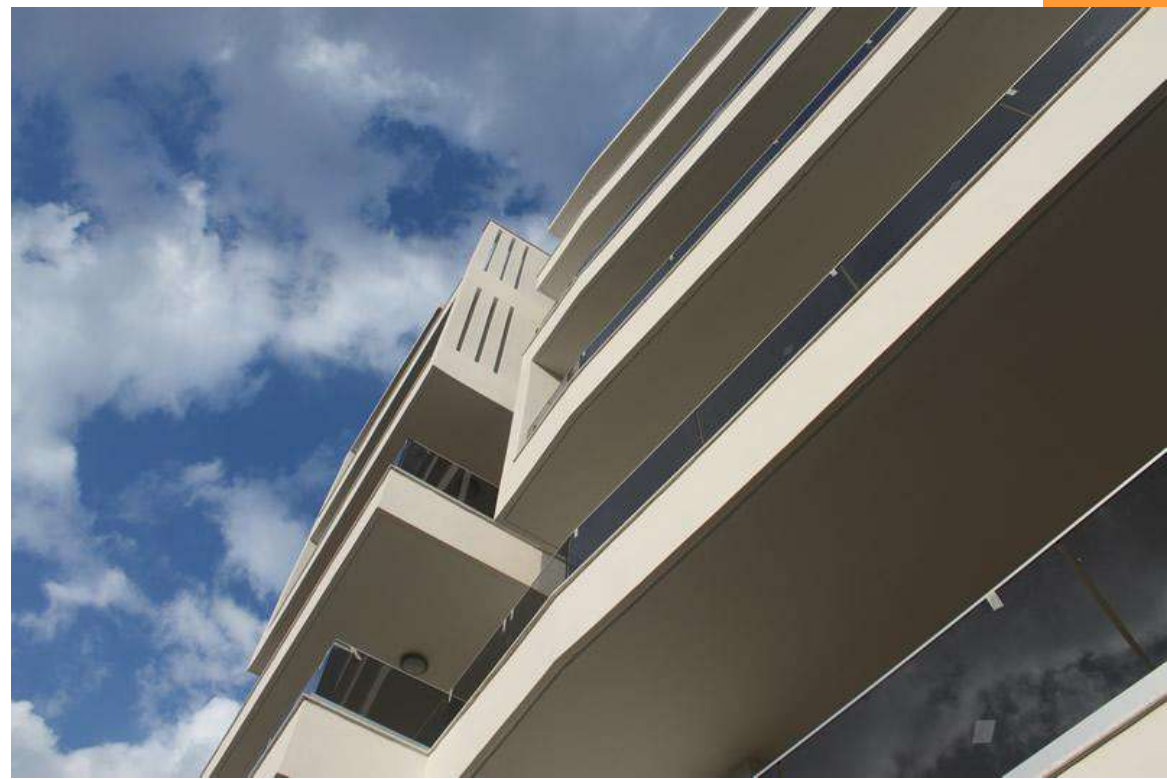


Surrounding area

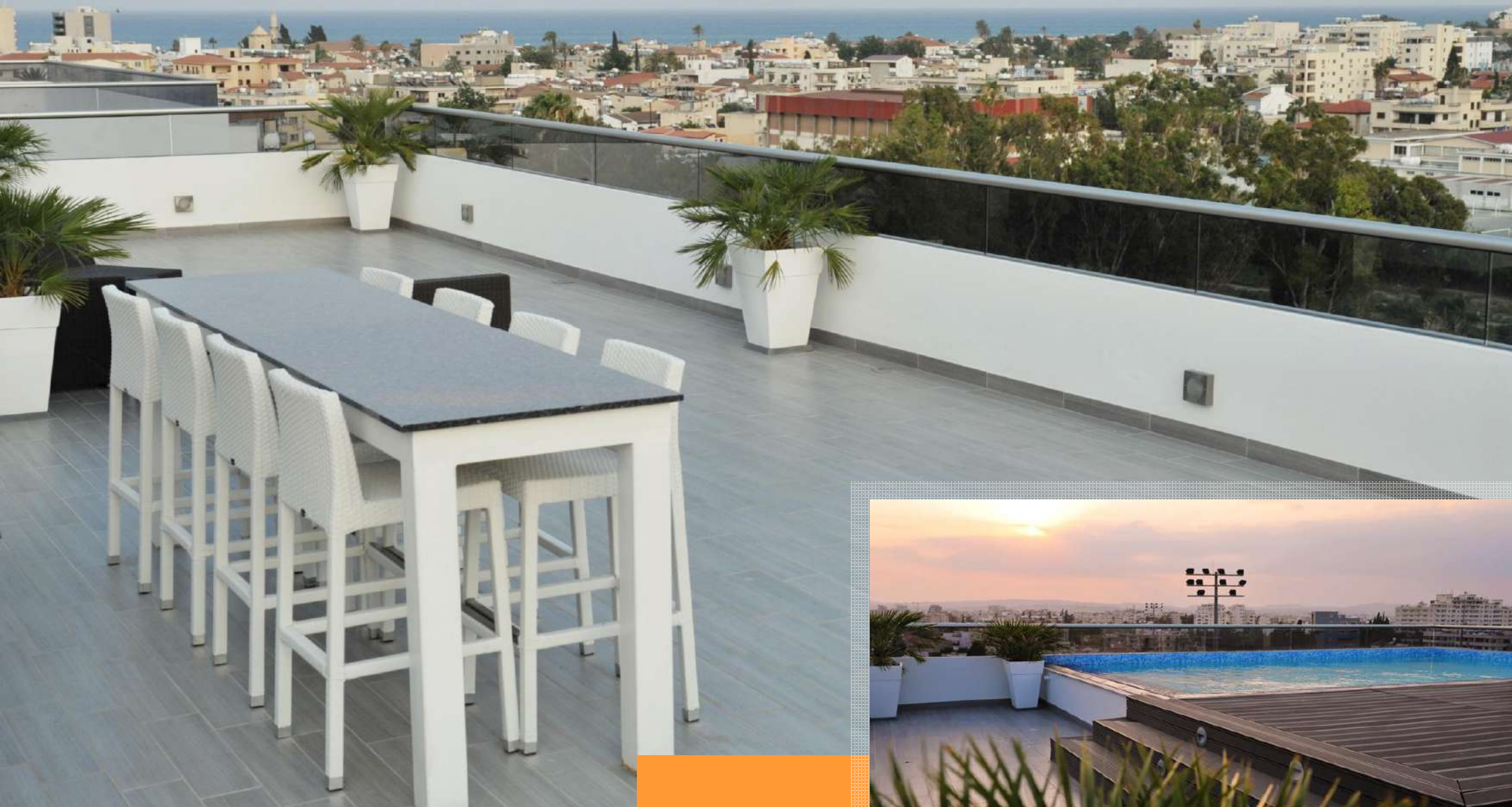


High Values





Quality Life



Actual view from Tower 2

*Completed
apartment
on Tower 2*



Typical floor plan



Location

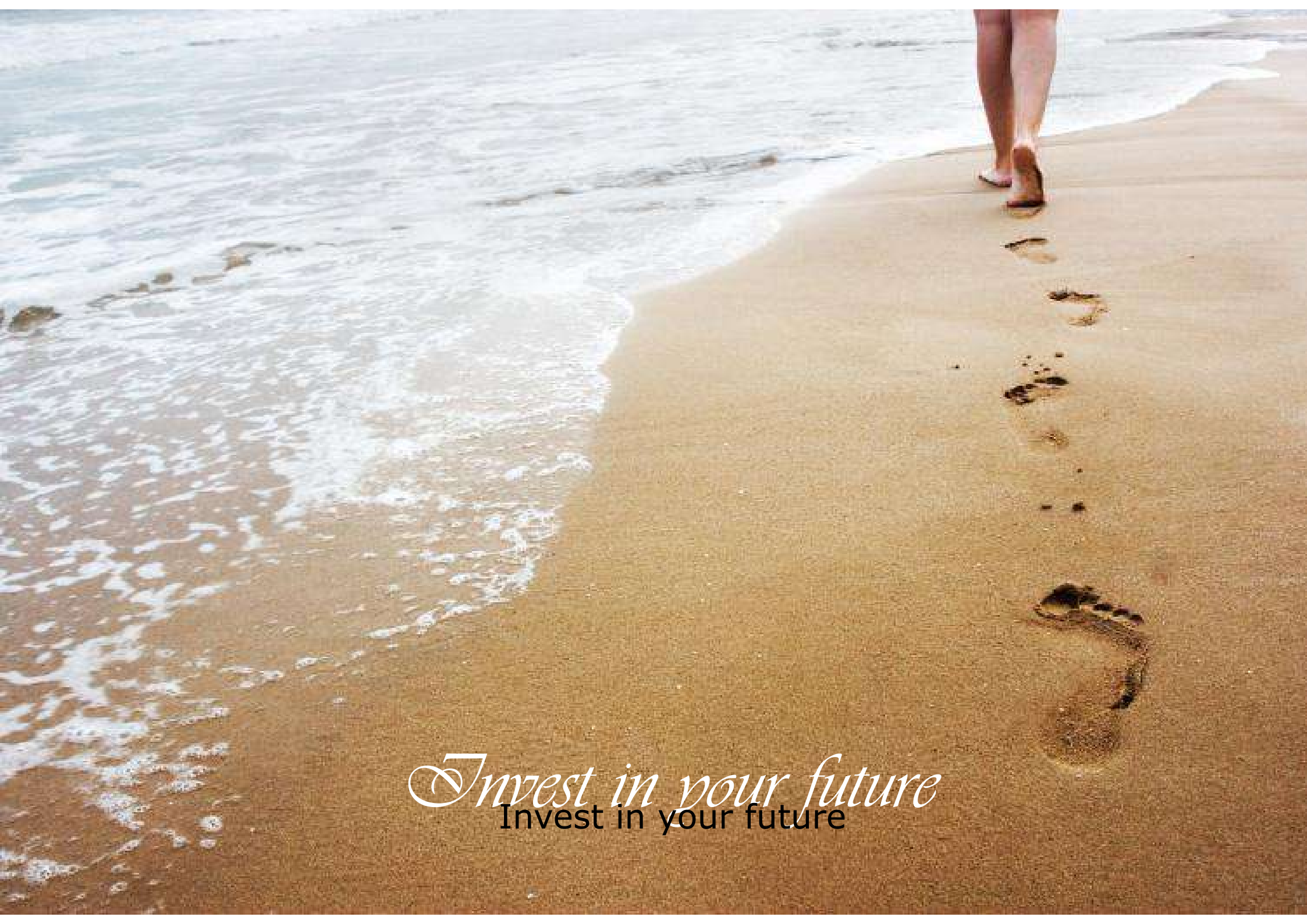


Stadium Avenue

Phaneromeni Avenue

Sea Front

Larnaca Airport



Invest in your future
Invest in your future

Project

Zenon Stadium Towers

Location

Town Center , Larnaca



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TECHNICAL SPECIFICATIONS OF ZENON STADIUM TOWERS, TOWER 3

1. • **Framework:** Anti seismic reinforced concrete according to the Cyprus standards.

2. • **Walls:** Hollow bricks, internally three coats plastering and three coats emulsion paint and externally rendered in three coats and exterior sandex paint.

3. • **Floor Finishes:**

(a) Living areas & kitchen: ceramics tiles €15.00/m² (purchase price including vat) or laminate parquet of your choice €20.00/m² (purchase price including vat and installation).

(b) Bedrooms: ceramics tiles €10.00/m² (purchase price including vat) or laminate parquet of your choice €15.00/m² (purchase price including vat and installation).

(c) Veranda, patios: anti slip ceramic tiles €10.00/m² (purchase price including vat)

Wall Finishes:

(a) Bathroom area glazed tiles €10.00/m² (purchase price including vat)

b) Kitchen: glazed tiles €10.00/m² (purchase price including vat)

4. • **Sliding Doors:** Aluminium.

5. • **Windows:** Double glazed glass.

6. • **Carpentry:** High quality laminate structure, with choice of colour

7. • **Kitchen Worktop Covers:** High Pressure Laminate (HPL), wooden synthetic worktop.

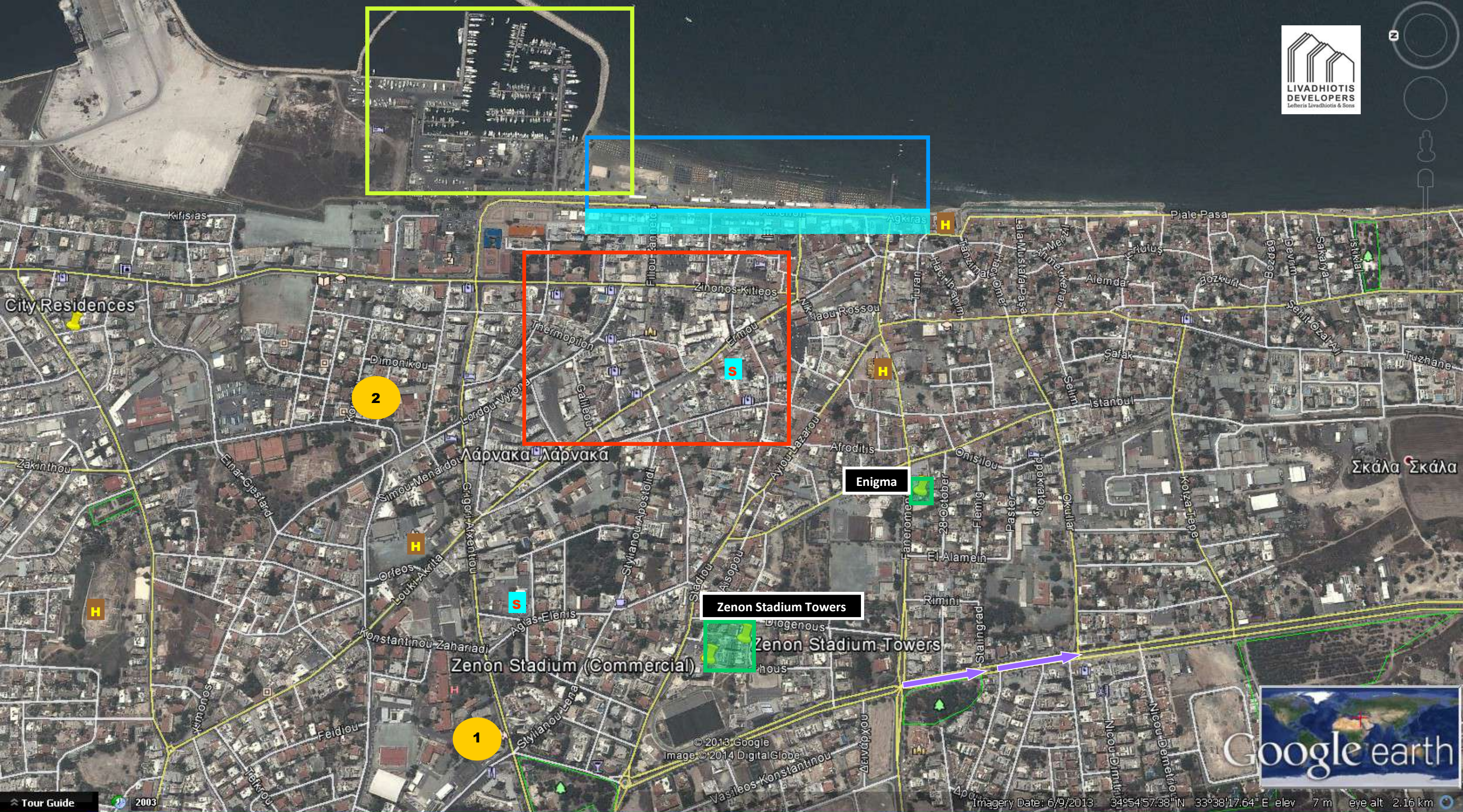
8. • **Sanitary Fittings:** First quality white colour.

9. • **Plumbing and Sanitary installation:** According to EU standards. Pex-al-pex pipes for drainage and cold water supply and pex-al-pex with insulation for hot water supply.

10. **Water Supply:** Solar panel to be installed at roof level. Water tank and fresh water supply to kitchen sink. There will be a pressurized water system.
11. **Antenna:** Installation of a central antenna system for all apartments for local channels.
12. **Satellite Dish:** Satellite dish for Hot Bird and Nile Sat installed for all apartments with a choice of over 600 channels.
13. **Electrical Installation:** All electrical installation will be according to EAC regulations 16th edition.
14. **Air Conditioning/Heating:** Provisions for A/C units in kitchen/sitting area and bedrooms.
15. **Parking:** Parking space provided as shown on plans.

NOTE:

- a)• VAT is included in the prices quoted.
- b)• All prices are showroom retail prices. In case of substitute, 15% discounted prices will apply
- c)• Quoted prices are only available at our associates' stores



Tour Guide

2003

Imagery Date: 6/9/2013 34°54'57.38" N 33°38'17.64" E elev 7 m eye alt 2.16 km

- 1** American Academy Private School
- 2** Med High Private School
- Beachfront—Phinikoudes Blue flag beach
- Beachfront—Restaurants, taverns, cafes
- Larnaka Marina
- Larnaka Shopping center

- Lefteris Livadhiotis & Sons—PROJECTS
- Towards the Larnaka International Aiport. Appox. 3km
- S Supermarkets
- H Historical sites
- More... within 5 minutes driving distance*
 - Big Supermarkets
 - Grocery stores
 - Private clinics
 - Larnaka Hospital