



Palm Tree Villas

in Larnaca's Nautical Club area

BLOCK D - 8 VILLAS



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Project Description

- Blending harmonious architecture and natural surroundings, this unique project sets new standards, finished to the highest quality and specifications for not just living, but living with lifestyle.
- This new high specification project consists of 3 Bedroom Villas and it's a fantastic choice for a home or investment opportunity.
- Private parking, private swimming pool and Jacuzzi are just a few of the features provided in this project with panoramic sea views from the fully equipped roof gardens.
- Elegant and contemporary, the interiors were conceived and designed by the vendors to meet every human comfort with innovative ease, while the combination of stone and timber on the exterior facades radiates a peaceful and harmonious aura making the homes luxuriously warm and welcoming.
- This modern designed development of luxury villas is located in a very up-market area along Dhekelia Road - Larnaca Bay. There is easy access to the highway which leads to all major towns together with easy reach to the popular tourist resorts of Protaras and Ayia Napa.
- Larnaca's City/Shopping Centre and the famous Phinikoudes Promenade are around 6 minutes drive, while the International Airport of Larnaca is 15 minutes drive.

Local Area:

- | | |
|---|------------------------------------|
| - Beach: 500 m (5 min walking distance) | - Restaurant: 200 m |
| - Larnaca Marina: 5 km | - Hotels: 200 m |
| - American Academy Junior & High school: 6 km | - Port: 4 km |
| - Larnaca International Airport: 12 km – 15 minutes drive | - Fire Station: 1 km |
| - Cafe : 4 minutes drive | - Ayia Napa: 30 minutes drive |
| - Larnaca's City/Shopping Centre : 6 minutes drive | - Phinikoudes: 5 mins drive |
| - Nautical Club : 1 Km | - Larnaca Castle: 6 mins drive |
| - Hypermarkets: 4.5 Km | - St. Lazarus Church: 8 mins drive |
| - Supermarkets: 3 Km | - Sports Facilities: 4 mins drive |



Map showing location



A map of Cyprus with the word "CYPRUS" in blue capital letters. A red dot on the eastern coast marks the location of Larnaca, with the word "LARNACA" in dark blue capital letters below it.

Palm Tree Villas

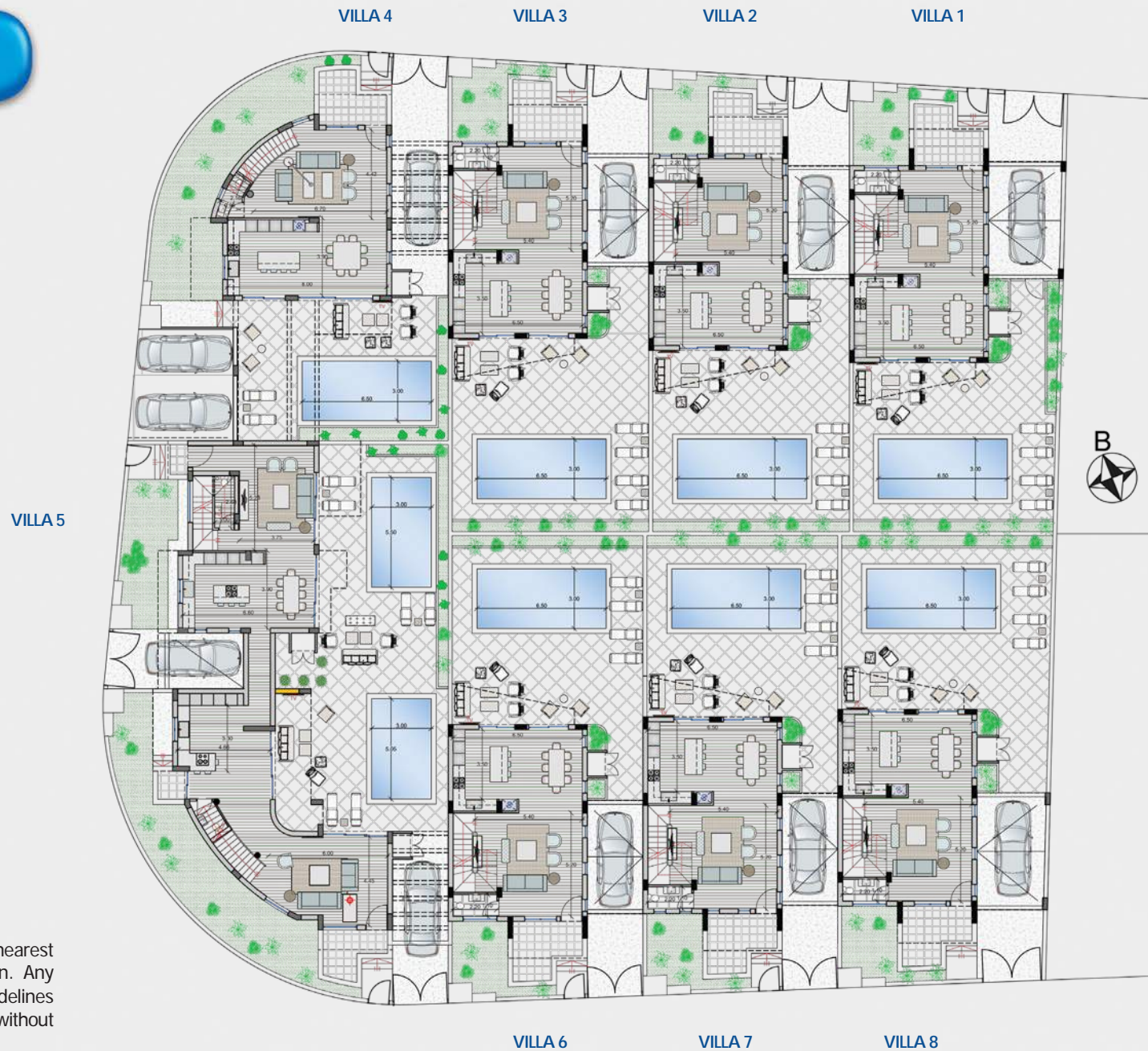


Project Layout





Ground Floor Plan



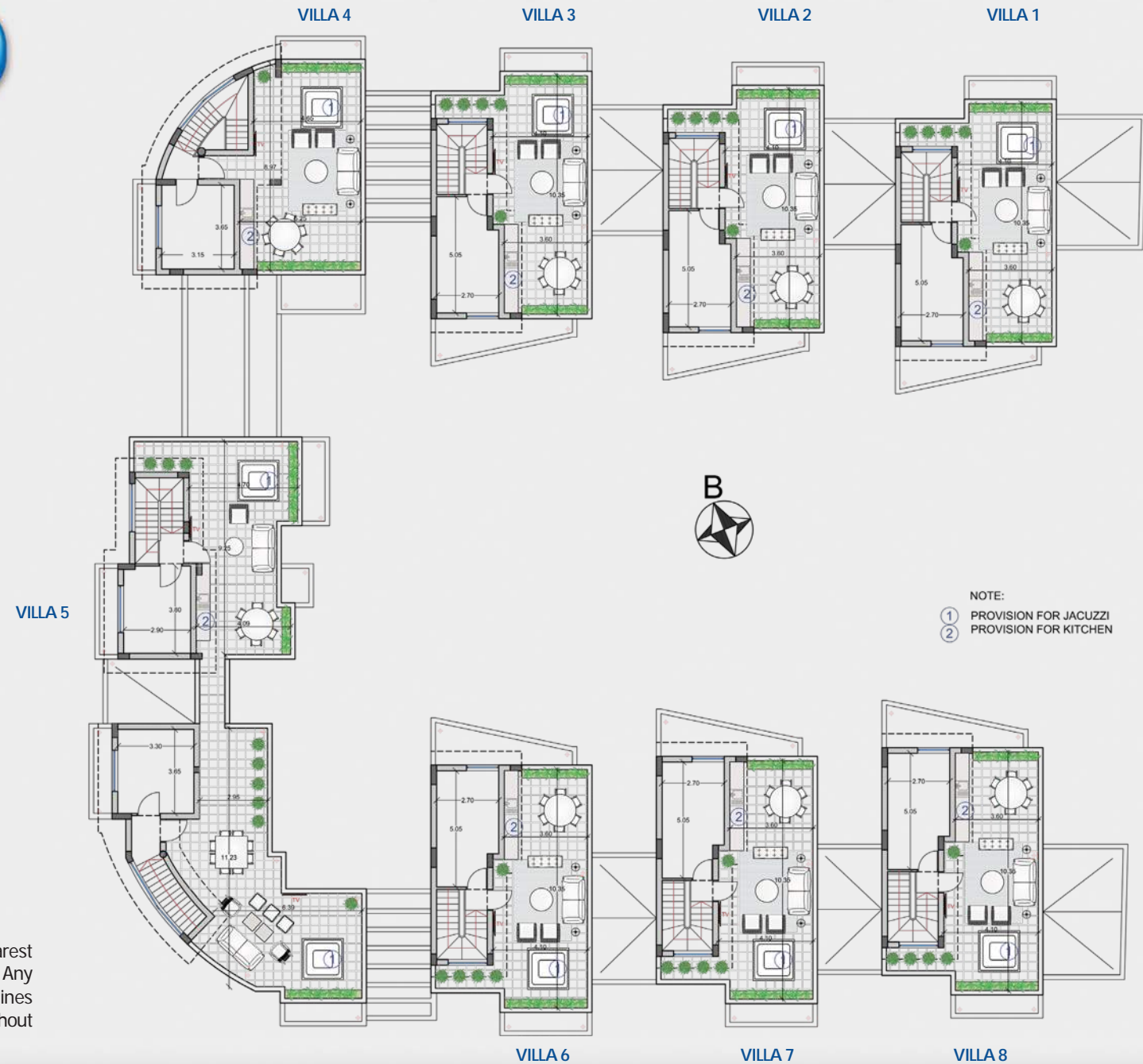
Note: The figures are rounded off to the nearest meter, therefore they are an approximation. Any details/ dimensions mentioned serve as guidelines only. All information is subject to change without notice.

1st Floor Plan



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Roof Plan



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Schedule of Areas



VILLA No.	PLOT SIZE (m ²)	INTERNAL AREA (m ²) GROUND FLOOR	INTERNAL AREA (m ²) FIRST FLOOR	COVERED ROOF GARDEN (m ²) MACHINE RY	UNCOVERED ROOF GARDEN (m ²)	COVERED VERANDAS (m ²)	YARD (m ²)	COVERED PARKING (m ²)	TOTAL COVERED AREA
1	239,2	69,3	72,7	25,6	47,2	29,7	122,2	22,5	219,8
2	232,9	69,3	72,7	25,6	47,2	29,7	115,9	17,6	214,8
3	238,9	69,3	72,7	25,6	47,2	29,7	121,9	17,6	214,8
4	281,6	72,7	77,0	23,0	50,0	33,5	129,0		206,2
5	437,0	141,5	146,3	49,9	106,6	65,6	253,1	10,0	413,2
6	229,3	69,3	72,7	25,6	47,2	29,7	112,6	16,0	213,2
7	225,6	69,3	72,7	25,6	47,2	29,7	108,7	16,0	213,2
8	241,7	69,3	72,7	25,6	47,2	29,7	125,1	21,3	218,5

Note: The figures are rounded off to the nearest meter, therefore they are an approximation.

TYPE A (VILLA No. 1, 2, 3, 6, 7, 8)



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TYPE B (VILLA No.4)



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TYPE C (VILLA No. 5)



Technical Specifications

1. Framework	Reinforced concrete. Structural design according to the relevant EU Standards and Earthquake code.
2. Walls and Ceiling	Hollow bricks (thermo-insulated), all plastered internally and externally in 3 coats. The ceiling will be finished with spatula. In addition, polystyrene is applied on all outside columns and beams for maximum energy saving purposes.
3. Wall Finishes	a) Kitchen glazed tiles €14/m ² . b) Bathrooms glazed tiles €14/m ² up to height of 2 meters. c) Internally three coats of paint and externally rendered in three coats with exterior paint.
4. Floor Finishes	a) Ceramic tiles on all ground floor areas, including kitchen of €17/m ² . b) Bedrooms and upstairs landing corridor: Ceramic tiles of €15/m ² or laminated parquet €20/m ² including installation according to purchaser's choice. c) Staircase: Marble floors of €34/m ² . d) Bathrooms: Ceramic tiles up to €14/m ² . e) Verandas, outdoor patio (part) and roof garden: Ceramic tiles €14/m ² . f) Parking Area: Tiling of stamped concrete. g) Pool Area: Tiling of stamped concrete or ceramic tiles €12/m ² .
5. Kitchen units	Internally and externally (doors) in melamine finish. Granite top (2cm) of €105 per running meter. Provisions for future installation of fridge, washing machine and cooker-oven.
6. Wardrobes	Internally and externally (doors) in melamine finish.
7. Windows and verandas/ patio doors	Coloured double glazed aluminium. Colour according to architect's choice as per Planning Authorities guidelines.
8. Internal and Front Doors	Internal doors of melamine finish. Front doors of high quality Swedish irroco wood or high Pressure Laminate (H.P.L) synthetic wood
9. Sanitary Fittings	The sanitary fittings and parts are of European specifications. Allowable purchase price €1500=.
10. Air conditions	Provisions provided for future installation of A/C units in all bedrooms and sitting area.
11. Central Heating	Provisions provided for future installation of electric central heating.
12. Plumbing and Water Supply	Pipe in pipe system according to European Standards. Solar panels at roof level. One ton water tank with pressure system. Cold water supply and insulated pipes for hot water supply.
13. Electrical Installation:	In accordance with the Cyprus Electricity Authority regulations. With provisions for telephone/internet and television sockets in the living room and all bedrooms. Roof garden equipped with sockets for TV also.
14. Burglar alarm System/Fire alarm System	Provisions for future installation of alarm and/or fire alarm system
15. Outdoor materials	High Pressure Laminate (H.P.L) synthetic wood or/and Swedish irroco wood or/and stone according to Architect's drawings. The outdoor material as shown in the CGI's is preliminary and it merely aims to provide an overall picture of the exterior of the house. The final plan will be finalized with the client in the final contract.
16. Swimming Pool	Optional: Skimmer liner type
17. Jacuzzi and Kitchen on the roof garden (optional)	Provisions (drainage and water supply) for future installation of Jacuzzi and Kitchen on the Roof garden
18. Paving	In all areas as indicated by architect's plans.

Note: Prices include VAT

Note: All specifications are indicative and subject to change