



Mesoyios Park
Residences

LARNAKA | CYPRUS



Luxury Living



DESCRIPTION

Not more than 5 minutes drive from Larnaca town centre, our residential project is located in an established residential area, 200m from the beach.

The project is composed of 63 residential plots, an area which has been identified for high growth potential and future development gains.

These Residences come with the option of five designs, internal layouts and external finish. Great luxury options are featured comprising open plan living areas which can be modified to suit the purchases needs, kitchen/dining area, guest toilet, pantry and storage area, master bedroom with en-suite and main bathroom.

The project uses a unique combination of glass, stone and timber to appeal to the new home buyer.





SPECIFICATION

- Multiple modern architectural designs to choose from
- A selection of three and four bedroom , three bathroom houses
- Provision for fireplace
- Utility room
- Allocated space for W/M and dryer on first floor
- Optional private pools
- Covered garage
- Extensive use of stone, glass and timber on exterior
- Energy efficiency certificate A, B+, B
- Landscaped gardens
- 5 minutes from Larnaka town and the Phinikoudes promenade
- 200 meters from the beach
- Easy access to all major highways linking to Nicosia, Limassol and all other towns
- Underground power supply installation



From where we are today...



REMOVAL OF OIL REFINERIES AND AREA REGENERATION

... to where we want to be



Removal of Oil Refineries and Area Regeneration

The road leading from Lamaka city centre to the tourist region of the Lamaka-Dekeleia Road will undergo regeneration with the removal of the oil refineries and new area upgrades. The area will be developed for touristic and recreational use and with the refineries transferred there will also be an additional 3 km of beach for use. Lamaka-Dekeleia Road is lined with hotels, holiday apartments, restaurants, pubs and other leisure facilities.

Area: Lamaka-Dekeleia Road

A Future Vision



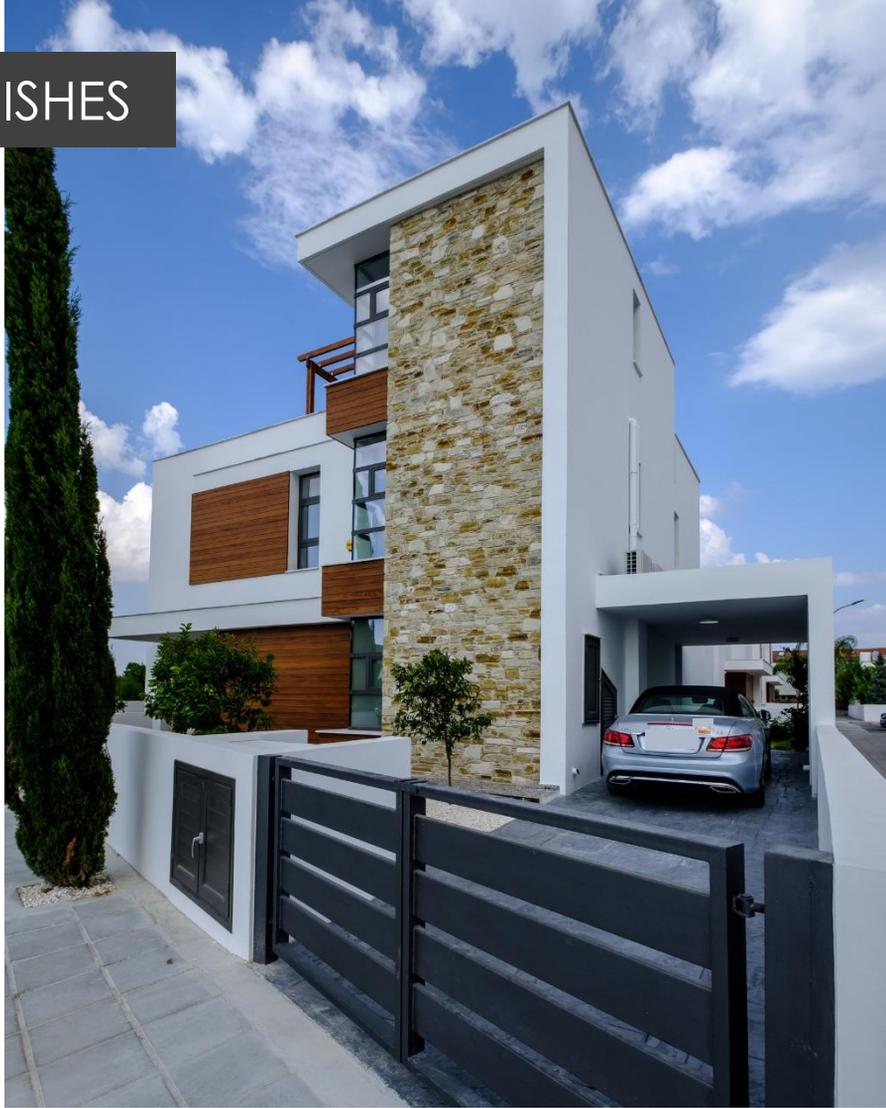
LOCATION

Villas located
just **200m**
from the beach





UNEQUALED FINISHES





Villas No. 54-61



Property Features



4 to 5
Bedrooms



4 to 6
Bathrooms



Double
Parking



Close to
the beach

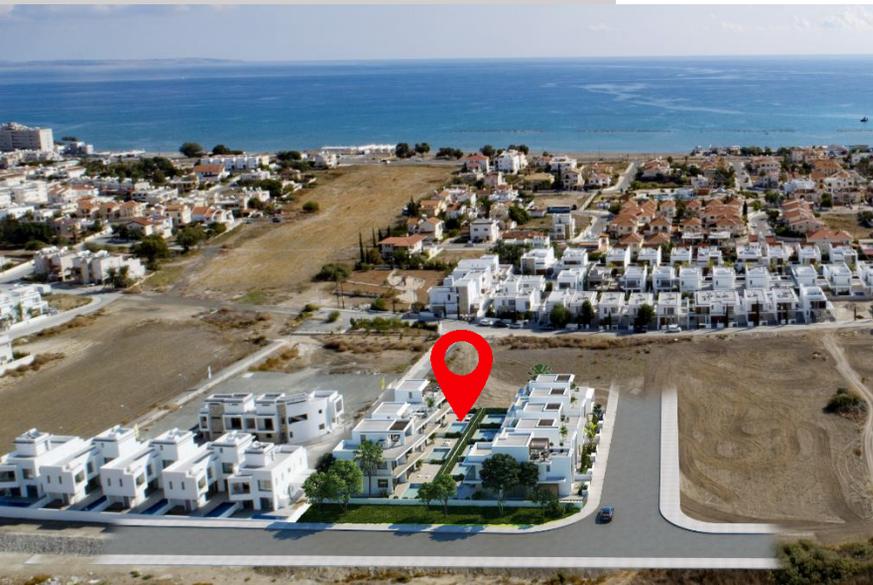


Prime
Location



Swimming Pool
Optional

- ✓ 200m from the beach
- ✓ Roof Garden – Optional
- ✓ All Bedrooms with en-suite
- ✓ Guest room on ground floor
- ✓ Covered verandas
- ✓ Italian Kitchen
- ✓ Quality Wardrobes
- ✓ Store room





Villas No. 62 + 63

Property Features



5 Bedrooms



4 Bathrooms



Double Parking



Close to the beach



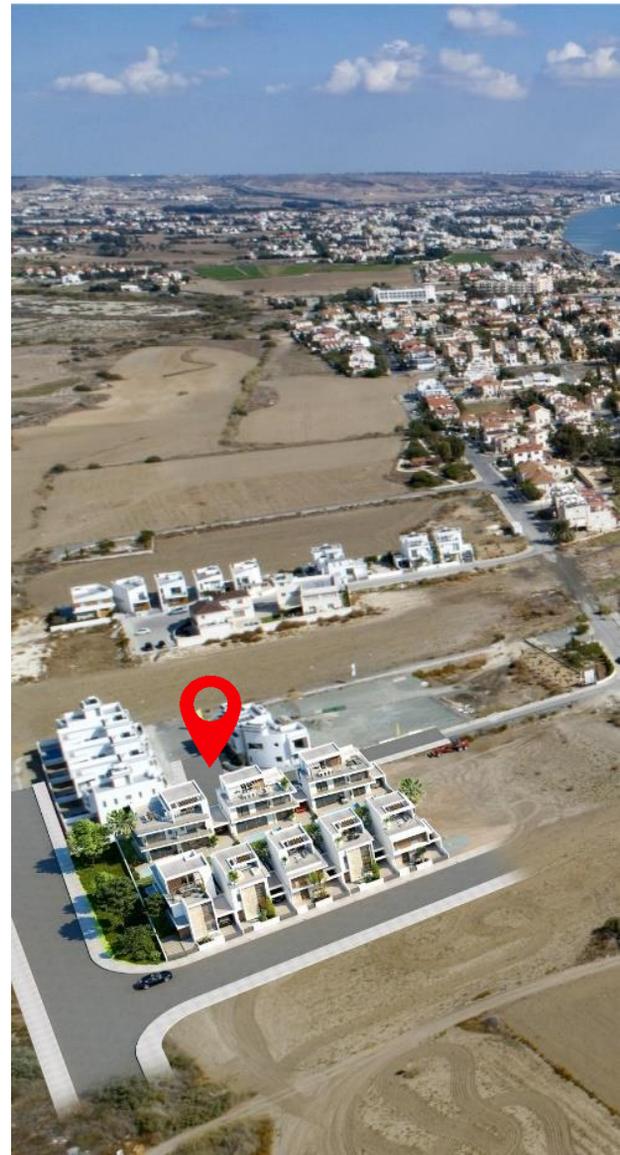
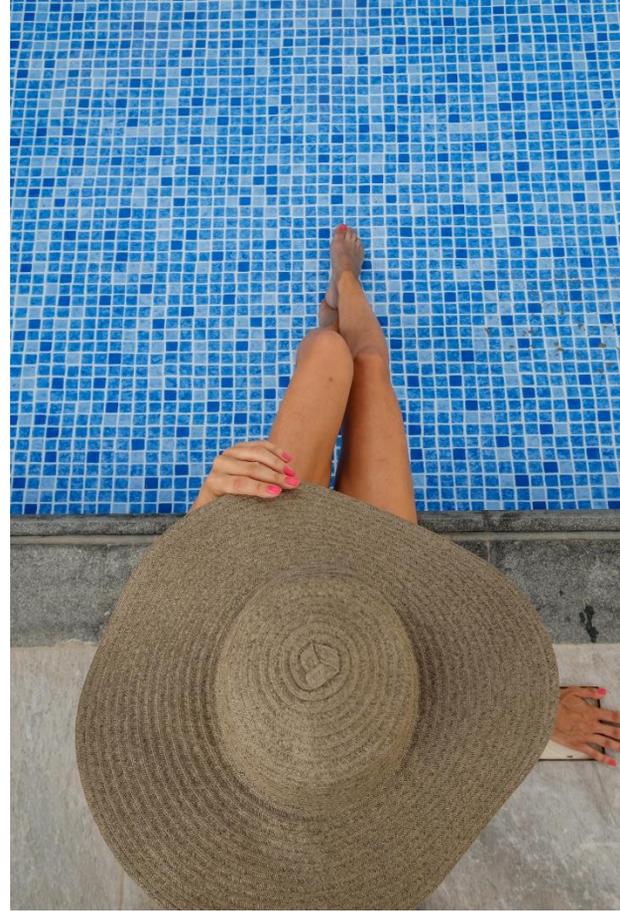
Laundry room



Swimming Pool Optional

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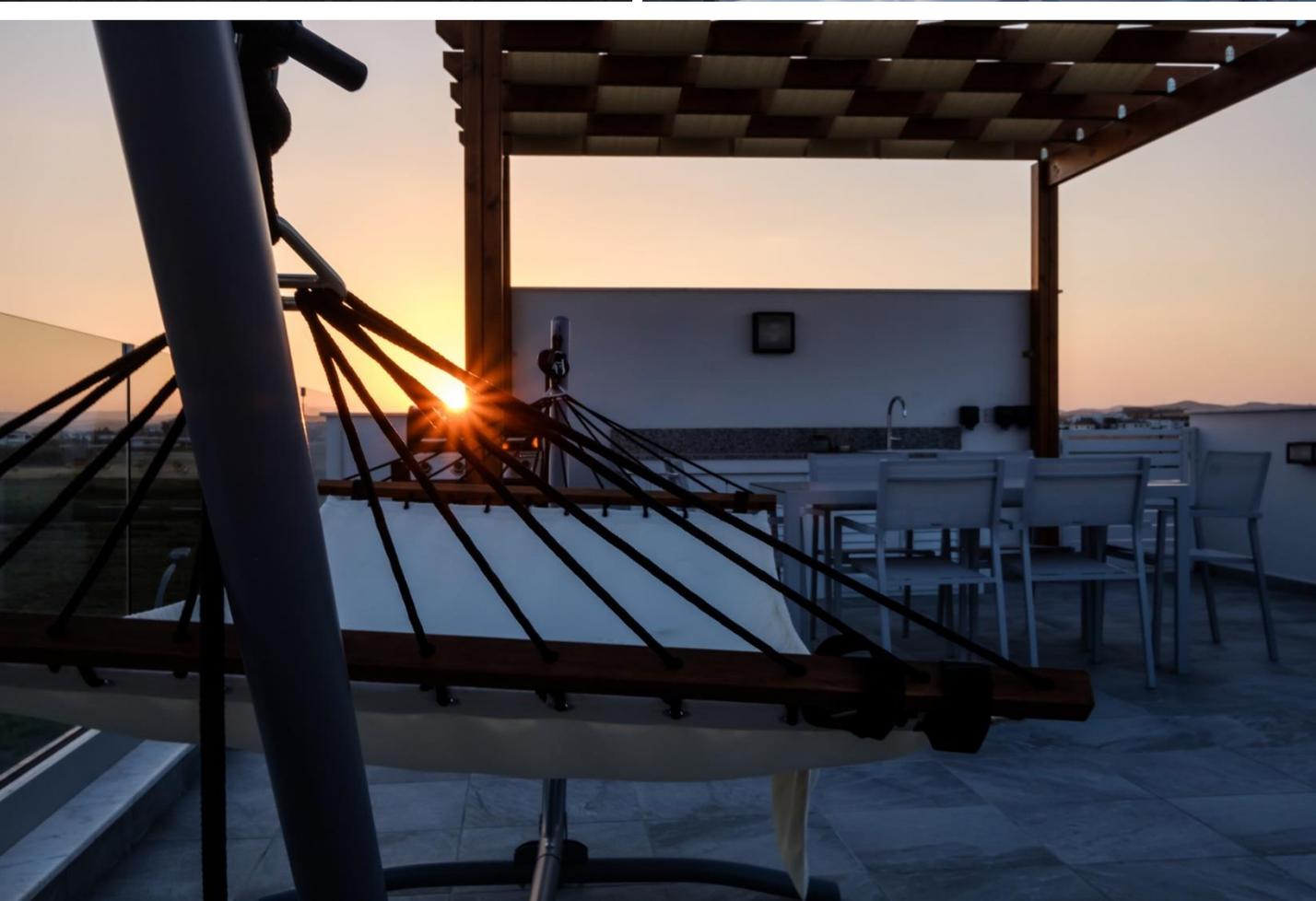


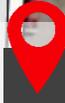




Roof Garden







VILLAS 54-61

59 58
60 57
61 56
55
54



SITE LAYOUT

TECHNICAL SPECIFICATION



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 or laminate parquet of your choice €20.00 (purchase price including installation)
 - b. Bedrooms: ceramics tiles €10.00/m² or laminate parquet of your choice €15.00 (purchase price including installation)
 - c. Veranda, patios: anti slip ceramic tiles €10.00/m². (purchase price including installation)

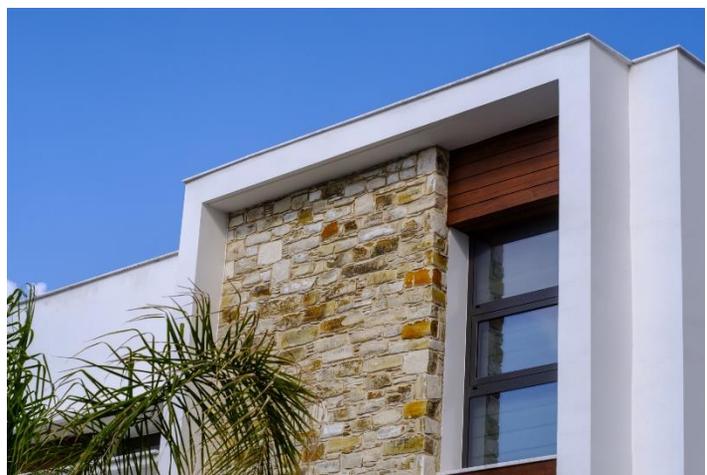
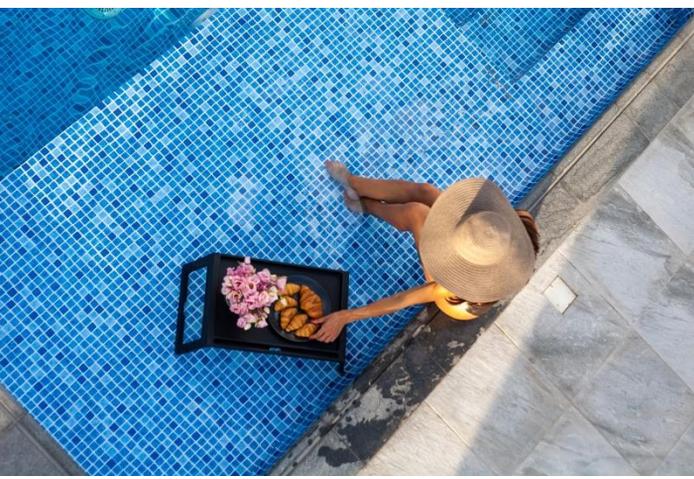
All floors are finished with skirting.

4. **Wall Finishes:**
 - a. Bathroom area glazed tiles €10.00/m². (purchase price including installation)
 - b. Kitchen: glazed tiles €10.00/m². (purchase price including installation)

Staircase:

Marble staircase €35/m¹ (purchase price including installation)

5. **Sliding Doors:** Aluminium.
6. **Windows:** Double glazed glass, low E specifications.
7. **Carpentry:** High quality laminate structure, with choice of colour, according to architectural plans.
8. **Kitchen Worktop Covers:** High Pressure Laminate (HPL), wooden synthetic worktop.
9. **Entrance door:** Solid Wood Irokko.



TECHNICAL SPECIFICATION

10. **Sanitary Fittings:** First quality white colour €1600 + VAT.
11. **Storage Heaters:** Provision for electric storage heaters.
12. **Energy Efficiency:** Energy efficiency specifications will apply to the house.
13. **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.
14. **Water Supply:** Solar panels to be installed at roof level. Water tank and fresh water supply to kitchen sink. There will be pressurized water system.
15. **Roof Insulation:** The roof will have moisture insulation.
16. **Antenna:** Installation of an antenna system for local channels.
17. **Electrical Installation:** All electrical installation will be according to EAC regulations 16th edition.
18. **Air Conditioning/Heating:** Provisions for A/C units in kitchen, sitting area and bedrooms for both cold and warm air.
19. **Garden:** All garden areas will have soil, for future development of the garden by the owner

NOTE: Quoted prices are only available at our associates' stores





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