



LARNAKA | CYPRUS



Luxury Living



DESCRIPTION

An exclusive gated residential development of 24 one bedroom, 38 two bedroom, and 2 three bedroom apartments set over three structures.

The development is located on elevated land and it benefits from exclusive resort facilities including a substantially sized communal pool with changing rooms, a comprehensively equipped gym and a clubhouse.

Each apartment benefits from a designated parking space and is surrounded in beautifully landscaped gardens which complete the exterior living areas to the same, consistent superb standard.





SPECIFICATION

- Positioned in the picturesque village of Tersefanou, Larnaka, Cyprus
- Gated community just 5 minutes from Larnaka town
- Resort facilities including communal pool with changing rooms & gymnasium
- 3 apartment blocks consisting of 62 freehold apartments & 4 luxury freehold villas
- Covered parking
- Utility room
- Guest toilet and en-suite master bedroom for most apartments
- Provision for air-conditioning system
- Magnificent landscaped gardens
- Elegantly designed to provide an attractive gated residential area
- Boasting large balconies
- Featuring communal satellite & intercom installations

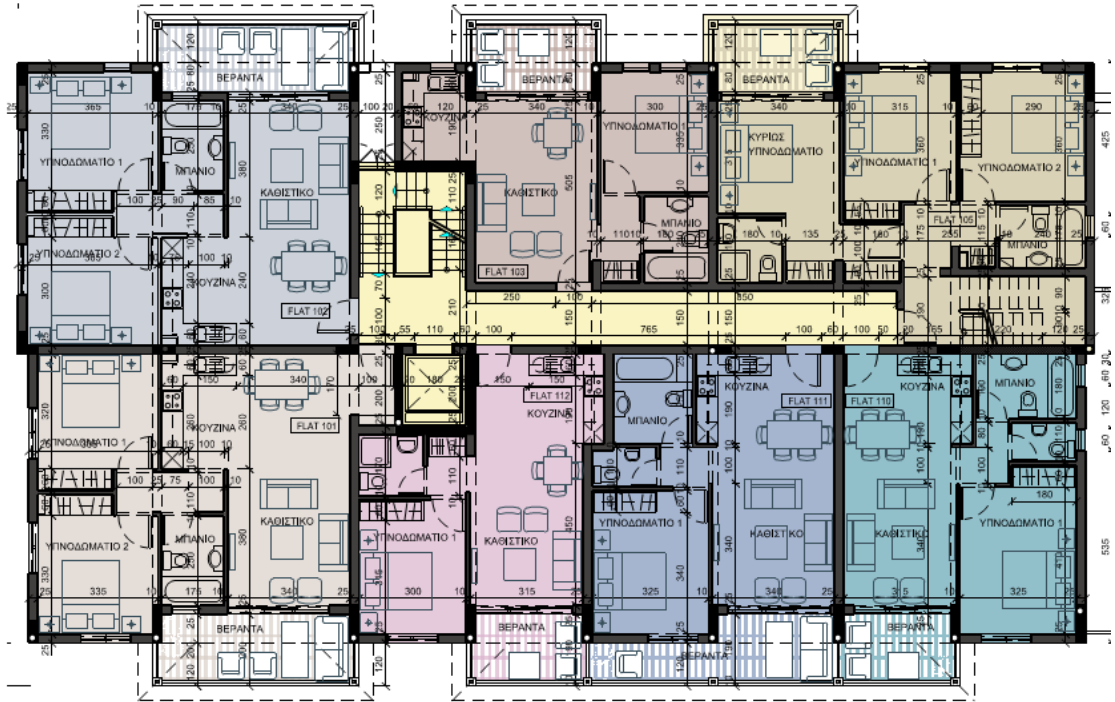




UNEQUALED FINISHES



Floor plan





- Perfectly positioned for panoramic views. This exclusive complex is but a short drive to the traditional villages of Kiti, Pervolia and Meneou, offering their visitors a comprehensive list of amenities including; shopping, restaurants, taverns and magnificent, blue flag beaches.



- For those preferring to sample a faster pace of life, Larnaka is to be found only a 15 minute car ride away. The town is large enough to boast a lively nightlife with the newly completed promenade, open air restaurants and narrow streets offering shops and stalls to cater for every taste. Furthermore, with Larnaka International Airport only 10 minutes away, you are never far away from your dream home at Emerald Heights.





Affordable luxury



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 (purchase price including installation)
 - b. Bedrooms: ceramics tiles €15.00/m² (purchase price including installation)
 - c. Veranda, patios: anti slip ceramic tiles €12.00/m². (purchase price including installation)
4. **Wall Finishes:**
 - a. Bathroom area glazed tiles €12.00/m². (purchase price including installation)
 - b. Kitchen: glazed tiles €12.00/m². (purchase price including installation)
5. **Internal Doors:** Doors ready made of Italian origin
6. **Sliding Doors:** Wooden oil painted and externally double glazed aluminium.
7. **Windows:** Double glazed aluminium.
8. **Kitchen units:** Ready made of Italian origin
9. **Wardrobes:** Bedroom wardrobes ready made of Italian origin
10. **Sanitary Fittings:** 1st quality white colour
11. **Plumbing and Sanitary installation:** According to British standards. P.V.C. pipes for drainage and C.P.V.C. for cold water supply and insulated copper pipes for hot water supply.
12. **Water Supply:** Solar panels to be installed at roof level. Water tank and fresh water supply to kitchen sink.
13. **Antenna:** Installation of a central antenna system for all apartments for local channels.
14. **Satellite Dish:** Satellite dish for Hot Bird installed for all apartments with a choice of over 600 channels.
15. **Air Conditioning:** Provisions for A/C units
16. **Parking:** Parking space provided

The Village

TERSEFANO

Tersefanou village is currently undergoing major regeneration of the main arteries

The development project aims to function as a cohesive element, which will strengthen the identity and positively promote the image of the community, contributing to the upgrading of the quality of life of the inhabitants.

The estimated value of the project is €1,500.000



CURRENT
SITUATION



AREA
REGENERATION



The Village

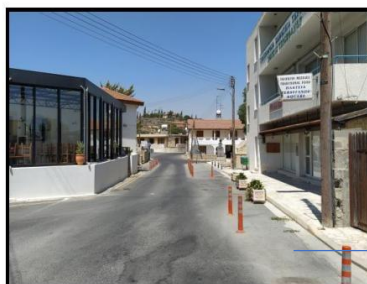
TERSEFANOU – AREA REGENERATION



CURRENT
SITUATION



AREA
REGENERATION



CURRENT
SITUATION



AREA
REGENERATION

The Village

TERSEFANOU – AREA REGENERATION





www.LivadhiotisDevelopers.com

Tel.: +357 24 82 38 88 | Fax: +357 24 62 42 22 |
info@LivadhiotisDevelopers.com
50 Nikolaou Rossou Str., P.O.Box 42800 ,
6021 Larnaka - Cyprus