



LARNACA RESIDENCES 2

A project by
Fortis Potentes

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LARNACA RESIDENCES 2

- A 4-storey luxury development situated in a premium residential area of Larnaca.
 - 16 luxury 2-bedroom apartments;
 - Located in a quiet and safe neighborhood and is in very close proximity to banks, schools, supermarkets and many other new businesses.
 - The investment offers luxury spacious bedrooms and living room areas, modern kitchens and panoramic verandas.
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- Larnaca is one of the largest city in Cyprus, with rich history and culture. It is a thriving and modern European city and one of the most developing cities in Cyprus.
- It is the home of the main International Airport of the island and a modern marina for yachts and sailing boats. It offers 75km of coastline with outstanding sandy beaches with 340 days of sunshine.
- It's known for Finikoudes Beach, a sandy strip in the city centre backed by a palm-lined seaside promenade.
- Larnaca is now in the process of launching the new Marina which will be a premier destination.

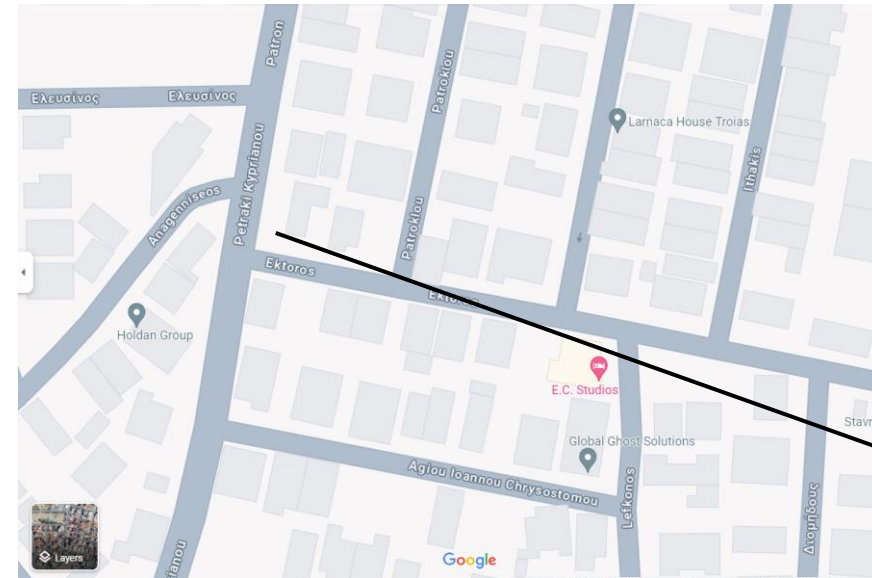
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Location

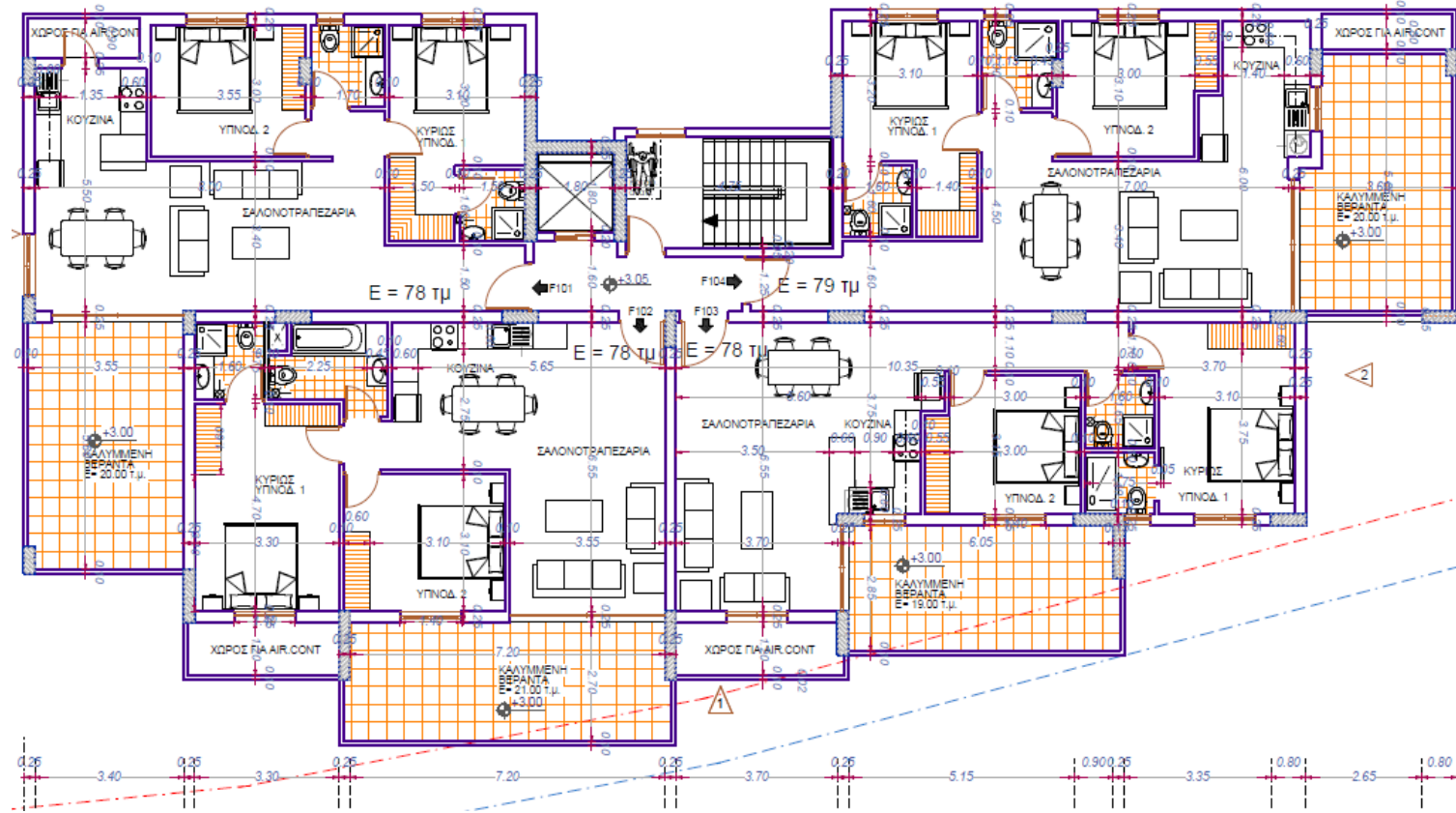
In the heart of Larnaca City Centre

- 10 minutes away from Larnaca International Airport
- Amenities at a walking distance
- Easy access to the island's motor way network
- 10 minutes away from Blue-flag sandy beaches.
- 10 minutes away from the new Larnaca Marina.



Larnaca
Residence

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1st / 2nd / 3rd / 4th Floor

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Apartments	Covered	Verandas (covered)	Storage	Parking	Total Covered Area	Price € +VAT
101	78m2	20m2	2m2	YES	100m2	210.000
102	78m2	21m2	2m2	YES	101m2	210.000
103	78m2	19m2	2m2	YES	99m2	210.000
104	79m2	20m2	2m2	YES	101m2	210.000
201	78m2	20m2	2m2	YES	100m2	220.000
202	78m2	21m2	2m2	YES	101m2	220.000
203	78m2	19m2	2m2	YES	99m2	220.000
204	79m2	20m2	2m2	YES	101m2	220.000
301	78m2	20m2	2m2	YES	100m2	230.000
302	78m2	21m2	2m2	YES	101m2	230.000
303	78m2	19m2	2m2	YES	99m2	230.000
304	79m2	20m2	2m2	YES	101m2	230.000
401	78m2	20m2	2m2	YES	100m2	250.000
402	78m2	21m2	2m2	YES	101m2	250.000
403	78m2	19m2	2m2	YES	99m2	250.000
404	79m2	20m2	2m2	YES	101m2	250.000

STRUCTURE: Reinforced concrete according to the relevant regulations

BRICKWORK: Clay bricks (25cm wide externally and 10cm wide internally)

FLOORS: All living room areas, kitchen and bedroom areas will be finished with tiles of €20/m². Bathrooms will be tiled (up to 2.2m high) with tiles of supply price €20/m². All verandas and storage rooms will be finished with anti-slip tiles of €16/m².

DOORS & WINDOWS:

- a) All external doors and windows will be double-glazed aluminium and they will include opening or sliding sections
- b) All Apartment entrance doors will be fire resistant
- c) doors will be timber melamine finish
- d) Electronic access to the building via key card
- e) Main entrance door will be made from iroko.

WARDROBES & KITCHEN UNITS: Timber with melamine finishes. Lower kitchen cupboards of purchase price up to €170/m and upper kitchen cupboards of purchase price up to €140/m

SANITARY FITTINGS: High quality to be chosen from the options the vendor presents for total supply cost €1000 per bathroom/shower and €500 per kitchen (accessories included).

WATER SUPPLY: Hot and cold water supply and installation and solar panels with PVC water tank

ELECTRICAL INSTALLATION: According to IEE Regulations for Electrical installations and other regulations required by the Cyprus Electricity Authority.

AIR-CONDITIONING & HEATING: Full installation of provision for air conditioning units.

PARKING & STORAGE ROOMS: One private parking and storage room per property.

Disclaimer

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