



Nicolaides Residences

 NICOLAIDES
DEVELOPERS
NICOLAIDES RESIDENCE
OTHELLOU STR.

Larnaca, Cyprus

A Message From The Chairman

I'm delighted to present to you Nicolaides Residences. This is one of our new projects lying in the heart of beautiful Larnaca. The famous quote 'location, location, location' strongly applies to this project, as it is positioned within walking distance of every hot-spot in the city and only a 15 minute drive from the airport. I wanted to create a project in a safe and tranquil environment, suitable for families, couples or individuals.

Larnaca is currently experiencing a sizable growth, with prices at reasonable levels, but a roaring increase is expected. Therefore, this is the ideal time to invest in Larnaca!

ANGELOS NICOLAIDES
CEO of Nicolaides Group





 **NICOLAIDES
DEVELOPERS**

NICOLAIDES RESIDENCE
OTHELLOU STR.

Nicolaides Residences

A modern condominium
of luxurious city centre living.

The project consists of 6 apartments and 2 penthouses with roof garden in the heart of mesmerizing Larnaca.

Nicolaides Residences are a perfect investment for those looking to live in a safe and tranquil environment, but with a city vibe. The project consists of smart and secure parking systems at the basement and ground floor.

Enjoy your Cyprus coffee in your spacious balcony, walk to the historic city centre or enjoy your coffee by the beach!



N Nicolaides Residences

Re-Development of the Port

Re-Development of the Marina

Radisson Hotel

Major house supply stores

Tennis Court

Nicolaides Group Headquarters

Private School

Shops

St Lazarus Church

Shops Centre Restaurants

Larnaca Castle

Finikoudes Beach

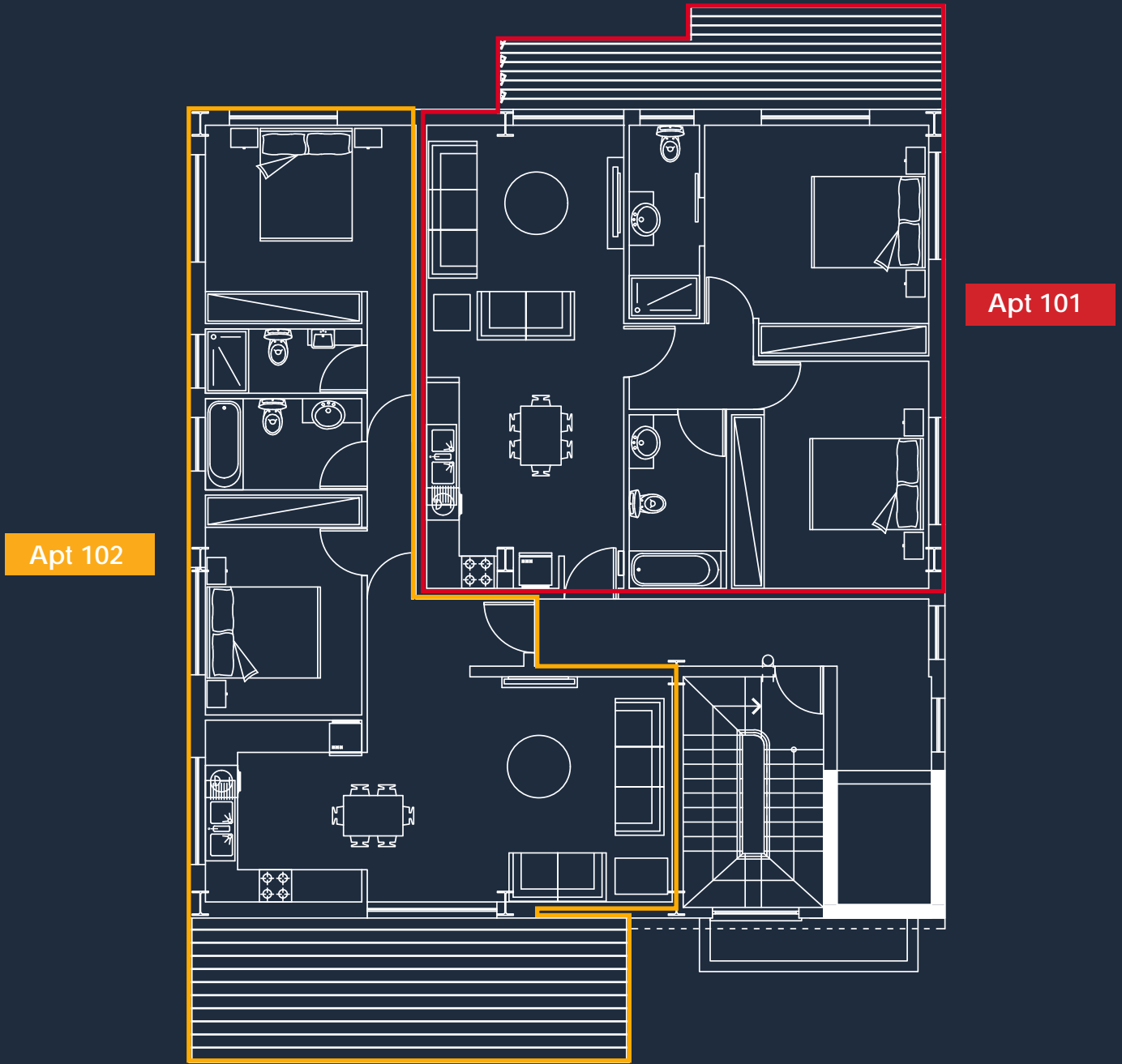
Mackenzy Beach

MEDITERRANEAN SEA

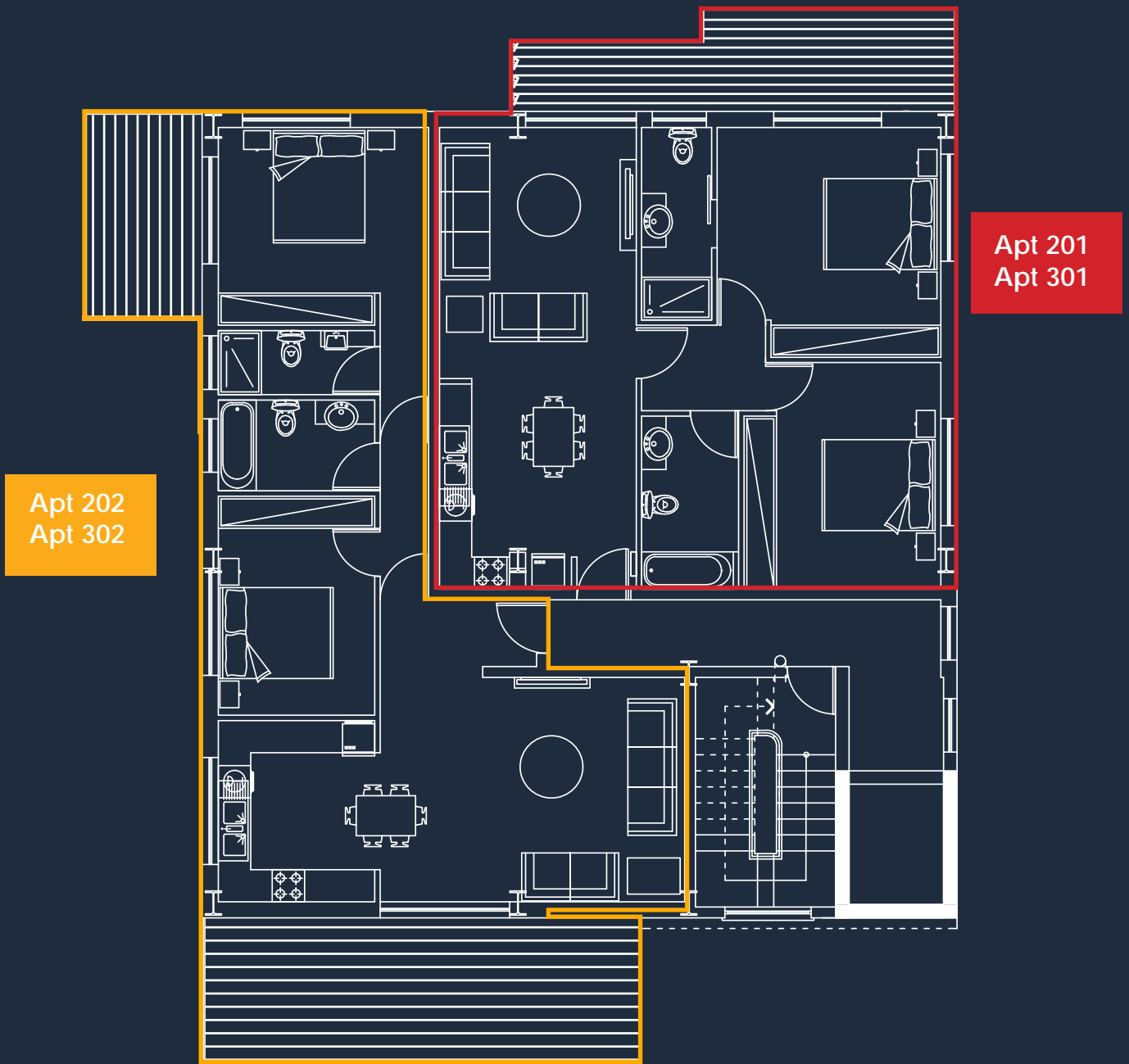




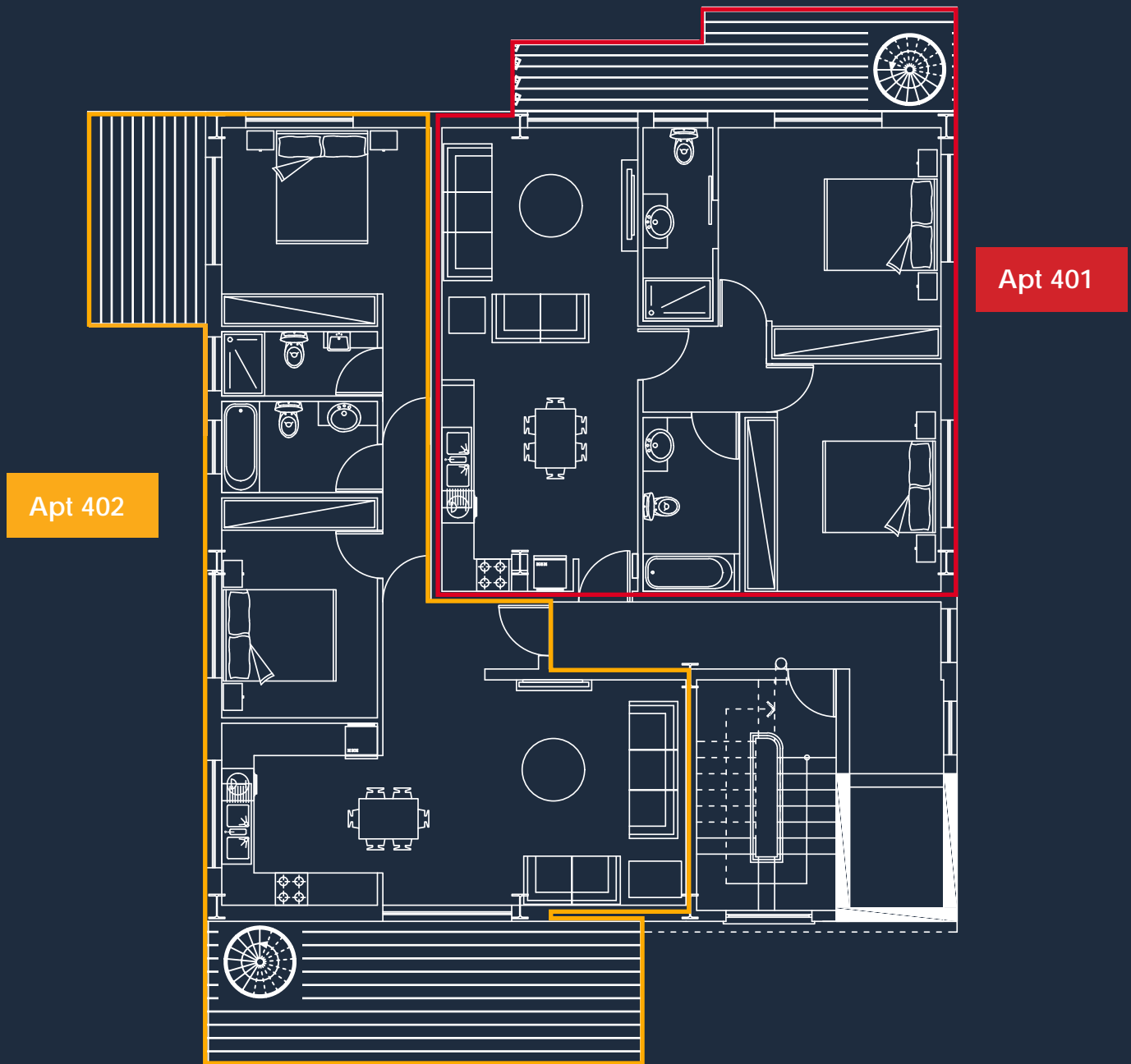
**NICOLAIDES
DEVELOPERS**
NICOLAIDES REALTY GROUP
CHRYSLER CITY



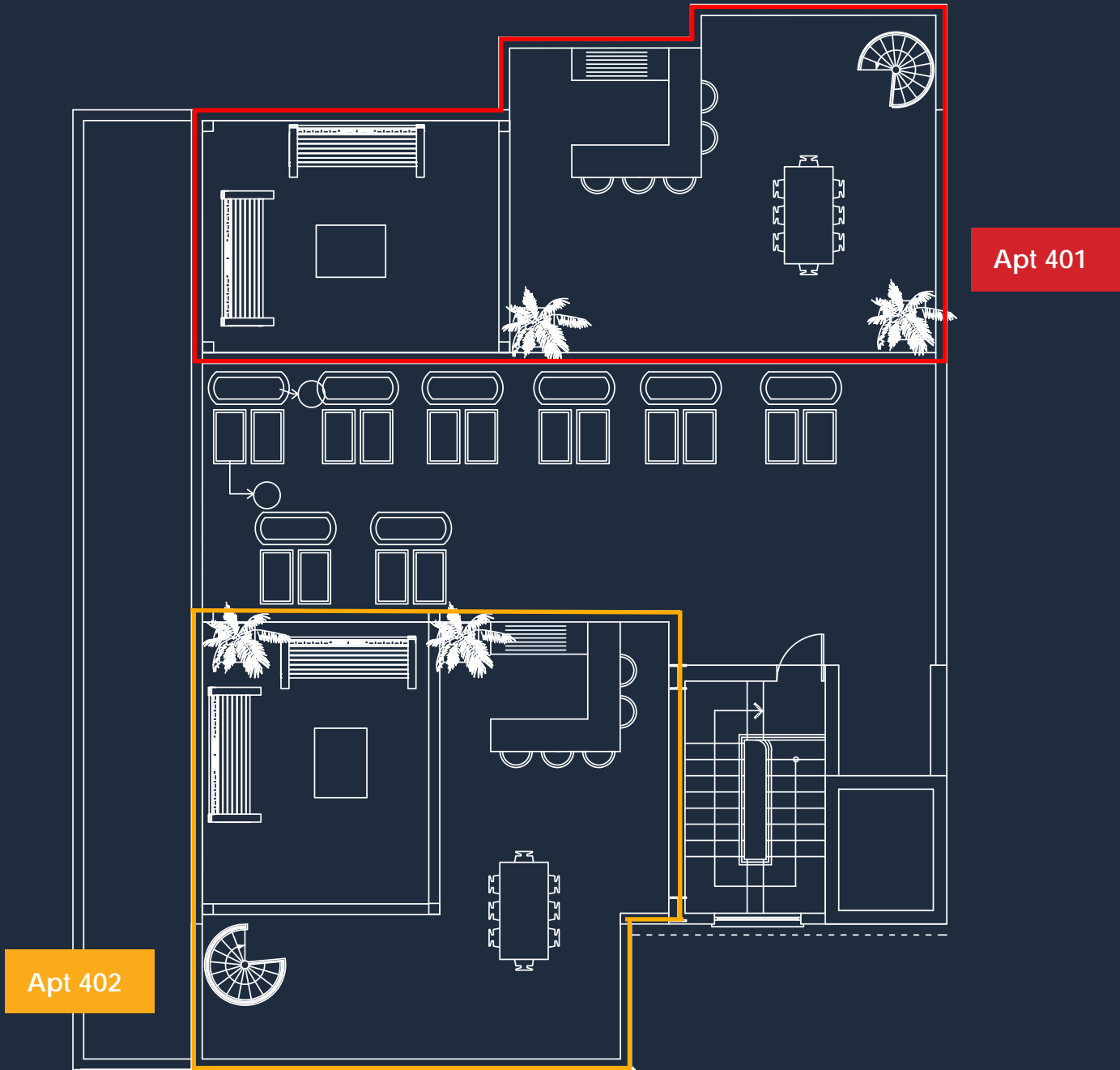
LEVELS	APT NO	BEDS	PARKING	INTERNAL AREA	COVERED VERANDA	TOTAL AREA
1	101	2	1	88 m ²	14 m ²	102 m ²
	102	2	1	90 m ²	22 m ²	112 m ²



LEVELS	APT NO	BEDS	PARKING	INTERNAL AREA	COVERED VERANDA	TOTAL AREA
2-3	201-301	2	1	88 m ²	14 m ²	102 m ²
	202-302	2	1	90 m ²	30 m ²	120 m ²



LEVELS	APT NO	BEDS	PARKING	INTERNAL AREA	COVERED VERANDA	ROOF GARDEN AREA	TOTAL AREA
4	401	2	2	88 m ²	14 m ²	71.5 m ²	173.5 m ²
	402	2	1	90 m ²	30 m ²	63.5 m ²	183.5 m ²



LEVELS	APT NO	ROOF GARDEN AREA
Roof Garden	401	71.5 m ²
	402	63.5 m ²





 **NICOLAIDES DEVELOPERS**
NICOLAIDES RESIDENCE
OTHELLOU STR.

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/m².
- b) Bathrooms glazed tiles €14/m² 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 in living, dining and kitchen of €17/m²
- b) Bedrooms: Ceramic tiles of €15/m² or laminated parquet €20/m² (including installation according) to purchaser's choice.
- c) Bathrooms: Ceramic tiles up to €14/m².
- d) Verandas and roof garden: Ceramic tiles €14/m².

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 cookeroven.

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 and front door of melamine finish.

9. Sanitary Fittings

The sanitary fittings and parts are of European specifications. Allowable purchase price €2000=.

10. Air Conditioning

Provisions provided for future installation of A/C units in all bedrooms and sitting area.

11. 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.

12. 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.

Note: All prices include VAT



NICOLAIDES GROUP

PROPERTY DEVELOPERS
AND REAL ESTATE AGENTS

All CGI's and 3D photos are indicative of final specification and are subject to change.

The information in this document has been prepared only for the purpose of providing general information about Nicolaides Residences. We do not guarantee the full accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. We have taken all necessary steps to ensure that the information is as accurate as possible. The developer reserves the right to make alterations and changes to the architectural and interior features without modification. Actual plans may have minor variations to the typical plans shown in this document. All matters will be governed by the applicable purchase and sales agreement.

Nicolaides Group retains the copyright of material in this brochure and may change the content or format at any time.

February 2020