

NICOLAIDES

Sea View Palm Court



Luxury Flats
in Larnaca - Cyprus
with Spectacular Sea View

The Project

The new building of Nicolaidis Group is located within walking distance from the center of Larnaca in a calm area with sea view.

The five storey building “**NICOLAIDES SEA VIEW PALM COURT**” is designed with the synchronized regulations and with a diachronic design. It is consisted of, 4 one bedroom flats and 8 studios. On the fifth floor of the building there is a common used roof garden with a very beautiful view to the beach. The functional interior design of the apartments and the big verandas offers comfort, quality of life and calmness.



technical specifications

Framework

Reinforced concrete. Structural design according to the relevant EU Standards and Earthquake code.

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.

Sanitary fittings

The sanitary fittings and parts are of European specifications white of excellent quality.

Wall finishes

Internally three coats of paint and externally rendered in three coats with exterior paint. Bathroom wall covered with tiles of €15/m² and kitchen wall covered with tiles of €10/m², both up to 2.10 meters height.

Floor finishes

Sitting room-living room, kitchen and bedrooms, to be fitted with A' quality tiles of €17/m² or laminated parquet €20/m² (including installation) according to purchaser's choice. Bathrooms: Ceramic tiles of €14/m², Verandas and roof garden: Ceramic tiles of €14/m².

Internal & front doors

Internal doors of melamine finish. Front door of high quality Swedish irroco wood.

Windows & verandas

Coloured double glazed aluminium. Colour according to architect's choice as per Planning Authorities guidelines.

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.

Wardrobes

Internally and externally (doors) in melamine finish.

Plumbing and sanitary installation

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.

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.

Air conditioning

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



the location

Cyprus- the island of love and beauty holds a central location amongst the three continents of Asia, Africa and Europe. The island is well known for its warm climate, hospitable people, golden sun-kissed beaches, luxurious beachside hotels and delicious cuisine.

Larnaca, known as the ancient city of Kitium is the oldest inhabited town on the island. Larnaca is situated almost in the centre of the island so visitors can easily travel to the other towns of the island.

Places of historical interest include St. Lazaros Church dating back to the 9th century, the Medieval Castle situated on the coastline, the Hala Sultan Tekke and a good selection of galleries and museums. The international airport is located in Larnaca which make the traveling quick and easy. Larnaca is surrounded of beautiful villages which have remained unspoiled in their nature and rich in their culture. The town enjoys a beautiful sandy coastline such as palm tree beach and Makenzie beach.

CYPRUS

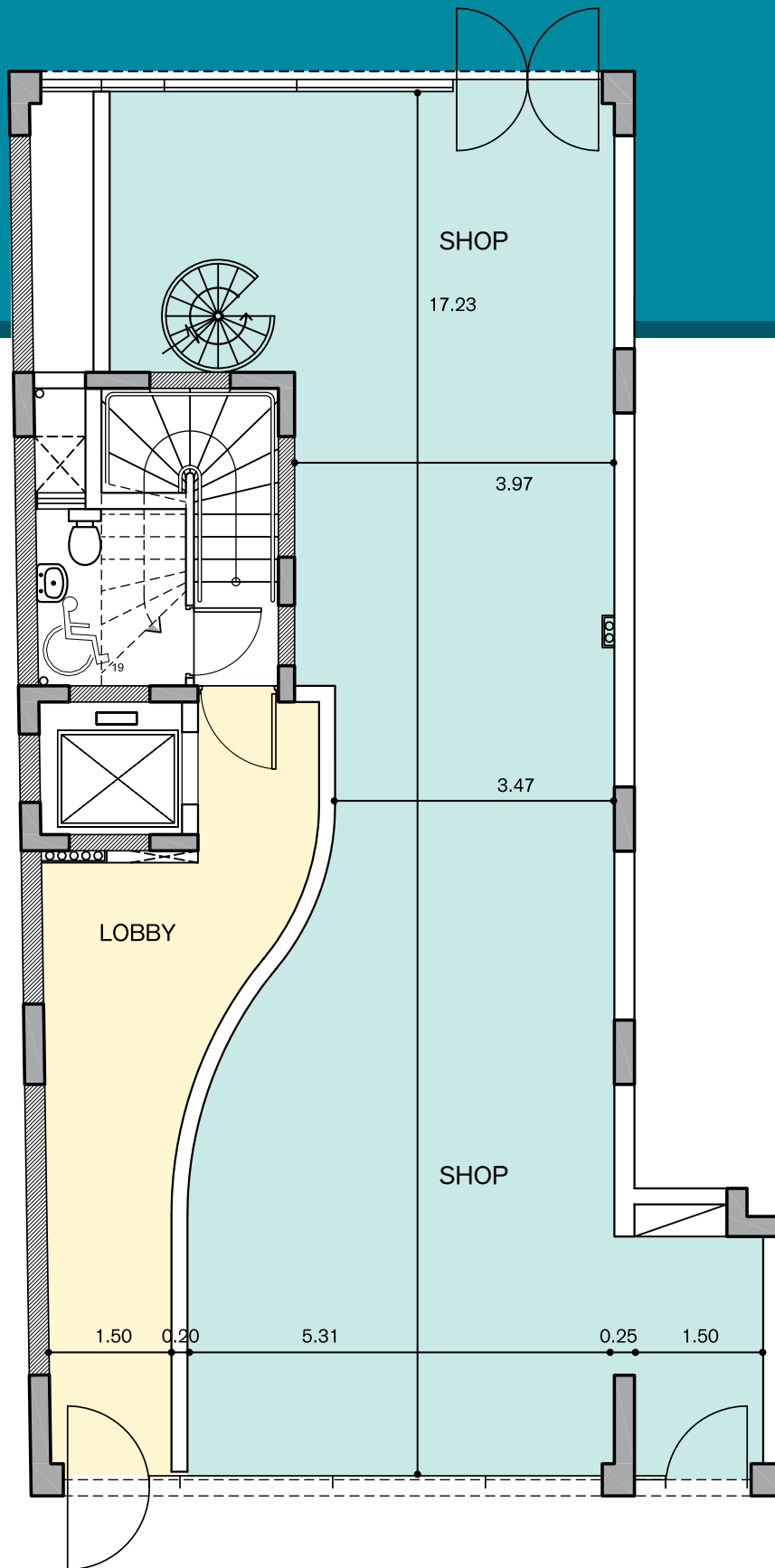


Note: Prices include VAT

Note: All specifications are indicative and subject to change



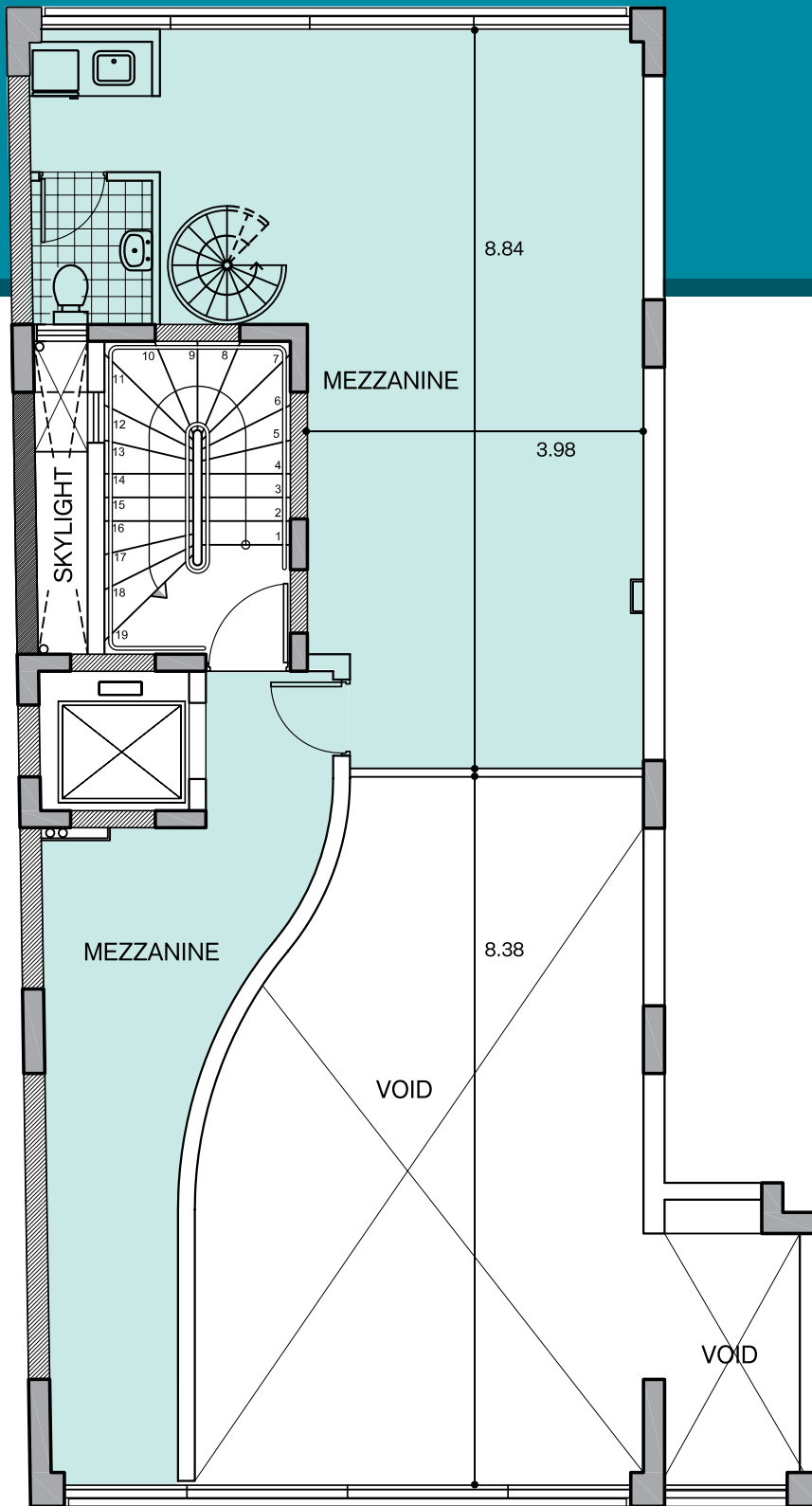
Ground Floor Plan



	Ground Floor	Mezzanine	Total Area
Shop	100m ²	53m ²	153m ²

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.

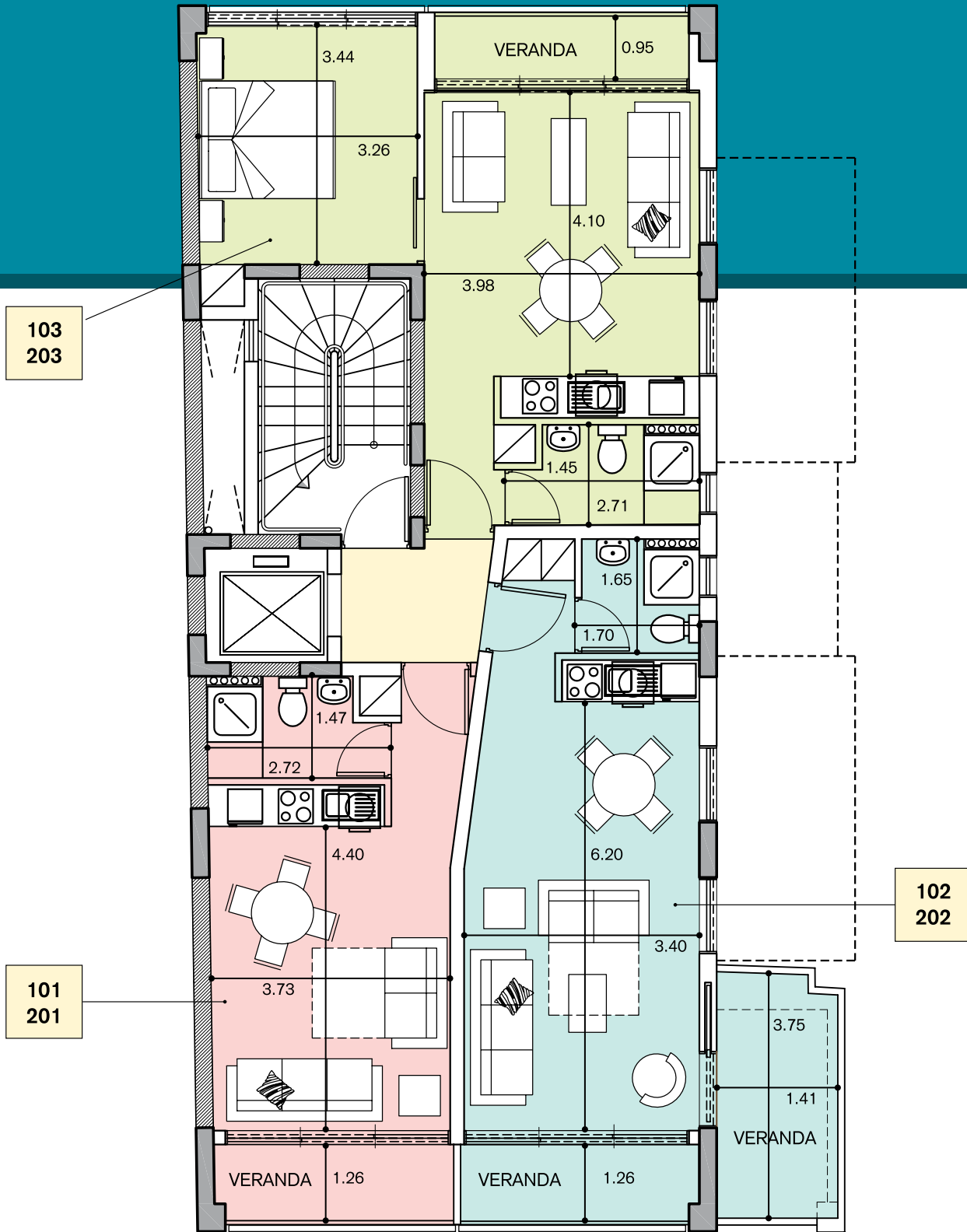
Mezzanine Plan



	Ground Floor	Mezzanine	Total Area
Shop	100m ²	53m ²	153m ²

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.

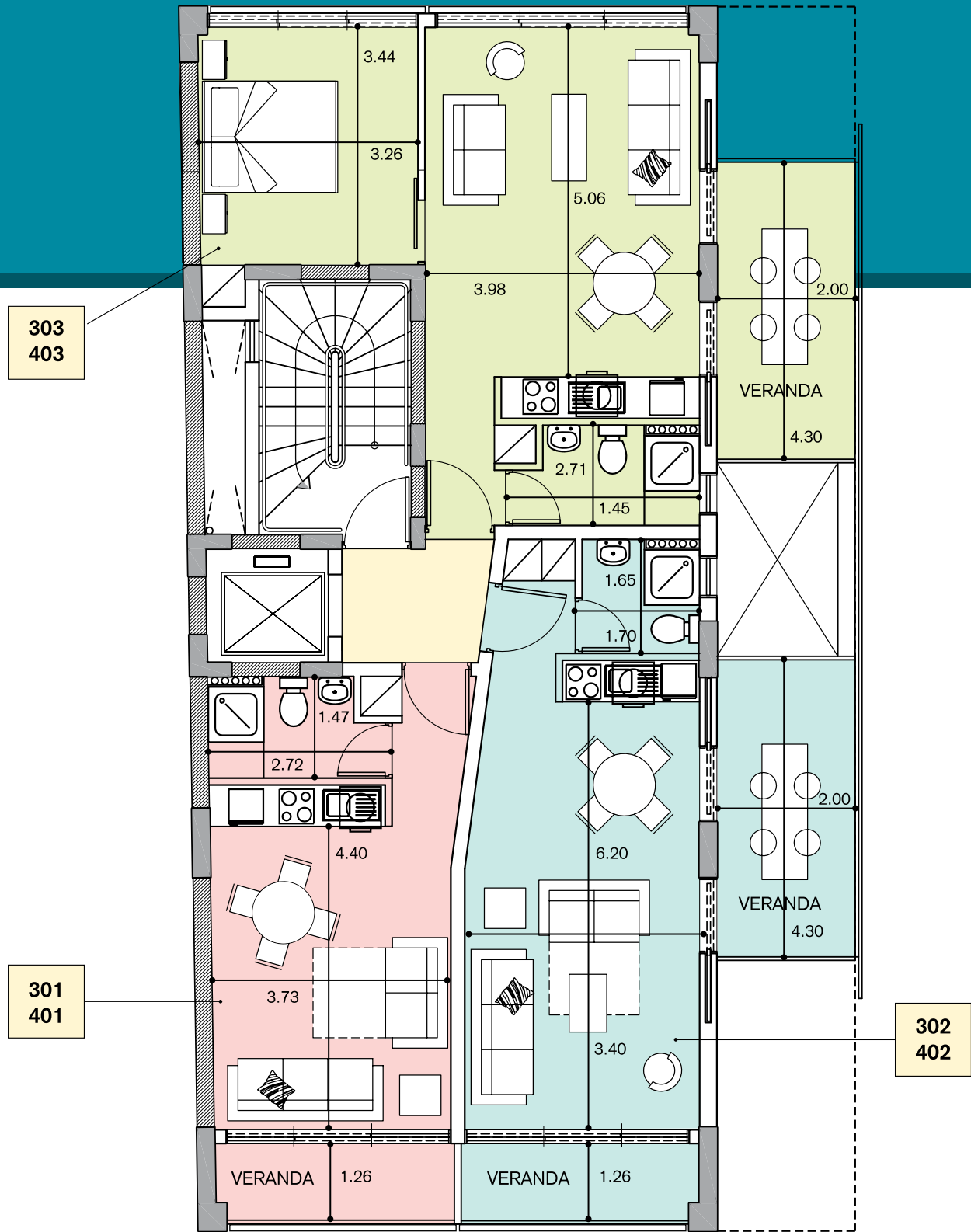
First & Second Floor Plan



Flat Number	Total	Covered Area	Covered Verandas	Uncovered Verandas
101, 201	32m ²	28m ²	4.00m ²	-
102	43m ²	32m ²	11m ²	-
202	43m ²	32m ²	4.00m ²	7m ²
103, 203	48m ²	44m ²	4.00m ²	-

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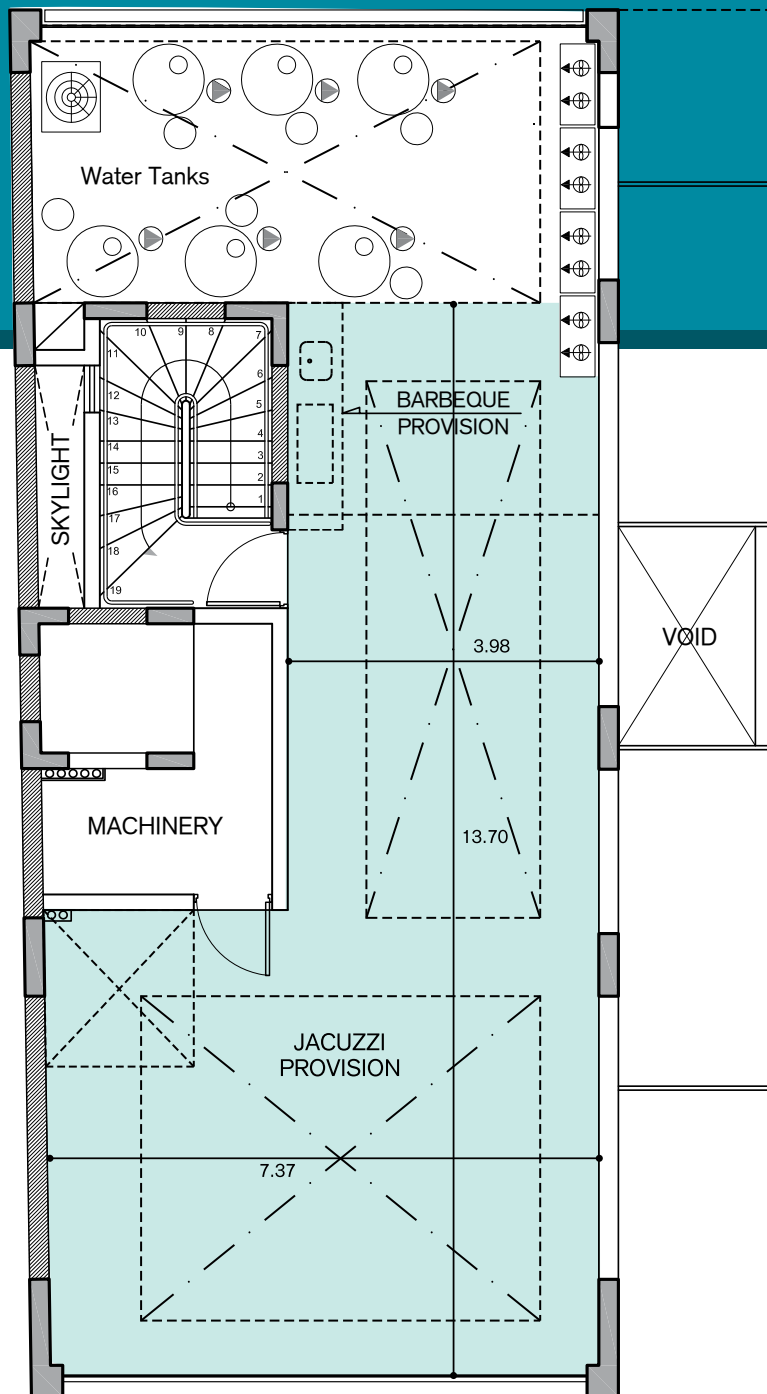
Third & Fourth Floor Plan



Flat Number	Total	Covered Area	Covered Verandas
301, 401	32m ²	28m ²	4.00m ²
302, 402	46m ²	32m ²	14m ²
303, 403	58m ²	48m ²	10m ²

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Roof Garden



NICOLAIDES GROUP

Property Developers

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All information is subject to change without notice.