



St. Elena

R E S I D E N C E S



Come home to a real home. Live in a secluded place in the heart of the city. In a stylish, contemporary building with all modern conveniences and amenities. This is St. Elena Residences. A contemporary and highly desirable apartment complex that offers comfort, security and an enviable lifestyle opportunity.

St. Elena Residences has been carefully configured to benefit from its convenient position within the city. Featuring just ten exclusive and spacious apartments – each with it's own character and outlook – St. Elena Residences is beautifully crafted and offers many attractive and practical features including private gated underground parking. These homes have been meticulously designed and finished to satisfy the sophisticated needs and tastes of a discerning market, carefully maximizing space and providing the options of two or three bedroom apartments with verandas.

St. Elena Residences







Larnaca

Larnaca, now more than ever, is where the future of 21st Century Cyprus is evolving. Building on its history, Larnaca is once again striking out, and is set to become one of the most significant cities in the Eastern Mediterranean.

A forward-looking municipality has embraced the exciting plans to develop the coastal strip and city environs as a major tourist destination – supported by modern infrastructure, entertainment and community facilities. Already popular with Cypriots and visitors alike, Larnaca is poised to flourish and is facing an exciting future...







Location

Situated in a very quiet residential street, St. Elena Residences takes full advantage of its central position. The area is home to some of the original elegant houses where wealthy merchants and philosophers once lived, and the building complements the tone and feel of this interesting locale.

The peaceful setting is within walking distance of a golden beach and the Finikoudes with its bustling cafés and nightlife, the yacht marina, and a tremendous number of exceptional restaurants that offer a wide choice of international ethnic cuisines.

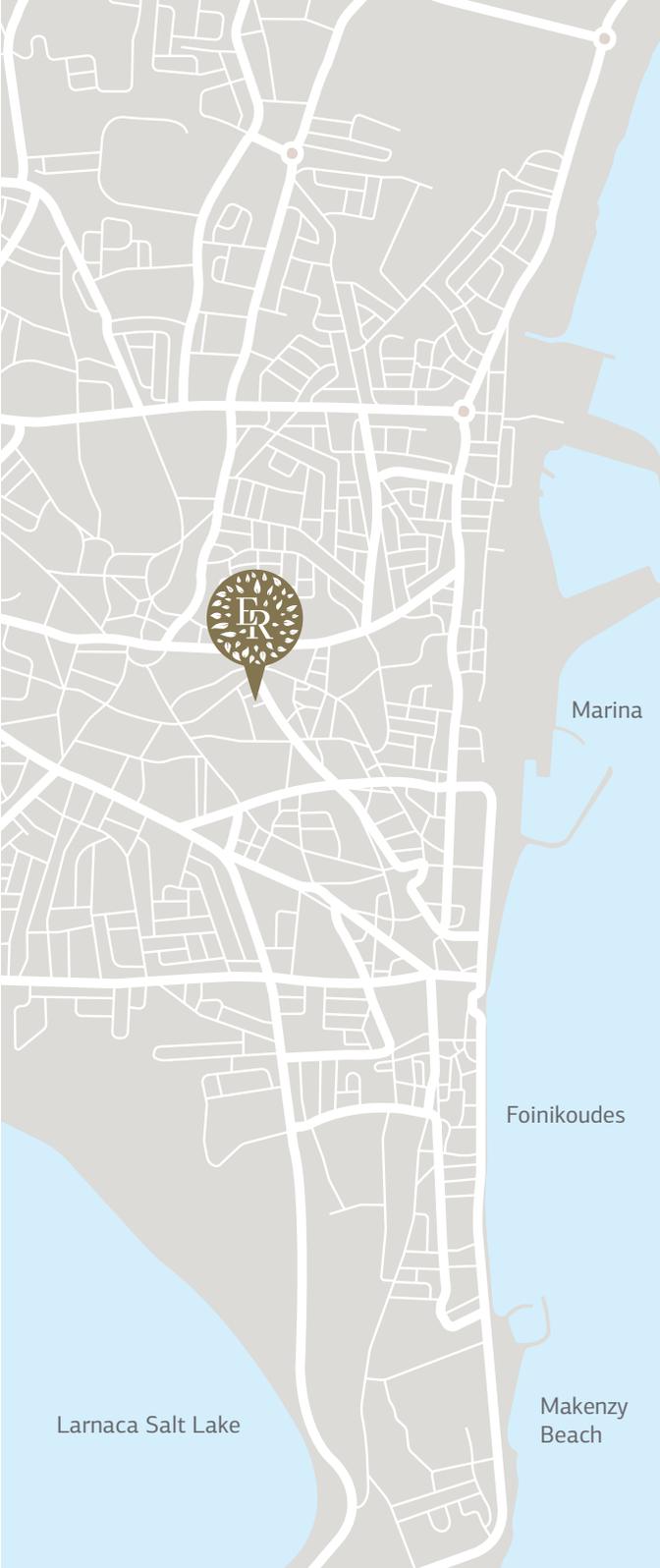
It's also near an array of boutiques, exclusive shops, convenience stores, museums, galleries and essential services including banks, the main post office, government and municipal offices, and medical facilities.

Beach
5 mins
|
Entertainment
5 mins
|
Banks
5 mins
|
Schools
5-10 mins
|
Shops
5 mins



|
City Center
5 mins
|
Airport
20 mins
|
Nicosia
45 mins
|
Limassol
60 mins
|
Pafos
90 mins





Main Harbor

Marina

Larnaca Shore

Foinikoudes

Makenzy Beach

Larnaca Salt Lake



Larnaca



Underground

Parking / Storage

Parking Spaces

Storage Spaces

13 covered - 2 Uncovered

10 Apt. storage rooms







Common Areas & Apartments

Ground Floor

Flat	Living Area	Covered Verandas	Uncovered Verandas	Total Area
01	100m ²	25m ²	-	125m ²
02	105m ²	25m ²	-	131.5m ²



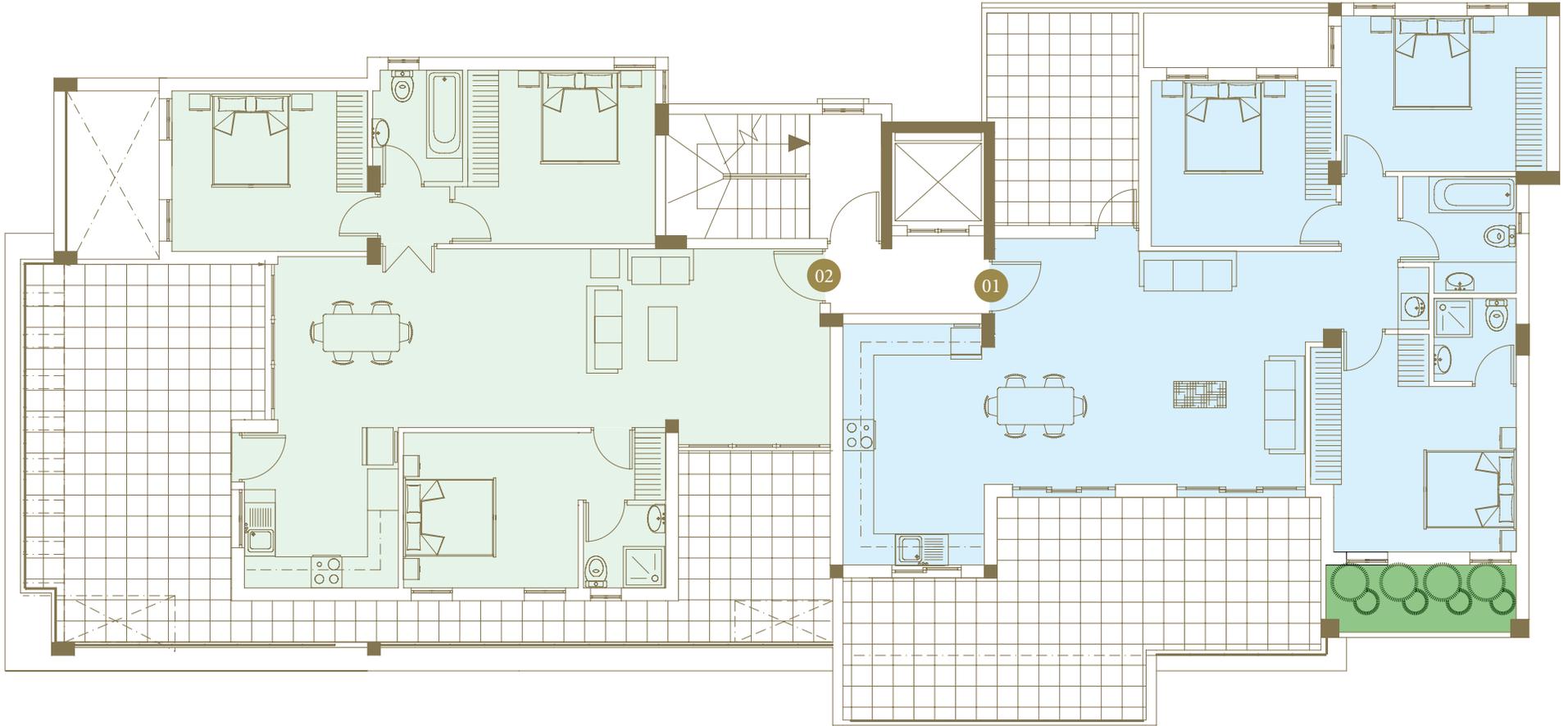




Apartments

1st & 2nd Floor

Flat	Living Area	Covered Verandas	Uncovered Verandas	Total Area
01	85m ²	20m ²	-	105m ²
02	80m ²	21.5m ²	-	101.5m ²
03	86m ²	23m ²	-	108m ²

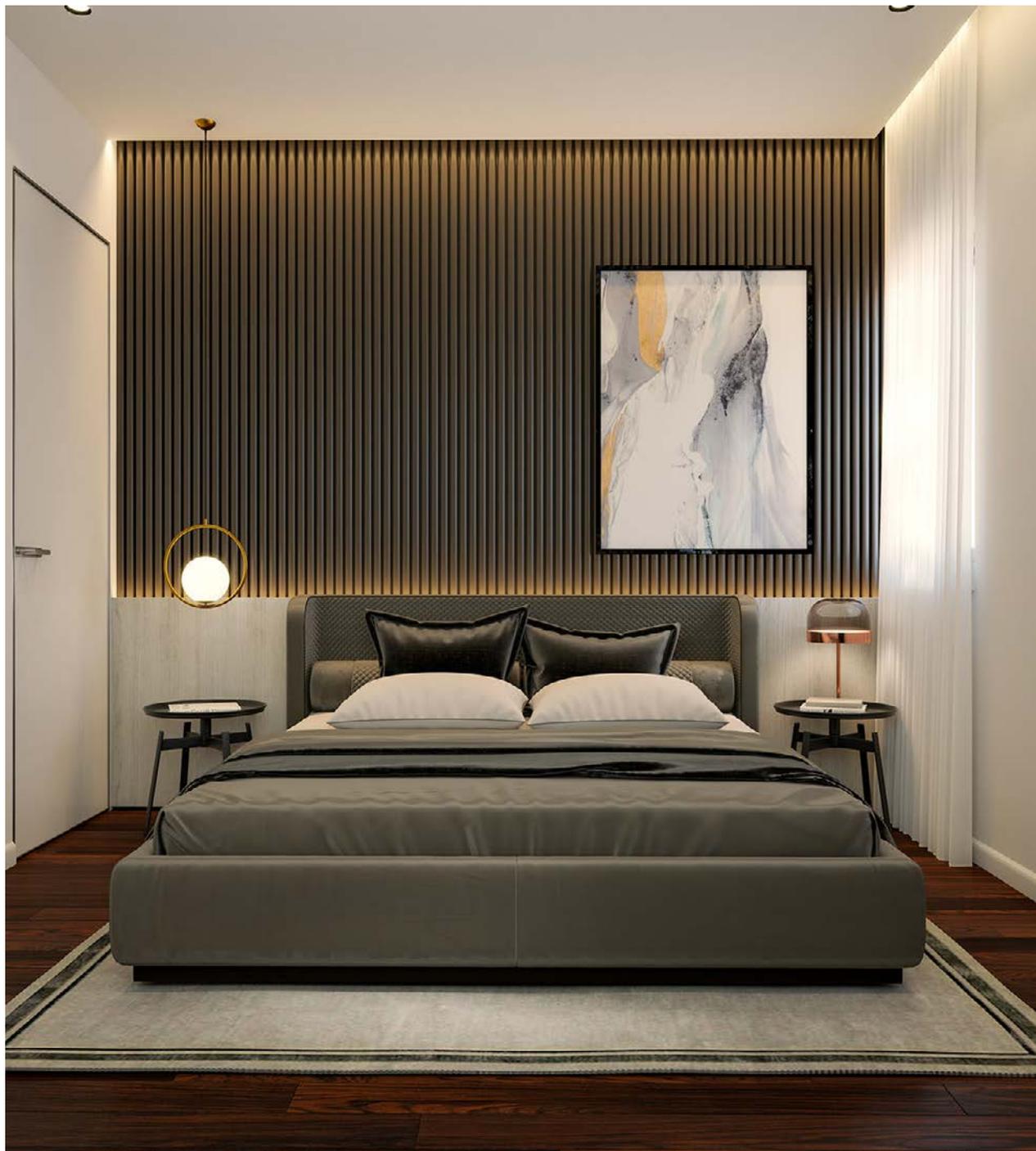


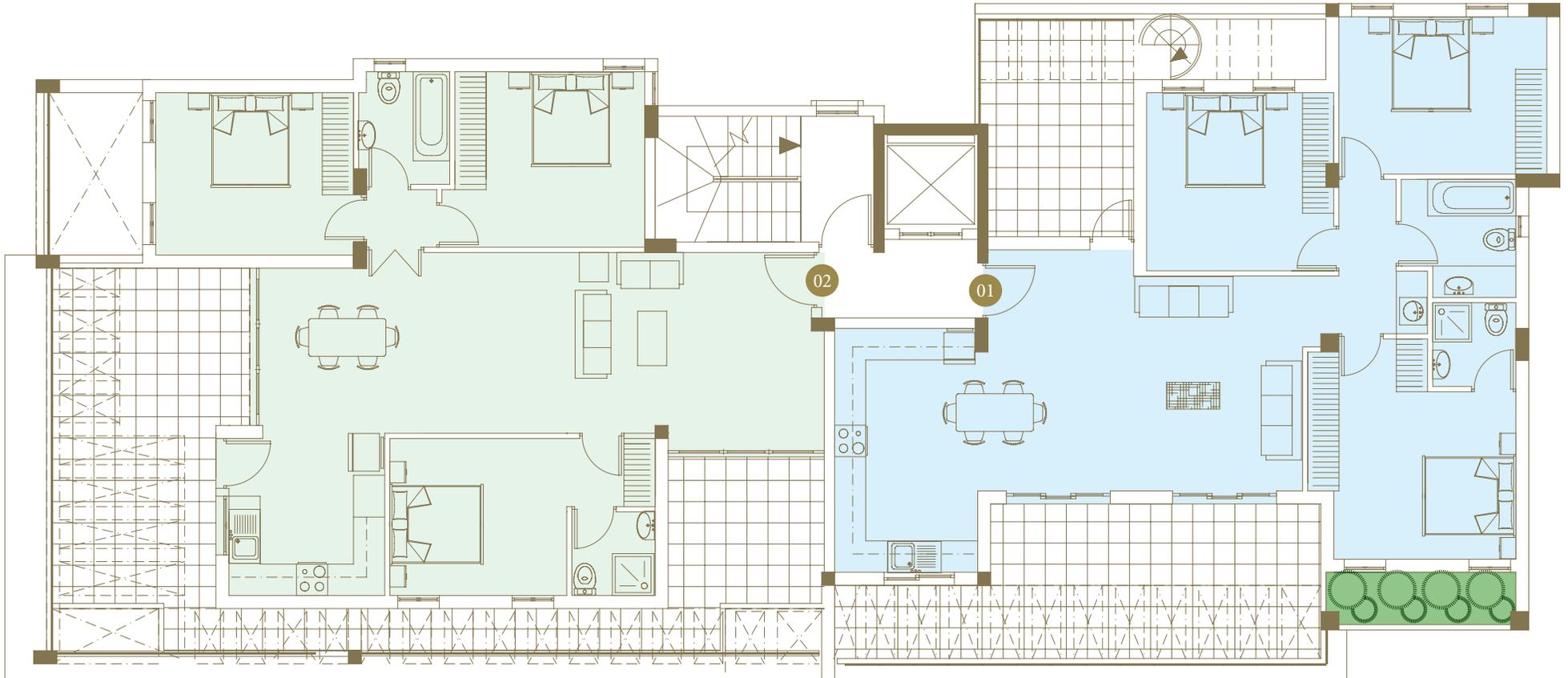


Apartments

3rd Floor

Flat	Living Area	Covered Verandas	Uncovered Verandas	Total Area
301	106m ²	36m ²	8m ²	150m ²
302	104m ²	40m ²	21.5m ²	161.5m ²





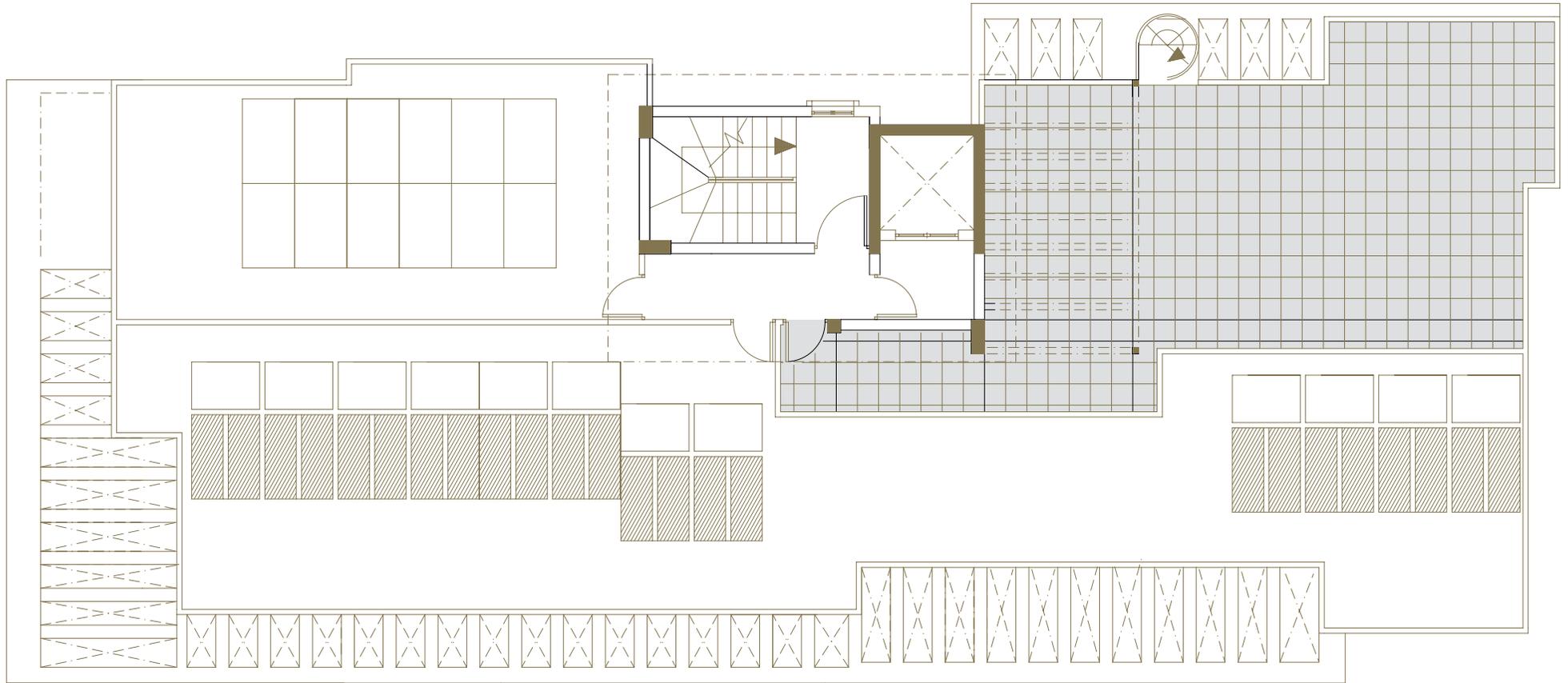


Apartments

4th Floor

Flat	Living Area	Covered Verandas	Uncovered Verandas	Total Area
401	106m ²	16.5m ²	21.5m ²	144m ²
402	104m ²	16.5m ²	23.5m ²	144m ²









The Company

Issa Developments & Construction is a well-established land and property development company based in Larnaca, Cyprus. Over the years we have gained an excellent reputation for designing and constructing stylish, contemporary apartments and villas of exceptional build quality – delivering end results that delight and excite our many clients.

Our success has been built on a level of determined dedication that is reflected in the high regard in which we are held. Totally client focused, we view each property as if we were the buyer: making certain that every aspect meets our own stringent standards and ensuring that each project receives an unsurpassed commitment to quality from inception to completion – with the controls in place to monitor this. In this way we create cost-effective properties that meet and exceed client expectations.







Technical Specifications

Structure: Reinforced concrete frame: structural design according to the relevant EU Standards and Earthquake Code. The grade of concrete and section sizes will be applied according to the structural design submitted for building permission.

Brickwork: Hollow clay bricks: 25cm wide on all external walls and 10cm wide internally, as per EU Standards. In addition, a thermal insulation system will be applied to all external surfaces (columns, beams, slabs and bricks) for maximum energy saving purposes (see below).

Thermal Insulation: An external thermal insulation system will be applied. This comprises expanded polystyrene with graphite plates which provides excellent thermal insulation and very good building breathability. It has excellent resistance to stresses and is durable for many decades. In particular, the system is designed to withstand stresses expected on external walls and offers maximum resistance to cracking. It is covered by the appropriate manufacturer and installer warranties.

Floors/ Wall Coverings: All tiles used are European Class 'A' standard. Kitchen and living areas will be tiled in marble or stone effect and can be either matt or gloss finish. For bedroom floors there is the option of wood laminate parquet or the same quality ceramic tiles as other areas. Bathroom floors and walls (to ceiling height) will be tiled. Bathroom worktops will be granite. Kitchen wall tiles will be applied from the worktop up to, and between, the cupboards. Veranda and outdoor patio ceramic tiles will be slip-resistant. Marble will be used for corridor and staircase floors.

Doors and Windows: The main entrance door will be solid wood. All interior doors will be laminate or oak oven-varnished and fitted with double hinges. Door frames will be Swedish Class 'A' solid wood. Apartment main doors will meet fire resistance standards and have ball-bearing hinges. Aluminium external doors and windows will meet thermal and UV standards that comply with Category 'A' energy requirements.

Sanitary Fittings: Top quality branded sanitary ware, tap ware and accessories will be fitted throughout. Bathrooms and showers will be fitted with tempered-glass doors as appropriate.

Kitchen and Wardrobes: Kitchen units will be supplied by well-known Italian or Cypriot manufacturers. Modern design handles and soft-close mechanisms are integrated into

the kitchen units, and worktops will be either marble or granite. Unit fronts will be offered in a range of finishes, from white lacquered to coloured melamine. Fitted wardrobes will be floor to ceiling, with coloured melamine doors.

Electrical Installation: Installations in compliance with the latest regulations. There will be provision for telephone, and television sockets in the living room and all bedrooms. All power sockets will be double.

Solar Water Heater: Solar water heating (volume 150/160 litres) via two 1.5m² panels and copper pipes. There is a reserve cold water tank (volume 1,200 litres).

Plumbing Installation: Pressurized system using German polypropylene or aluminium multilayer pipes and fittings – installed and insulated according to design specifications.

Air-Conditioning Provision: Installation of pipework for the provision of split-unit air-conditioning.

Banisters: As shown on the architectural plans. Glass balustrades or metal stainless-steel banisters.

Insulation: All verandas and surrounding walls are sheathed with a premium brand cement-reinforcement insulation.

Paintwork and External Finishes: Internal walls will be finished with three coats of European Class 'A' emulsion paint. External walls will have a highly-elastic decorative organic render surface to resist cracks, water/moisture, dirt and fungus.

Lift: Premium European brand, VVVF with no motor room and a speed of 1m/sec.

Parking & Storage Rooms: All apartments have their own private parking spaces and storage rooms.

Under-Floor Heating: Provision of low-profile German SCHÜTZ underfloor heating system.

Overall, the building will meet Class 'A' energy efficiency rating.

All CGIs included in this brochure are indicative of final specification and are subject to change.

The information in this document has been prepared solely for the purpose of providing general information about Sabai apartments. We have taken care to ensure that the information is accurate at the time of its inclusion in this brochure, but do not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. All illustrations and computer generated images reflect the artists' interpretation of the project and do not take into account the neighboring buildings, physical structures, streets and landscape. The developers reserve the right to make modifications and changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floor plans without notification. 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. The Developer retains the copyright of material in this brochure and may change the content or format at any time.





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CONSTRUCTION &
DEVELOPMENTS

32, Spyrou Kyprianou Avenue Issa Court, Office 302, 6058 Larnaca, Cyprus

Tel: +357 24662088 Fax: +357 24641330

info@issadevelopment.com www.issadevelopment.com



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