



DEVELOPMENT

VOULIAGMENI 8



CURVE3D



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We Work hard to build your dreams



SERAY

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PROFILE

Incorporated in Cyprus, SERAY LTD is a sister company of SERAY CONSTRUCTION, a reputable and reliable Lebanese-based company with a diversified portfolio spread over more than twenty years. SERAY LTD is bent on providing prime locations, innovative designs, quality workmanship and value for money.

VOULIAGMENI 8 – LARNACA is a case in point.



- **Structure:**
Anti-seismic reinforced concrete in conformity with the European Code and seismic regulations.
- **Masonry:**
Thermo-insulated hollow clay brick walls of 30 cm width for external walls and 10 cm width for internal walls; all plastered in three (3) coats and painted in three (3) coats. For insulation purposes, polystyrene panels of 5 cm are to be installed on the external surfaces of beams and columns.
- **Exterior Finish:**
High Pressure Laminate (HPL) cladding on the front elevation. Three (3) layers of plastering and three (3) coats of superplast paint.
- **Interior Finish:**
Three (3) layers of plastering and three (3) layers of superplast interior paint.
- **Floor Covering:**
Living, dining, kitchen and corridor: European ceramic tiles 60 cm x 60 cm of 15€/m² at supply price.
Interior: Bedrooms – laminated parquet.
Bathrooms: European ceramic tiles of 15€/m² at supply price. Walls to be tiled up to the ceiling.
Balconies: anti-slip European ceramic tiles of 15€/m² at supply price.
Interior Common Areas: Monolithic granite in lobby and staircase.
Exterior Common Areas: Stamped concrete
Storage: Ceramic tiles of 15€/m² at supply price and antislip deck tiles for the Roof Garden.
Roof Garden: Antislip deck tiles of 15€/m² at supply price.
- **Aluminum Works:**
Powder-coated thermo-insulated and double-glazed sliding and/or opening doors and windows according to Cyprus energy efficiency regulations.
Balcony Balustrades: Aluminum balustrades with 16 mm laminated glass.
Louvre sections in rear balconies.



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- **Woodworks:**

Entrance Doors: Laminated and thirty-minute fire-resistant according to the Fire Department Regulations of Cyprus.

Interior Doors: Laminated white glossy doors

Kitchen: Upper/lower melamine cabinets with laminated doors and drawers with soft-close accessories.

Countertop: Granite of 100€/m² at supply price. Decorative tiles between cupboards of 15€/m² at supply price.

Wardrobes and Bathroom Closets: Melamine cabinets with laminated doors.
Granite countertop for basin of 80€/m² at supply price.

- **Sanitary Ware:**

Sanitary fittings and accessories of European standards totaling 1050 € for bathroom/toilet and 150 € for kitchen at supply price.

- **Plumbing:**

PPR piping from roof to manifold and pipe-in-pipe from manifold to sanitary fittings.

Solar system with 150 L. boiler heated also electrically.

PVC water tank of 1000 L capacity with pressurized system.

- **Electrical Works:**

All wirings and points according to the electrical engineer's study and the 17th edition of E.A.C.
Power supply points and switches as per electrical drawings.

Motion detectors in common areas.

- **Air Conditioning:**

Provision for A/C split units in bedrooms & living/dining room.

- **Videophone:**

Coloured Videophone unit for each apartment.

- **Elevator:**

Otis or equivalent hydraulic elevator in accordance with European standards.

- **Gypsum Works:**

Gypsum false ceilings in bathroom/toilet and lobby with spotlights.

- **Insulation:**

Roof: Extruded polystyrene of 8 cm thick on roof covered with screed concrete and 4 mm thick bitumen membrane.

Balconies: Elastomeric polymer bitumen water-proofing under tiles.



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- **Sewage Works:**
All provisions for connection to the main sewage system of Larnaca City.
- **Parking & Storage:**
One covered parking spot for each apartment and one storage room at ground floor level.
- **Energy:**
Building according to Cyprus energy efficiency regulations.





AREA

Unit Number	Internal Covered Area m ²	Covered Balconies m ²	Uncovered Balconies m ²	Common Areas m ²	Roof Garden m ²	Storage Room m ²	Parking Area m ²	AC Compressor Area m ²	Total Area m ²
1W	80.00	22.00	16.00	8.50	-	2.50	15.00	3.00	147.00
1E	80.00	22.00	16.00	8.50	-	2.50	15.00	3.00	147.00
2W	80.00	22.00	-	8.50	-	2.50	15.00	3.00	131.00
2E	80.00	22.00	-	8.50	-	2.50	15.00	3.00	131.00
3W	80.00	22.00	-	8.50	-	2.50	15.00	3.00	131.00
3E	80.00	22.00	-	8.50	-	2.50	15.00	3.00	131.00
4W	79.00	19.00	3.00	8.50	45.00	4.50	15.00	3.00	177.00
4E	79.00	19.00	3.00	8.50	45.00	4.50	15.00	3.00	177.00

Conceived by the prestigious Code Architecture Studio, VOULIAGMENI 8 – LARNACA remains in tune with modern lifestyle demands. The modulation and articulation of building elements and the interplay of materials, colors and volumes are well reflected in the project.

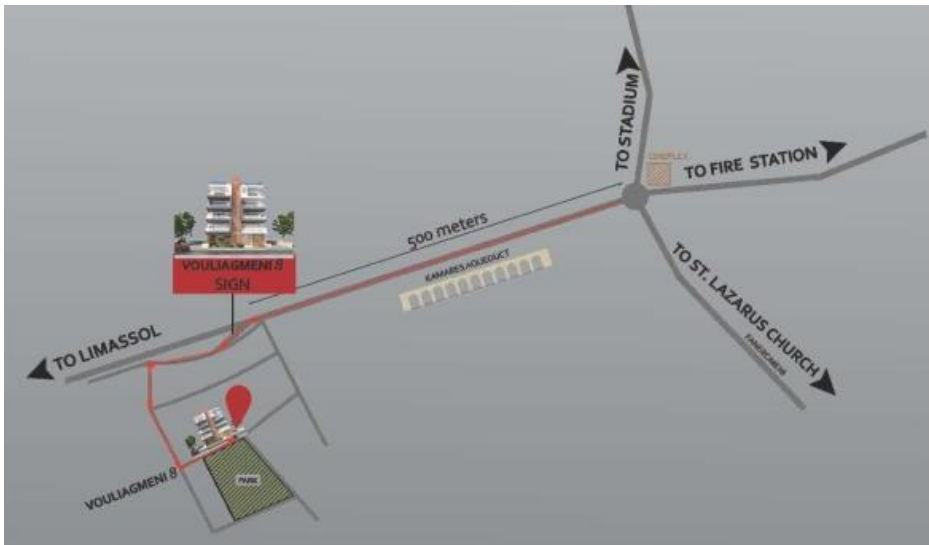
Made up of four floors, VOULIAGMENI 8 – LARNACA boasts eight apartments: The fourth floor comprises two penthouses, each of which consists of two bedrooms and bathrooms. Each penthouse is connected to the roof through private exterior stairs and upon which lie a storage room and a BBQ area with all the provisions. The third and second floors house two identical apartments each featuring two bedrooms and bathrooms. The first floor incorporates two identical units, each consisting of two bedrooms and bathrooms, in addition to an individual rear uncovered balcony.

Laid out in a way to offer maximum brightness, an abundance of living space and proper ventilation, the living quarters of VOULIAGMENI - 8 LARNACA are a blend of convenience, functionality and comfort.



LOCATION

Situated near the historic Kameras Aqueduct and the popular Cineplex, in close proximity to plethora of amenities and services, VOULIAGMENI 8 is characterized by its tranquility and charm overlooking a large green area. Only eight minutes are needed to reach the Larnaca Interational Airport and the City Center and ten minutes to arrive at the highly-acclaimed Makenzie and Finikoudes beaches. Positioned at two kilometers from the intersection of three main highways, namely Nicosia, Limassol and Ayia Napa, VOULIAGMENI 8 is conveniently located to travel throughout the island.



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