



VERGINA 2310



We Work hard to build your dreams

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. VERGINA 2310 is yet another project from SERAY LTD.

SERAY LTD is pleased to introduce VERGINA 2310, a project in one of the most distinguished, serene and sought-after areas of Vergina, District of Larnaca.

The project is accessible to all possible amenities such as schools, supermarkets, shops, banks, sports centre and the new hospital. Its ideal location offers easy access to all highways leading to Nicosia, Limassol and Ayia Napa, among others. It is only a ten-minute drive to the Larnaca International Airport, City Centre, Finikoudes and Mackenzie beaches.



The project consists of two villas, one villa having a covered area of 202 sqm, and the second villa having a covered area of 195 sqm, in addition to 25 sqm covered verandas and 20 sqm covered garage. Both villas are situated on a dead-end street facing a green area and sitting on 313 sqm area each, offering the advantage of an optional large swimming pool.

The ground floor is made up of spacious living/dining area, roomy kitchen, and a guest toilet. The first floor boasts one master bedroom with its en-suite bathroom, walk-in-closet and a large veranda, two bedrooms and a bathroom. Subject to minor modifications to the master bedroom and the walk-in-closet, a fourth bedroom could be added.

The villas provide optimal internal layouts and modern design.



DEVELOPMENT

GENERAL Specifications

- **STRUCTURE**

Reinforced concrete structure in conformity with the relevant seismic regulations and the European Code.

- **WALLS**

Internal: Brick walls of 10 cm width

External: Thermo-insulated brick walls of 25 cm width.

- **FINISHINGS**

Internal: Three (3) layers of plaster, one (1) layer of under-coat (stabilizer) and three (3) layers of paint.

External: Polystyrene of 5 cm width, one (1) layer of undercoat (stabilizer) and three (3) layers of paint, all of the preceding to be applied on all external walls, columns and beams. Partial stone and HPL cladding on the front façade.

- **CEILINGS**

Zeiplast plastering of 2.0-2.5 mm thick and three (3) coats of paint.

- **FLOOR FINISHINGS**

Ground Floor: Living, dining, kitchen and guest bathroom ceramic tiles of €20/sqm, including VAT.

Upper Floor: Bathrooms, corridor and veranda ceramic tiles of €15/sqm, including VAT. Bedrooms covered with parquet of €21/sqm, including VAT.

Staircase: Monolithic granite of €60/sqm, including VAT.

- **WALL CLADINGS**

Kitchen and bathrooms: Ceramic or porcelain tiles of €15/sqm, including VAT.

- **PVC DOORS & WINDOWS:**

White colored double-glazed sliding and/or opening doors and windows in accordance with Cyprus Energy Efficiency regulations. Quality marble of 2 cm underneath all windows.

- **WOODWORKS**

Main entrance door: Solid wood, and veneer-covered MDF according to architectural design of €400, including installation.

Interior doors: Swedish frames and melamine doors of €230, including installation.

Wardrobes: Swedish and melamine of €160/sqm, including installation.

Kitchen: Upper and lower melamine cabinets with soft-close mechanisms of €180/lm, including installation.

Kitchen countertop: Natural granite of €70/lm, including installation.



DEVELOPMENT

- **PLUMBING WORKS**

Piping: PPR piping from roof to manifolds and pipe-in-pipe from manifolds to sanitary fittings.

Solar system: 200 L. boiler heated also electrically.

Water supply: PVC 1000 L capacity water tank with pressurized system.

- **SANITARY WARE**

All fittings, fixtures and accessories of European standards of € 2000 including VAT.

- **CENTRAL HEATING**

Provision for central heating in all areas of the house.

- **ELECTRICAL WORKS**

All wirings and points according to the electrical engineer's study and the **latest** edition of the EAC. Power supply points and switches as per electrical drawings.

- **AIR CONDITIONING**

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

- **GYPSUM WORKS**

Gypsum board false ceilings in all bathrooms.

- **METAL WORKS**

Steel garage and entrance gates operated manually.

Steel balustrade for the staircase.

- **INSULATION**

All foundations, boundary walls, verandas and roof insulated with heavy-duty polythene, penetron cement and 5 mm bituminous membrane respectively.

- **ENERGY**

Energy – efficiency certificate delivered by the competent authority.

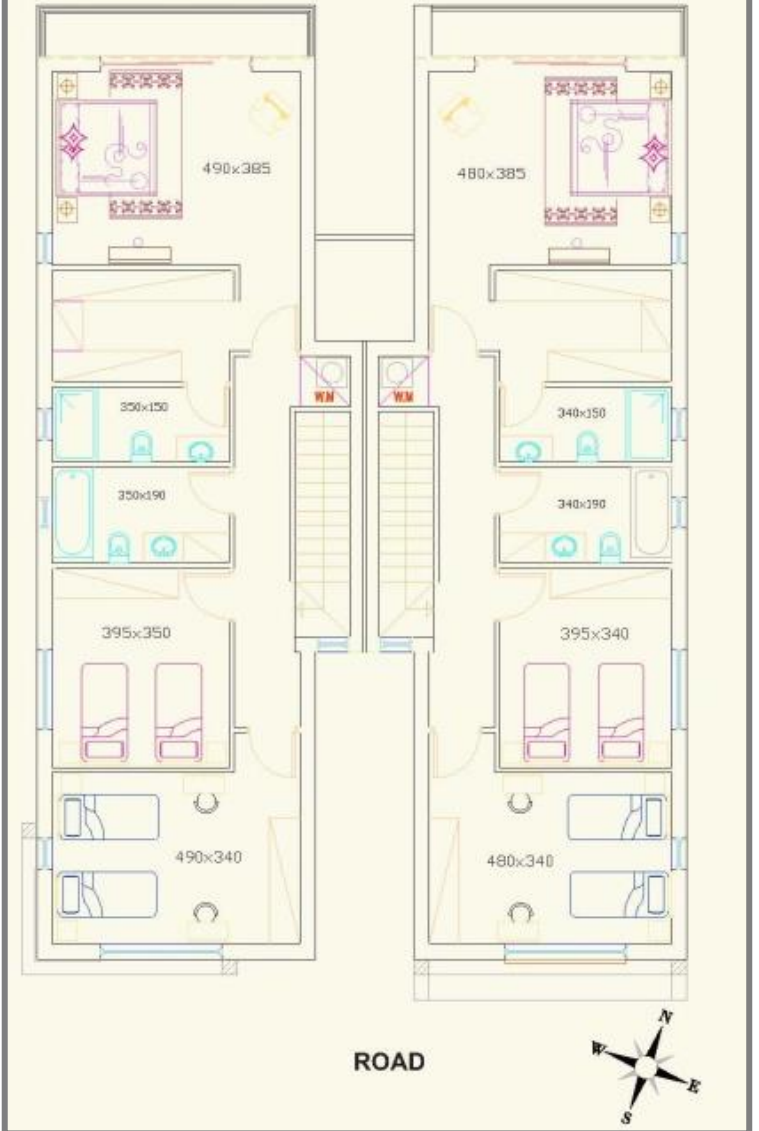




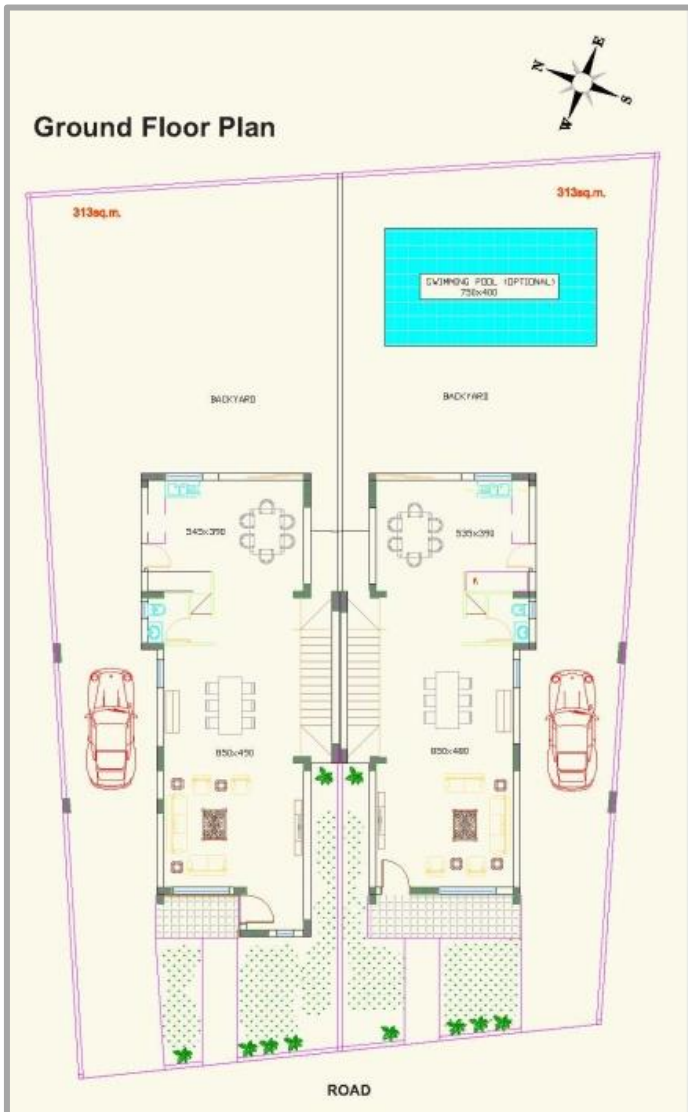
DEVELOPMENT



1st Floor Plan



Ground Floor Plan



LOCATION MAP



DEVELOPMENT