



SERAY

— DEVELOPMENTS —

**VERGINA 1942
LARNACA, CYPRUS**

WE WORK HARD TO HOUSE YOUR DREAMS



VERGINA 1942



SERAY DEVELOPMENTS is pleased to introduce VERGINA 1942, yet another new 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, new hospital and the Metropolis Mall.

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, with a covered area of 195 sqm each, in addition to a 25 sqm covered veranda and a 20 sqm covered garage.

Both villas are situated on a dead-end street in the immediate vicinity of a park and sitting on 300 sqm plot each, offering the advantage of an optional large swimming pool.

The ground floor is made up of spacious two living areas, dining, kitchen and a guest toilet.

The upper floor boasts one master bedroom with its en-suite bathroom, two bedrooms, one office/sitting room, one bathroom and a veranda overlooking the backyard.

Vergina 1942 provides optimal layouts combined with modern design.



INNOVATIVE DESIGN

GREAT LOCATIONS





CURVE3D

VALUE FOR MONEY

QUALITY WORKMANSHIP



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

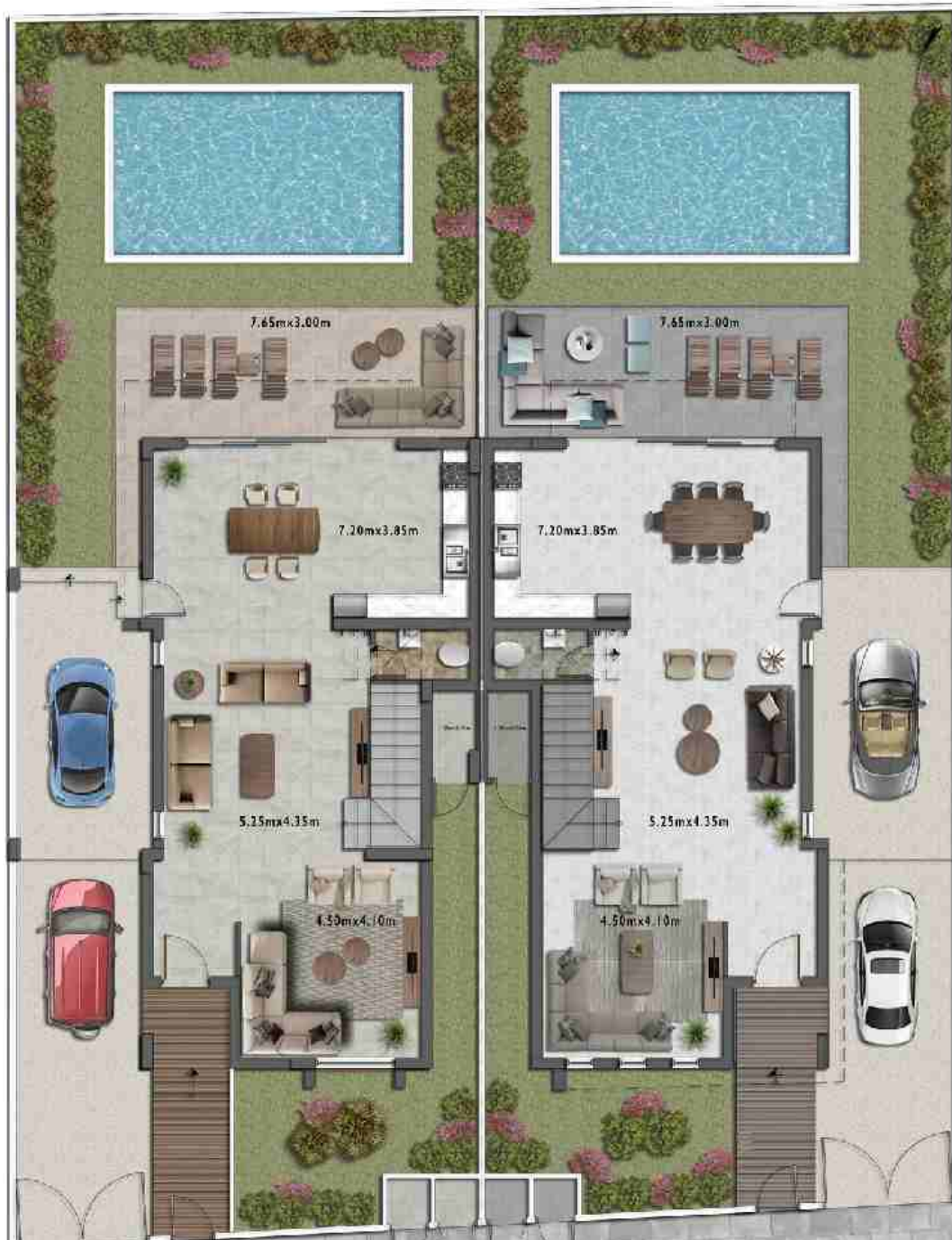
WALLS: Internal: Brick walls of 10 cm width External: Thermo-insulated brick walls of 25 cm width.

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.

CEILING: 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.



GROUND FLOOR PLAN

WALL CLADINGS: 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.

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. Provision for photovoltaic system.

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

GYPSON 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.

Founded in Lebanon in 1994, SERAY DEVELOPMENTS & CONSTRUCTION LTD merged with SERAY CONSTRUCTION EST in 2005 to become one of the important players in the construction industry of Lebanon, dedicated to delivering the utmost in concept, design and quality.

To date SERAY CONSTRUCTION EST has designed, built and transferred hundreds of properties to satisfied homeowners, thus earning a competitive edge well recognized in the industry.

Using the same successful approach as in the home market and in line with its strategic vision, SERAY DEVELOPMENTS has, over the last few years, expanded its operations into Cyprus where it established SERAY LTD in 2017. Thanks to its alliance with A. Tofalli Ltd, a reputable general contractor in Cyprus, it has become a trusted player in the business, engaged in the development of several high quality residential buildings and villas in the most sought-after areas of the city of Larnaca. Some of its projects are underway or in the pipeline awaiting the town planning and building permits.

In its path of expansion and quest into new markets, SERAY DEVELOPMENTS spotted an opportunity for growth in emerging Armenia where it set up SERAY HOMES LTD in 2018. It is currently in the process of obtaining a building permit for a 20-unit residential project in the select Verin Andarayin area in the capital city of Yerevan.

SERAY DEVELOPMENTS views development as far more than laying bricks and mixing mortar. It considers each project as a new opportunity to build lasting relations with clients, associates, staff and the community at large.



MISSION

SERAY DEVELOPMENTS

aims at maintaining and strengthening its reputation through offering quality products, combined with timely and reliable service at competitive prices while contributing to the real estate sectors of Lebanon, Cyprus and Armenia.

VISION

SERAY DEVELOPMENTS

relentlessly endeavors to be known as a client service-oriented enterprise not only in Lebanon, but also in Cyprus and Armenia.

VALUES

SERAY DEVELOPMENTS

continuously strives for excellence in quality and service. SERAY DEVELOPMENTS operates with reliability, transparency and fairness. SERAY DEVELOPMENTS always remains committed to adhering to its contractual obligations.



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VERGINA 1942



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