



SERAY

— DEVELOPMENTS —

SERAY 11

“ WE WORK HARD TO HOUSE YOUR DREAMS ”



CORPORATE PROFILE

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 District 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.

GREAT LOCATIONS

• INNOVATIVE DESIGN

• QUALITY WORKMANSHIP

• VALUE FOR MONEY

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.



Situated in the Krassas area on the outskirts of Aradippou and in close proximity to the historic Kamares Aqueduct, the popular Cineplex and schools, in addition to plethora of amenities, the project is characterized by its tranquility and charm overlooking a large green area. Only eight minutes are needed to reach the Larnaca International Airport and the City Center and ten minutes to arrive at the highly acclaimed Makenzie and Finikoudes beaches. Positioned at one kilometer from the intersection of three main highways, namely Nicosia, Limassol and Ayia Napa, the project's location is ideal to travel throughout the island.

Conceived by the prestigious Code Architecture Studio, the project 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 three floors, the project boasts six apartments. The first two floors house four identical apartments, each featuring a living/dining area, kitchen, a master bedroom with its en-suite bathroom, a bedroom, a bathroom and two balconies. The rear balcony has provisions to be converted into a third bedroom. The two third floor apartments, the internal plans of which are identical to the lower floors, benefit from individual private roof-gardens enjoying amazing views of the surrounding scenery. Each apartment is allocated one covered parking spot and a storage room on the ground level. Laid out in a way to offer maximum brightness, an abundance of living space and proper ventilation, the living quarters of the project are a blend of privacy, convenience, functionality and comfort.

FIRST FLOOR PLAN LAYOUT



VALUE FOR MONEY



QUALITY WORKMANSHIP



ROOF PLAN LAYOUT



PARKING LAYOUT



GENERAL SPECIFICATIONS

- **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 and painted in three (3) coats.
For insulation purposes, polystyrene panels of 5 cm 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: Imported high quality ceramic tiles 60 cm x 60 cm of 15€/m² at supply price.
Interior: Bedrooms – laminated parquet of 18 € with installation.
Bathrooms: Imported high quality ceramic tiles of 15€/m² at supply price. Walls to be tiled up to the ceiling.
Balconies: Imported high quality anti-slip 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 or stamped concrete.
Roof Garden: Imported high quality antislip deck tiles of 15€/m² at supply price.
- **Aluminum Works:** MU 3000/2075 powder-coated thermo-insulated and double-glazed sliding and/or opening doors and windows according to Cyprus energy efficiency regulations. High quality marble of 3 cm under all windows.
Balcony Balustrades: Front balustrades with 16 mm laminated glass. Back balcony balustrades with brick walls.
- **Woodworks:** Entrance Doors: Laminated and thirty-minute fire-resistant according to the Fire Department Regulations of Cyprus.
Interior Doors: Laminated 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.
- **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.
- **Sewage Works:** All provisions for connection to the main sewage system of Larnaca.
- **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.

DISCLAIMER

The information contained herein is solely for guidance purposes and does not constitute an offer or contract. All illustrations appearing herein are artist's impressions and only architectural plans annexed with the Sales Agreement are deemed to be legally binding. The figures do not include the square meters of the communal areas and parking. They are rounded off and are therefore an approximation. The exact figures will be those included in the separate title deed of each unit.



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