



SERAY 8

— NEXUS —



“We Work hard to house your dreams”

PROFILE

NEXUS stands out as a new landmark development setting high standards for modern-day living in Larnaca. Designed by the prestigious Code Architecture Studio, the contemporary architecture is enhanced by the use of state-of-the-art materials which highlight detail and provide an inviting architecture.

This unique four-storey development boasts eight apartments. The first three storeys have two 2-bedroom apartments per floor. The fourth floor consists of two 2-bedroom apartments, in addition to their roof gardens offering a pleasant view of the surroundings. Connected to the apartments through private exterior stairs, both roof gardens also provide a room with all the necessary provisions for a bathroom.

Each apartment has its own storage room and an allocated covered parking space.



Location

NEXUS is a very short drive away from the City Center right between Cineplex and the Larnaca Fire Brigade Station and a mere seven-minute drive from Larnaca International Airport with easy access to the main motorway network. The project is located in close proximity to all amenities which make the project ideal for residential and office use.

The location of the building has been carefully selected to enable its residents to enjoy the serenity of the neighborhood and enjoy the City's vibe in a blink of an eye.



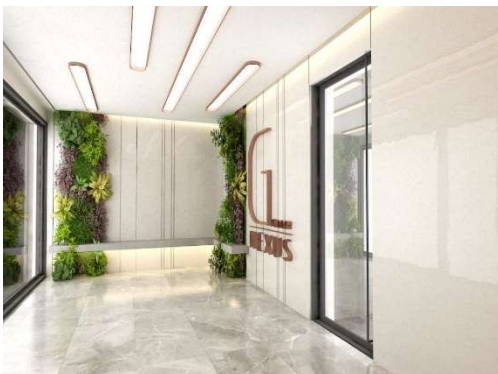
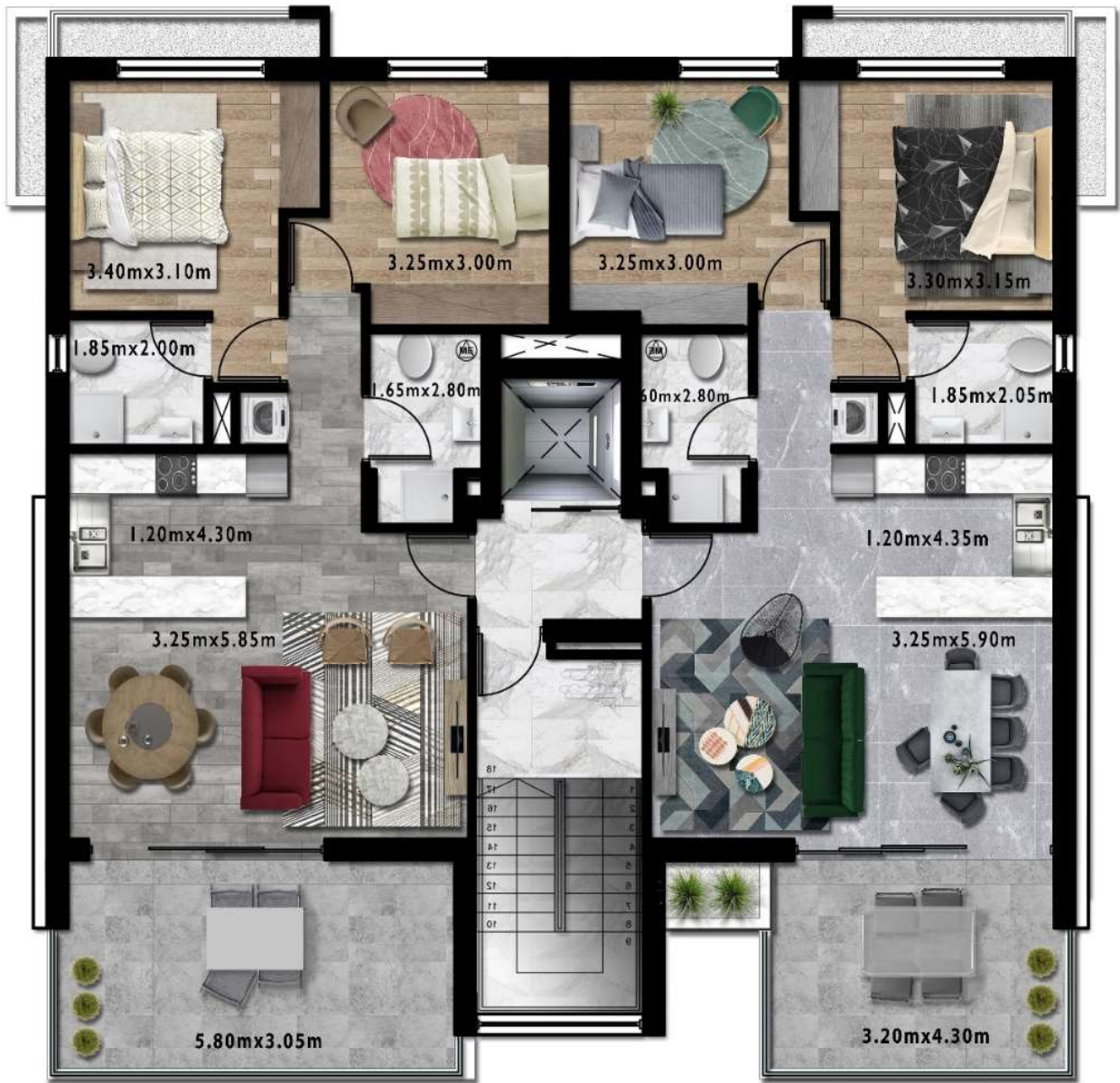
- Great Locations
- Innovative Design
- Quality Workmanship
- Value for Money

Ground Floor Plan





First Floor Plan



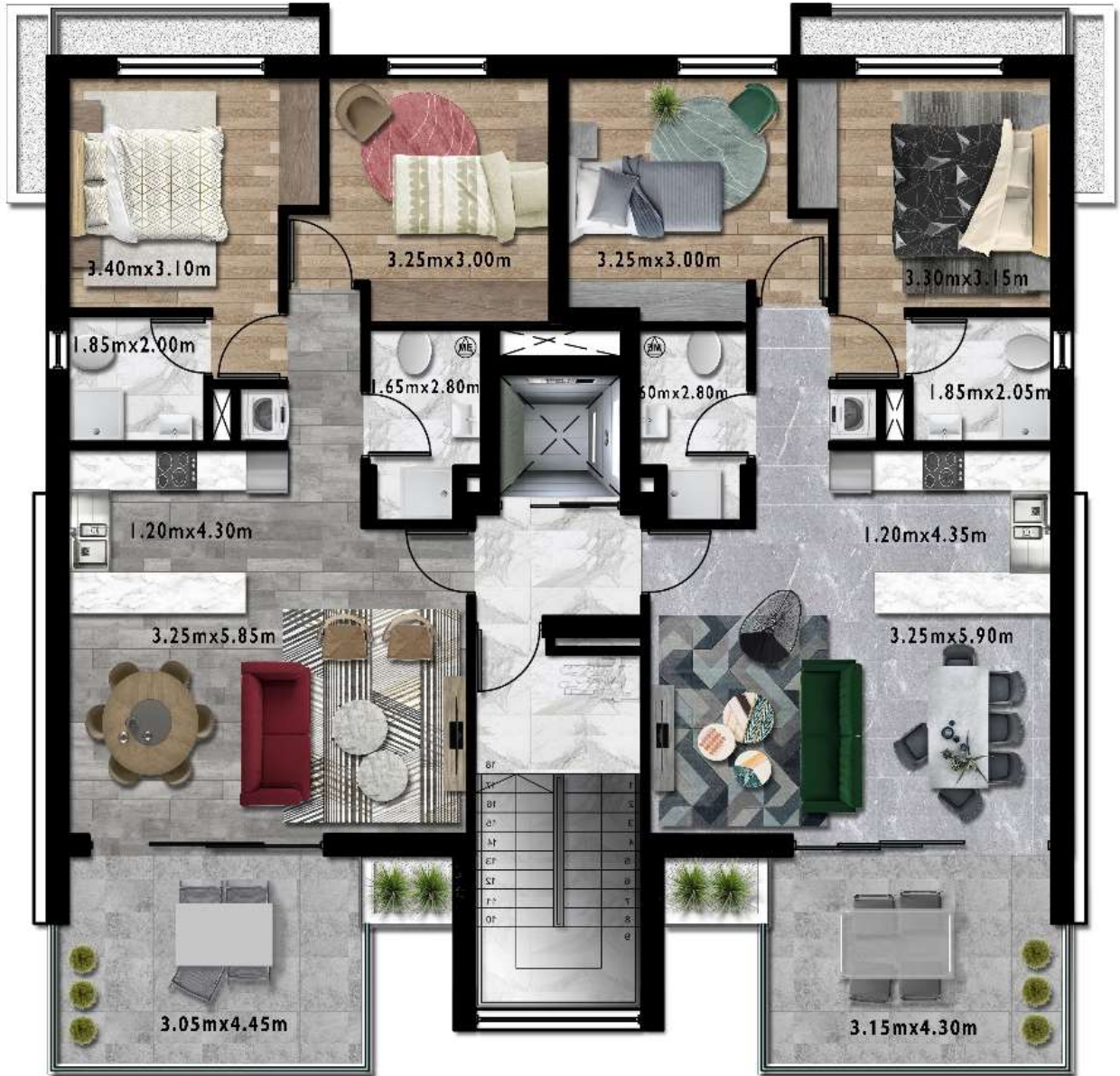


Second Floor Plan



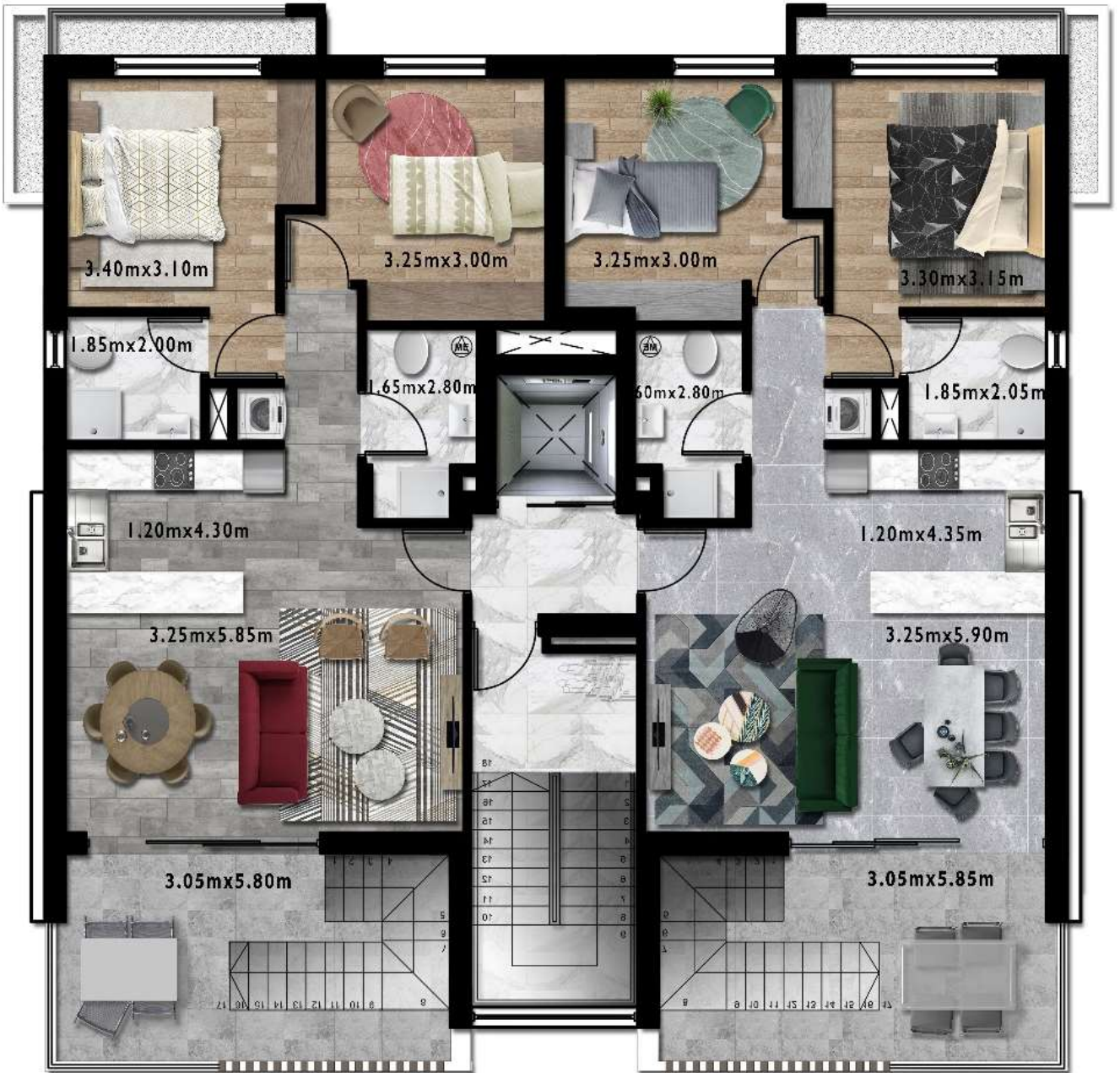


Third Floor Plan





Fourth Floor Plan



Roof Floor Plan



SERAY 8 - NEXUS FLOOR AREAS

Floor	Unit Number	Internal Area (sq.m.)	Number of Bedrooms	Covered Balconies (sq.m.)	Uncovered Balconies (sq.m.)	Flowerbeds	Roof Garden (sq.m.)	Storage + Parking	Total Areas (sq.m.)
1st Floor	Flat 101	78.7	2	16.4	2.8			1+1	97.9
	Flat 102	79.2	2	14.7		1.4		1+1	95.3
	Common Area	18.3							
2nd Floor	Flat 201	78.7	2	15.2		1.2		1+1	93.9
	Flat 202	79.2	2	16.1	3.2			1+1	98.5
	Common Area	18.3							
3rd Floor	Flat 301	78.7	2	15.2		1.2		1+1	93.9
	Flat 302	79.2	2	14.7		1.4		1+1	95.3
	Common Area	18.3							
4th Floor	Flat 401	78.7	2	19.2			30.5		128.4
	Flat 402	79.2	2	19.2			30.4		128.8
	Common Area	18.3							

GENERAL Specifications

- **Structure:**

Anti-seismic reinforced concrete in conformity with the European Code and seismic regulations.

- **Masonry:**

Thermo-insulated hollow clay brick walls of 25 cm width for external walls and 10 cm width for internal walls. For insulation purposes, polystyrene panels of 8 cm to be installed on the external surfaces.

- **Exterior Finish:**

High Pressure Laminate (HPL) cladding on the front elevation. Three (3) layers of plastering and one (1) coat of acrylic paint.

- **Interior Finish:**

Three (3) layers of plastering, three (3) layers of spatula and three (3) layers of paint.

- **Floor Covering:**

Living, dining, kitchen and corridor: Imported high quality ceramic tiles of 20€/m² at supply price.

Interior: Bedrooms – laminated parquet with skirtings 20 € 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 with rail on top.

- **Woodworks:**

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

Interior Doors: Laminated doors.

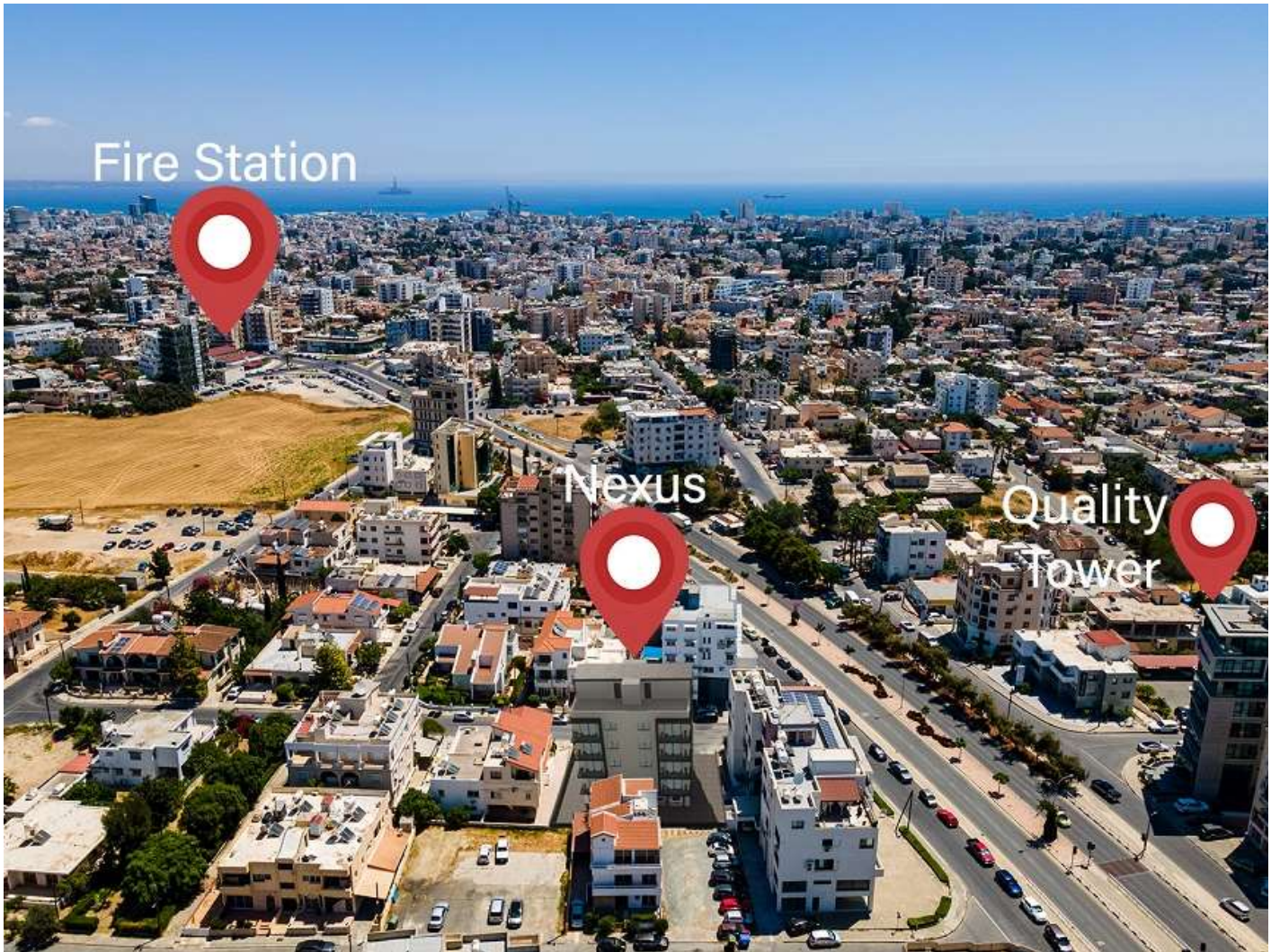
Kitchen: Upper/lower melamine cabinets with laminated doors and drawers with soft-close accessories.

Countertop: Granite of 130€/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 1200 € 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 Class A energy efficiency regulations.
Photovoltaic panels to be installed on the roof for reducing energy consumption.

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Address: Constantinou Paleologou No6, Alexandrou Court 2, Larnaca, Cyprus.
Phone: + 357 24 25 10 08
Mobile: + 357 99 52 92 66
E-mail: info@seraydevelopments.com
Website: www.seraydevelopments.com