

A PROJECT BY



MEMBER OF PIRAEUS BANK

PROMOTER & CONSULTANTS

PROJECT & PROPERTY MANAGERS PHILOKTIMATIKI PUBLIC LTD

A public company established in 1988 and registered in the Cyprus Stock Exchange with main activities the development of land and real estate property and the provision of expert technical and construction services. The Company is well-known in Cyprus for always offering high standards.

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ARCHITECTS CONSTANTI ARCHITECTS

ALAMINOS *Seaview* VILLAS

YOUR IDEAL HOME UNDER THE MEDITERRANEAN SUN

A PROJECT BY PHILOKTIMATIKI PUBLIC LTD

PHILOKTIMATI KI PUBLIC LTD

PHILOKTIMATI KI PUBLIC LTD is a Cypriot land developer, real estate service provider and a contractor of concrete and steel buildings. A Nicosia based company that was established in 1988 as a residential developing company and in 1989 became a Public Company registered on the Cyprus Stock Exchange. Philoktimatiki Public Ltd is a member of Piraeus Bank Group and has many strategic allies in the Cyprus region.

“ Our mission is to play an important role in offering high standard total solutions in the field of property development,construction and related services.”

VISION

Our vision is to assume a leading role in the offering of single-source specialised profitable services in the field of property development, construction and related services with nucleus the quality of our people, strategic allies and our flexible organisation structure.

Our primary focus is on

EXCLUSIVE PROPERTY DEVELOPMENT

- Office Buildings
- Retail Buildings
- Industrial Buildings
- Residential Buildings
- Land Division

BUILDING CONSTRUCTION

- Concrete Buildings
- Steel Buildings (ZAMIL Pre-Engineered Steel Buildings)

REAL ESTATE AND OTHER SERVICES

- Real Estate Services, real estate investment and development in Greece through Piraeus Bank Real Estate
- Project Management
- Construction Management
- Property Management
- Management of Property Companies
- Feasibility - Viability studies



ALAMINOS *Seaview* VILLAS

AN EXCLUSIVE PROJECT UNDER THE MEDITERRANEAN SUN

PROJECT DESCRIPTION

This exclusive development is located in Alaminos village, 28 kilometers from the city of Larnaca, in a prime location with excellent view of the Mediterranean. It is 800 metres from the beach on the south coast of the easternmost island of the Mediterranean, between the villages Agios Theodoros and Mazotos. It is at walking distance from the seashore, 20 minute drive from Larnaca airport, 25 from Nicosia, 35 from Limassol and 15 from Tersephanou future Golf course.

The complex comprises of ten luxury three bedroom two stories villas varying from 170m² to 220m² covered area, in large plots from 450m² to 750m² area each.

The villas have spacious living areas on the ground floor with a well laid out kitchen and open plan lounge/dining room. All three bedrooms are large with build-in cupboards and have terrace.

ALAMINOS VILLAGE

Alaminos village is a small community with population of 300 people. The village appears marked as Alamino in old maps. Its name was considered of French origins and was erroneously related by several researchers to the monastery of St. George "Alamanos", where "Alamanos" is of mediaeval origins. Crossing the community you will travel through narrow, picturesque alleys, which provide a different dimension of the landscape, through the imposing presence of the old, traditional houses that are ridden in green and flowers. Most houses, almost untouched and without any alteration, witness the rich history of the place.



AREA MAP

- 1 ALAMINOS SEAVIEW VILLAS
- 2 LARNAKA CITY
- 3 TO LIMASSOL
- 4 FUTURE SPORTS VILLAGE RESORT
- 5 ALDIANA HOTEL AND RESORT
- 6 ALAMINOS SANDY BEACH
- 7 ALDIANA SANDY BEACH
- 8 ALAMINOS MARINA



THE CITY OF LARNAKA

The town of Larnaka is built over the ancient city kingdom of Kition, a rich sea port and major centre of the copper trade and later a Phoenician stronghold. Its remains can be seen today in its cyclopean walls made of giant blocks of stone and a complex of 12th century BC Mycenaean Greek temples.

Larnaka was the second home of St. Lazarus, who lived here after his resurrection and later became its first Bishop. The impressive 10th century Church of St Lazarus in the centre of the town was built over the saint's tomb and is one of the finest examples of Byzantine architecture in Cyprus. Stroll along the palm-lined sea-front promenade, known as "Phinikoudes", and indulge in some people-watching at one of the many pavement cafes or restaurants. The nearby marina is a favourite haunt for a friendly community of local yacht owners as well as yachtsmen from all over the world.

New major upcoming project

New international airport in Larnaka

New proposed golf course in Tersefanou village

Large private hospital

Expansion of Larnaka marina, port and Phinikoudes promenade

Theme park

Branded athletic village holiday resort

Zyghi Marina



The island of Cyprus



Cyprus is the third largest island in the Mediterranean, after Sicily and Sardinia and is situated in the north-east basin of the Mediterranean Sea at the crossroads of Europe, Asia and Africa. Cyprus is a member of European Union. It is 25 min flying time from Israel & Lebanon, 40 min from Egypt, 1 hour from Greece, 2 hours from Italy, 3 hours from Switzerland and Germany and 4 hours from UK, Norway, Sweden and Finland.

The estimated population of Cyprus is about one million with Greek Cypriots, the largest ethnic group, accounting for almost 80%. Turkish Cypriots, British, Armenians, Maronites and other ethnic groups make up the remaining 20%.

Cyprus has a long and varied history. The Mycenaeans Achaean brought their civilization here, establishing the first Greek roots 3.000 years ago. Its strategic position made it an object of contest among the great powers ruling the world at different time including Phoenicians, Assyrians, Egyptians, Persians, Romans, Crusaders, Venetians, Ottomans and the British. Each one of these people, in its own way, left its mark on the island but the Greek character of the island remains predominant.



Here you find prehistoric settlements, ancient Greek temples, Roman theatres and villas, early Christian basilicas, Byzantine churches and monasteries, Crusader castles, Gothic churches and Venetian fortifications. The Apostles of Christ walked this land.

The cultural heritage of a people is its most important asset, its identity and sense of continuation through time. In the villages, old customs and traditions are still kept alive. Young girls still engage in lace-making just as their grandmothers did before them. Potters still create wondrous anthropomorphic shapes to decorate their earthenware vessels and the sound of hand-looms can still be heard, whilst, men in traditional baggy trousers, “vraka”, still congregate at the coffee shop for a game of backgammon.

The aura of the Great Goddess of Cyprus, Aphrodite, is still present in Pafos and all over the sweet land of Cyprus in the beauty of the landscape, the mildness of the climate and the charm of the people.



The immortal words of Euripides and Sophocles ring out on warm summer evenings at the Ancient Kourion Theatre and Pafos Odeon during performances of ancient Greek drama.

In September wine flows free and the spirit of Dionysus, God of wine and merriment, is present in the wine festival. In the narrow streets of the walled city of Lefkosia, the coppersmith works with metal as did his ancestors 5.000 years ago. In the shade of old houses with their overlooking balconies, the flavor of the past lingers among the old typical stone houses.

Cyprus is blessed with natural beauty that ranges from golden beaches and rugged coastlines to rolling hills and forest clad mountains, and is dotted with picturesque villages, each with its own traditional charm.

In Cyprus the past co-exists side by side with the present in a unique tapestry of living history.

SITE PLAN



ALAMINOS *Seaview* VILLAS

YOUR IDEAL HOME UNDER THE MEDITERRANEAN SUN

Our design, rooted in the Mediterranean tradition of simple sculptural forms bathed in sunlight, aims at creating elegant compositions with clear references to a long tradition of seaside architecture that is suggestive of a relaxed life style in comfortable luminous spaces infused with subtle luxury.

The composition concept merges a functional layout-plan with a unique design approach for each individual villa while at the same time utilizing to the maximum effect the sea-view and the direct proximity to the beach.

Each of the six villas is of a different architectural design, carefully thought out in its forms, spaces and tactile qualities. While their individual uniqueness is

enhanced by the fact that there is no repetition between them, all six villas share the same architectural language thus bestowing a desirable architectural unity and aesthetic to the whole of the Project.

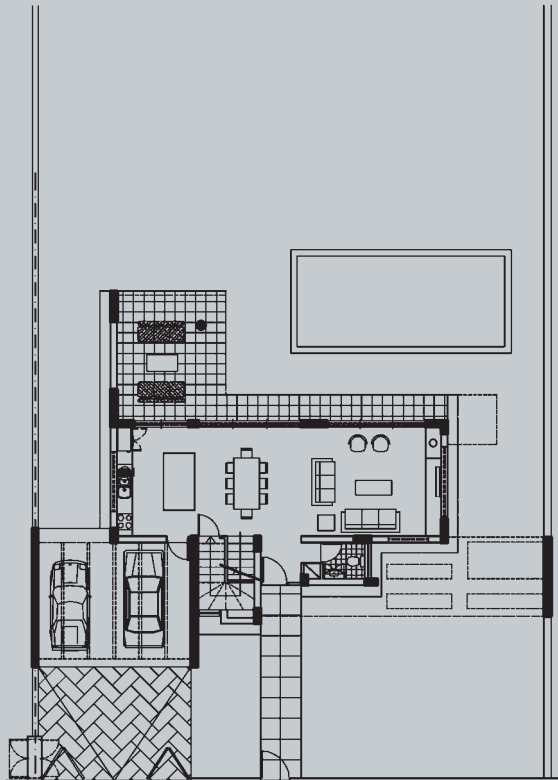
Furthermore, great care has also been taken so as to ensure that all the rooms and spaces of each villa have a desirable southwestern orientation opening to large individual gardens and facing the sea while, at the same time, ensuring the occupants privacy from the public street.

CONSTANTI PROJECT ARCHITECTS

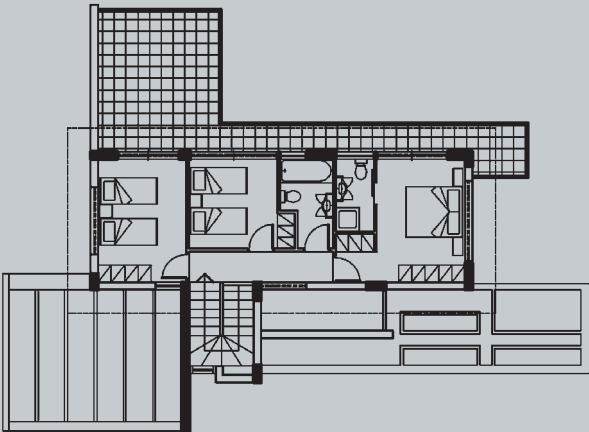
VILLA MODEL

A

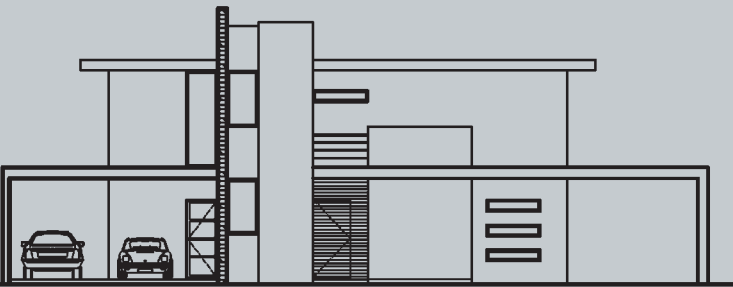
PLOT AREA	528 - 764m ²
NUMBER OF VILLAS	4
TOTAL COVERED AREA: 219m ²	



GROUND FLOOR PLAN



UPPER FLOOR PLAN



NORTH ELEVATION

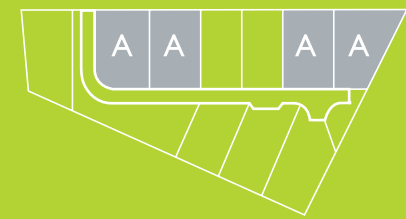


FRONT VIEW

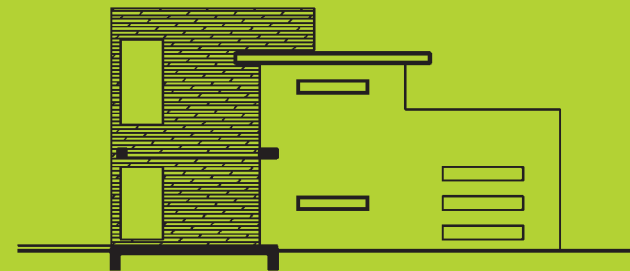
INTERIOR VIEW



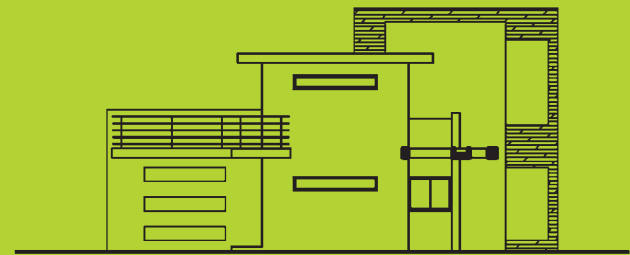
VILLA LOCATION



EAST ELEVATION



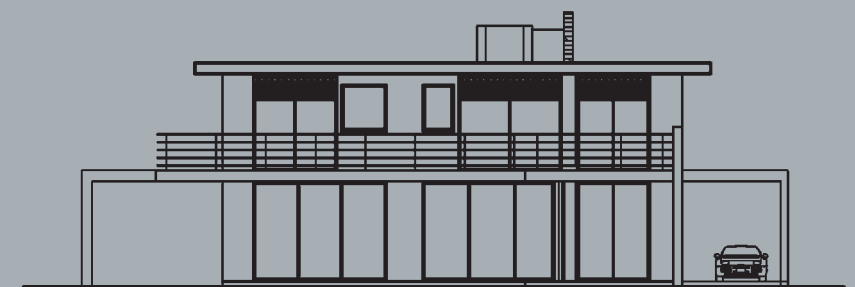
WEST ELEVATION



SIDE VIEW



SOUTH ELEVATION

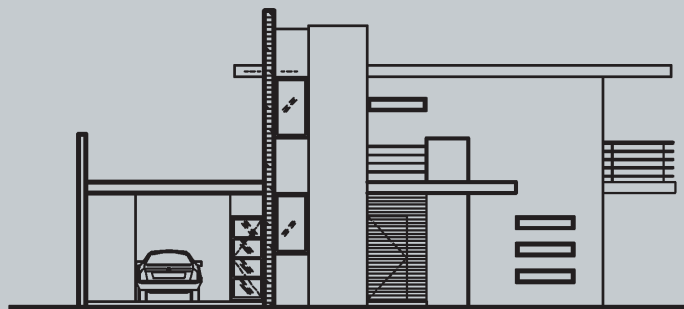


VILLA MODEL

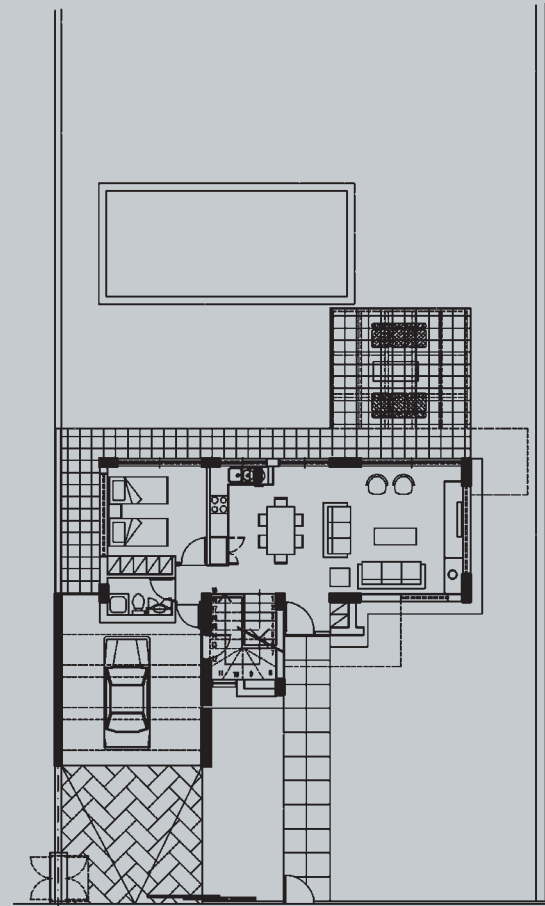
B

PLOT AREA 444 - 451m²
NUMBER OF VILLAS 2

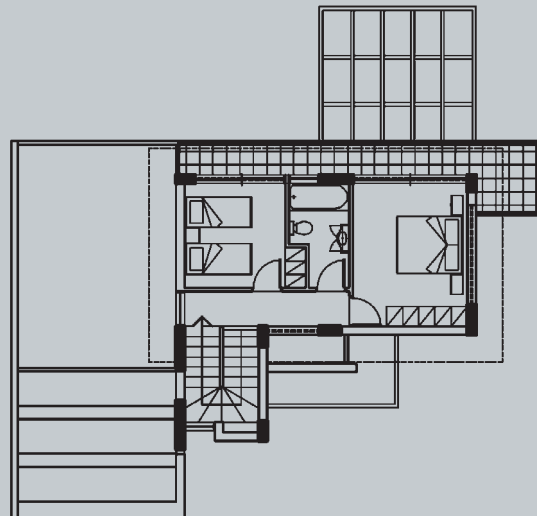
TOTAL COVERED AREA: 176m²



SOUTH ELEVATION



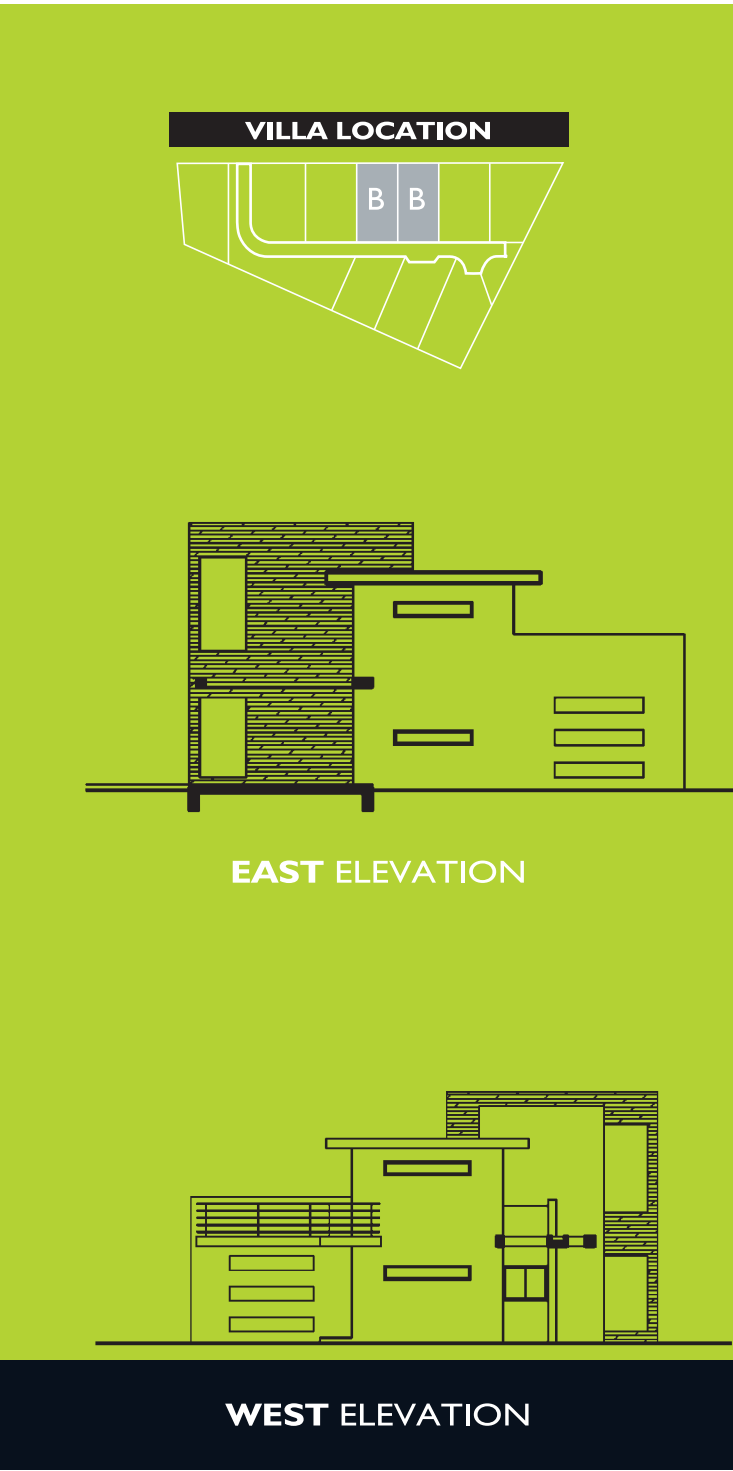
GROUND FLOOR PLAN



UPPER FLOOR PLAN



FRONT VIEW

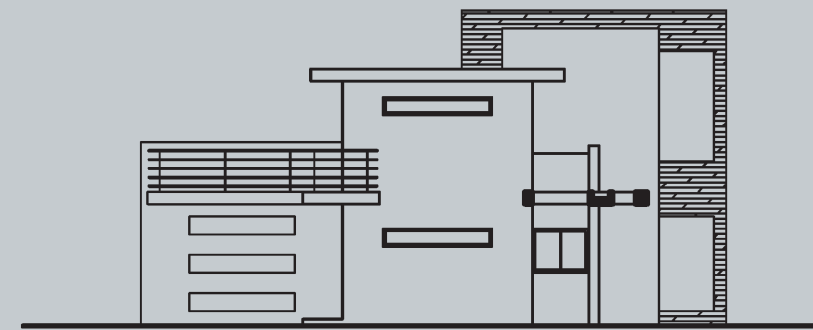


VILLA MODEL

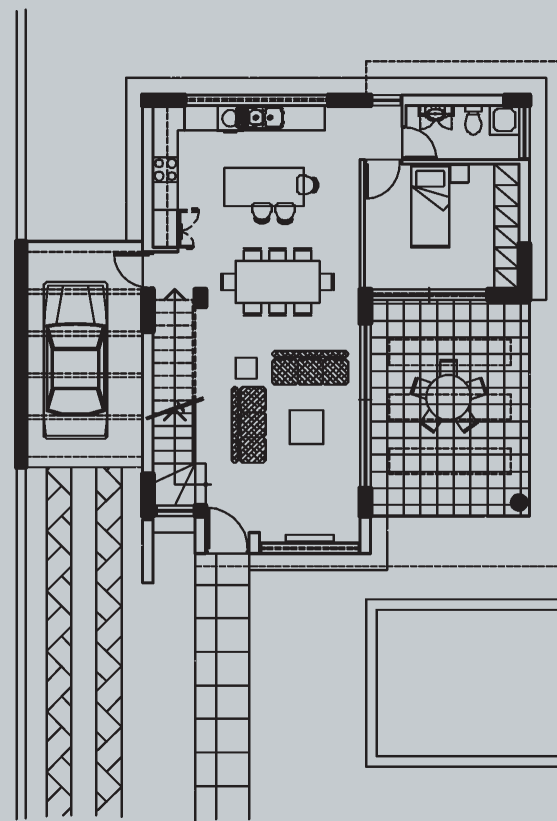
C

PLOT AREA 485 - 815m²
NUMBER OF VILLAS 4

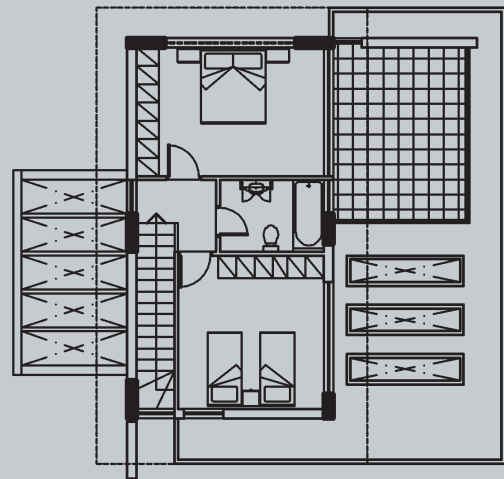
TOTAL COVERED AREA: 168m²



WEST ELEVATION



GROUND FLOOR PLAN



UPPER FLOOR PLAN

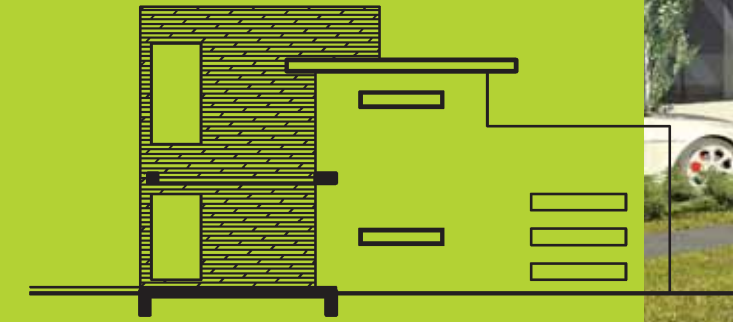
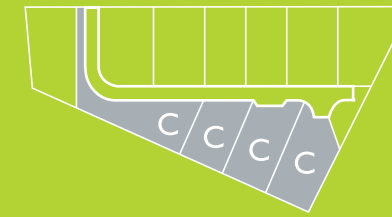


FRONT VIEW

INTERIOR VIEW



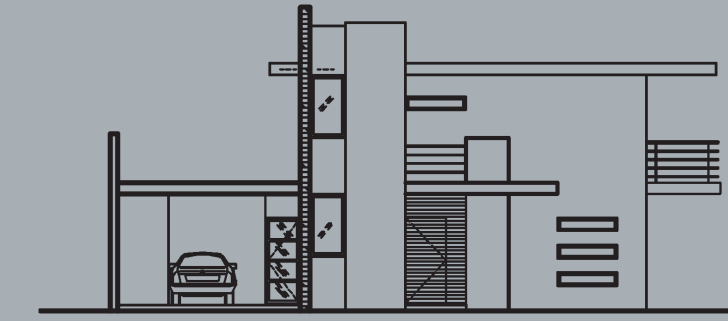
VILLA LOCATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

GENERAL SPECIFICATION

Concrete structure
Reinforced concrete frame, designed in accordance to the Cyprus seismic code and the European rules and regulations.

Walls
External walls of high quality 250mm thick hollow clay bricks and internal partition walls of 100mm thick clay brick.

External surfaces rendered with a two coat plaster system and finished with a combination of natural stone and one coat waterproof finishing plaster. The external plastered surfaces are painted with “Sandtex” paint as shown on the drawings.

Internal surfaces rendered with a three coat plaster system, finished with 3 coats of emulsion paint. Special galvanised angle-bids protect internal plastered corners.

Bathroom and toilet walls lined with ceramic wall tiles valued at EURO 12/m². Tiles of same value lined between kitchen wall cupboards and bench.

Guest toilets at ground floor lined with marble to a height of 110cm.

Floors
The entrance hall, living and dining areas, kitchen, staircase, ground floor bedrooms, corridor, bathrooms and toilets and upper floor verandas covered with ceramic floor tiles valued at EURO 15/m².
The entrance corridor from the main gate paved with ceramic tiles. The drive-way covered with colored stamped concrete.

The upper level bedrooms with laminated parquet floor of a value of EURO 17/m².

Ceilings
Concrete ceilings finished with spatula and three coats of emulsion paint. Waterproof gypsum board ceilings placed in all bathrooms.

Roofs
Sloping roofs constructed with concrete slabs and covered with insulation system.

Doors and Windows
All internal doors in softwood frame and beech wood veneer panel with polyurethane varnish.

The entrance and kitchen doors with softwood frame and softwood solid leaf with 3 coats of high quality oil paint.

Internally, balcony doors and windows with ivory coloured aluminium, with double glaze sliding sections.

Kitchen cupboards & Bedroom wardrobes
Kitchen cabinets of Italian make with beech veneer doors and granite worktop surface.

Bedroom wardrobes with melamine and beech veneer doors.

Sanitary fixtures and Mixers
Sanitary fixtures of high quality European make, complete with accessories. Stainless steel sink in the kitchen.

Mixers with single-leaver chrome-plated.

All wash basins with a wooden vanity cupboard topped with marble with a semi recessed basin.

Water supply
Hot and cold water supply lines of a “pipe in pipe” system. The system includes the following:

- “Pipe-in-pipe” lines
- Pressurised system
- Plastic water tank 1 ton capacity
- Solar heating water system
- Two external water taps in the garden area
- Direct water supply to the kitchen sink

Sewage
PVC pipes with individual septic and absorption tank sewage system for each villa.

Air Conditioning
Provision (conduits only) for air conditioning split type units in all bedrooms, living and kitchen/dining areas.

Central Heating
Electrical installation (conduits and distribution board only) to receive electric storage heating radiators (not included).

Electricity Supply
3-phase electricity supply to all villas.

Electrical Installation
In accordance with the regulations of Electricity Authority of Cyprus and includes:

- TV points in living area and all bedrooms (provision conduits only)
- Telephone sockets in kitchen, living room and all bedrooms
- One waterproof socket and TV outlet in ground floor veranda
- Two double electricity socket outlets in living room, kitchen and all bedrooms
- External provision for garden lights
- Lights in all areas
- Light sensor at parking and entrance area
- Door bell
- Kitchen hood outlet

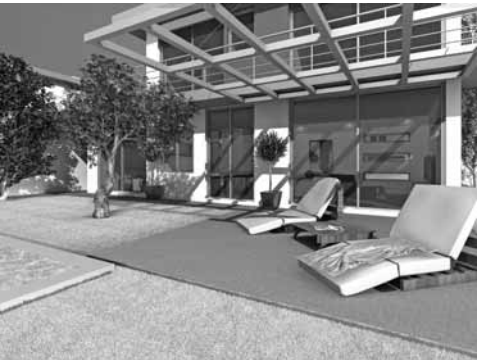
Satellite Dish
Satellite dish of 900mm.

Pergolas
Pergolas as shown on the drawings.

External Areas
The driveway and entrance provided with metal gates. The remaining fencing constructed with concrete foundation walls and galvanised posts with parallel galvanized steel cables.

External Common Areas
The main road covered with asphalt. Pavements with concrete curbs and concrete tiles. The street-front fencing with concrete wall.

Thermal Insulation
Energy efficient houses with thermal insulation materials on roof and walls, for best performance and low U-values, according to European Regulations on Energy Performance of Buildings.



OPTIONAL EXTRAS

Optional extra works can be undertaken following pre-agreement contract.
Please ask for the current price list.

1. Swimming Pool with pavements
2. Fire place
3. Air condition split type units
4. Central heating
5. Jacuzzi bath tab
6. Shutters
7. Additional electric points
8. Pergolas
9. Additional verandas and pavings
10. General landscaping
11. Automated garage gates
12. Barbeque
13. Village stone oven
14. Kitchen appliances
15. Wine Cave
16. Electric appliances
17. Interior and garden furniture

DESCRIPTION & AREAS



PLOT No	PLOT AREA m²	VILLA MODEL	VILLA DESCRIPTION	NUMBER OF BEDROOMS	TOTAL COVERED NET AREA m²	GROUND FLOOR AREA m²	FIRST FLOOR AREA m²	COVERED VERANDA GR.FLOOR m²	COVERED VERANDA 1st FLOOR m²	UNCOVERED VERANDA GR.FLOOR m²	UNCOVERED VERANDA 1st FLOOR m²	PARKING COVERED AREA m²	TOTAL COVERED GROSS AREA m²
1	528	A1	DETACHED TWO-STOREY VILLA WITH THREE BEDROOMS	3	147	77	70	30	12	1	22	30	219
2	546	A2	DETACHED TWO-STOREY VILLA WITH THREE BEDROOMS	3	147	77	70	30	12	1	22	30	219
3	444	B1	DETACHED TWO-STOREY VILLA WITH THREE BEDROOMS	3	122	71	51	20	9	19	5	25	176
4	451	B2	DETACHED TWO-STOREY VILLA WITH THREE BEDROOMS	3	122	71	51	20	9	19	5	25	176
5	574	A3	DETACHED TWO-STOREY VILLA WITH THREE BEDROOMS	3	147	77	70	30	12	1	22	30	219
6	764	A4	DETACHED TWO-STOREY VILLA WITH THREE BEDROOMS	3	147	77	70	30	12	1	22	30	219
7	815	C1	DETACHED TWO-STOREY VILLA WITH THREE BEDROOMS	3	133	77	56	14	5	5	12	16	168
8	588	C2	DETACHED TWO-STOREY VILLA WITH THREE BEDROOMS	3	133	77	56	14	5	5	12	16	168
9	485	C3	DETACHED TWO-STOREY VILLA WITH THREE BEDROOMS	3	133	77	56	14	5	5	12	16	168
10	568	C4	DETACHED TWO-STOREY VILLA WITH THREE BEDROOMS	3	133	77	56	14	5	5	12	16	168

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