



POSEIDON
Beach Gardens



QUALITY
PROPERTY DEVELOPMENTS



Location: Pervolia

Located 16 km from Larnaka town, the coastal community of Pervolia is favoured for the more tranquil beach experience that its 4 km sandy stretch offers, along with interesting, ancient sights.

A popular destination for permanent habitancy as it combines a coastal lifestyle and city living. The area is known for its walkable, friendly and easy to commute character and It is highly attractive for permanent residents and tourists during the summer season. All amenities like banks, tourist shops, supermarkets, bus stops and much more are in a very close range.

Also famous for its Blue-Flag beaches, only a few steps away, the area attracts locals from the surrounding areas. The idyllic and magical scenery, offers one of the most beautiful sunrises anywhere in Cyprus, with the sun rising over the calm and clear waters of the bay.

DISTANCES **TOWNS** (minutes):

Larnaka 15'

Lefkosia 50'

Lemesos 50'

Ayia Napa 45'

DISTANCES **AMENITIES** (minutes):

Beach 1'

Marina 15'

City centre 15'

Airport 10'

Hospital 15'





POSEIDON
BEACH GARDENS





Project description:

Poseidon Garden Villas

The project's architecture is based on Greek island design elements which have been adapted to become homes for permanent or seasonal residence. A variety of designs and sizes aim to fulfil the diverse needs of the prospective residents and their budgets.

DIONYSOS

Detached, two storey beach villa with a building area of 170m², set on individual plot approximately 438m² to 446m².

ELLI

Elli is a type of residence which includes eight terrace ground floor two and three-bedroom bungalows, with a covered area of 80m², set on individual plots of 263m² to 398m².

PERSEFONI

Persefoni includes two detached, two floor properties consisting of three-bedrooms with 153m² of covered areas, set on individual plots measuring from 456m² and 478m² respectively.

RHODOS

Rhodos includes four, two storey two and three-bedroom detached villas with a covered area of 125m², laid on individual plot sizes of 375m² to 394m².

THESEAS

Theseas includes eleven detached and semi-detached two and three-bedroom bungalows with a covered space of 95m² to 103m², set on individual plot sizes that vary from 258m² to 426m².

PEGASOS

Pegasus is a type of residence which includes two, detached two storey beach villas of two-bedrooms, with a covered area of 235m² set on 553m² and 518 m² plot sizes respectively.

As a whole the project comprises various architectural designs, including two and three bedroom homes with possibility of altering the layout order to accommodate an extra bedroom/store. The houses are in single or two storey, detached and semid detached units, with flat or dome shaped roofs. With the exception of the apartments which have no private pools (optional), all units have spacious private gardens, private parking and parking for visitors.





Meneou

Fast food shop

Sushi bar

Restaurant

Restaurant

Bank

Clothes & shoes shops

Bakery

Ice cream shop

Police station

Kiti

Pharmacy

Restaurant

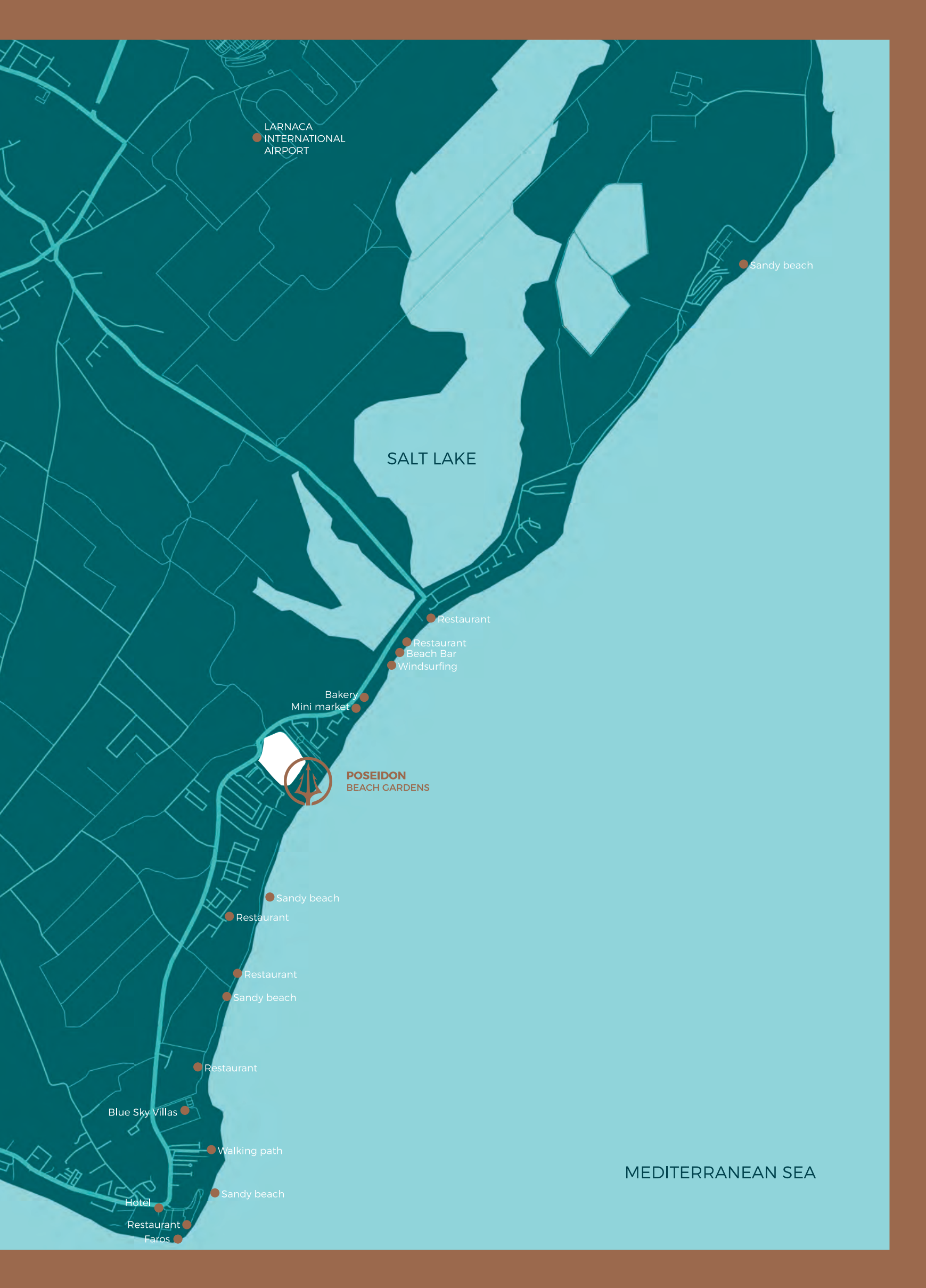
Coffee shop

Restaurant

Pervolia

Restaurant

Tersefanou



LARNACA
INTERNATIONAL
AIRPORT

Sandy beach

SALT LAKE

Restaurant

Restaurant
Beach Bar
Windsurfing

Bakery
Mini market



POSEIDON
BEACH GARDENS

Sandy beach

Restaurant

Restaurant
Sandy beach

Restaurant

Blue Sky Villas

Walking path

Sandy beach

Hotel

Restaurant

Faros

MEDITERRANEAN SEA



POSEIDON
BEACH GARDENS

A home under the sun





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ELLI

PLOT 30: 377m² - Villa 79.5m²
PLOT 33: 398m² - Villa 79.5m²
PLOT 39: 264m² - Villa 79.5m²
PLOT 40: 263m² - Villa 79.5m²
PLOT 49: 376m² - Villa 79.5m²
PLOT 50: 385m² - Villa 79.5m²
PLOT 58: 279m² - Villa 79.5m²
PLOT 59: 311m² - Villa 79.5m²

THESEAS

PLOT 31: 363m² - Villa 103m²
PLOT 32: 363m² - Villa 103m²
PLOT 35: 420m² - Villa 95m²
PLOT 38: 277m² - Villa 95m²
PLOT 41: 258m² - Villa 95m²
PLOT 44: 270m² - Villa 103m²
PLOT 60: 316m² - Villa 103m²
PLOT 51: 390m² - Villa 103m²
PLOT 52: 400m² - Villa 103m²
PLOT 53: 426m² - Villa 103m²
PLOT 57: 290m² - Villa 103m²

DIONYSOS

PLOT 42: 440m² - Villa 149m²
PLOT 43: 438m² - Villa 151m²
PLOT 61: 466m² - Villa 151m²

PEGASOS

PLOT 10: 553m² - Villa 235m²
PLOT 11: 518m² - Villa 235m²

PERSEFONI

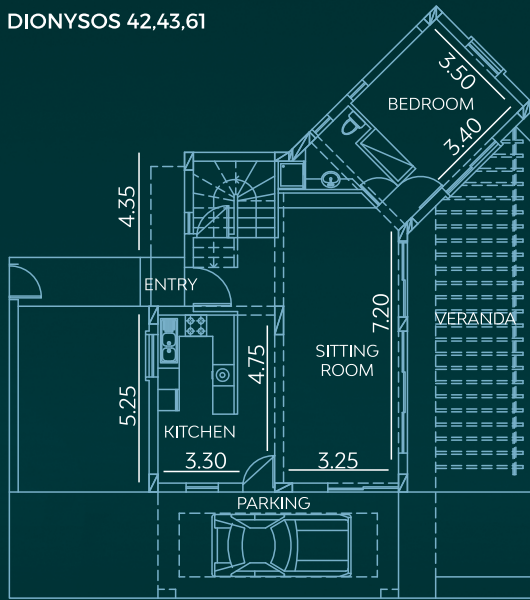
PLOT 34: 456m² - Villa 153m²
PLOT 54: 478m² - Villa 153m²

RODOS

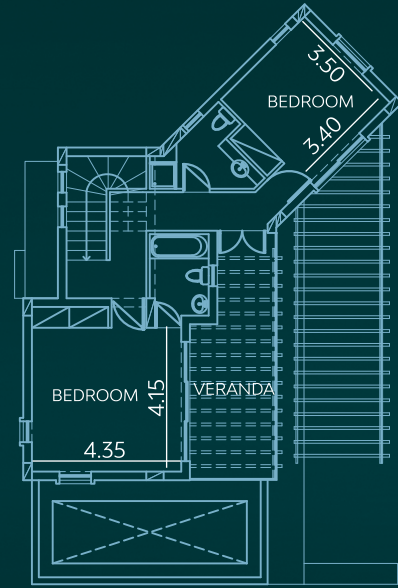
PLOT 36: 394m² - Villa 125m²
PLOT 37: 392m² - Villa 125m²
PLOT 55: 375m² - Villa 125m²
PLOT 56: 376m² - Villa 125m²



DIONYSOS 42,43,61

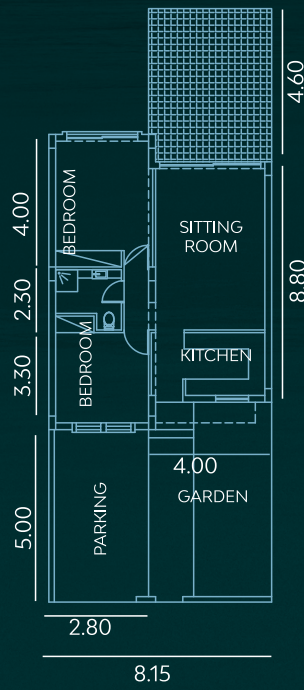


GROUND FLOOR

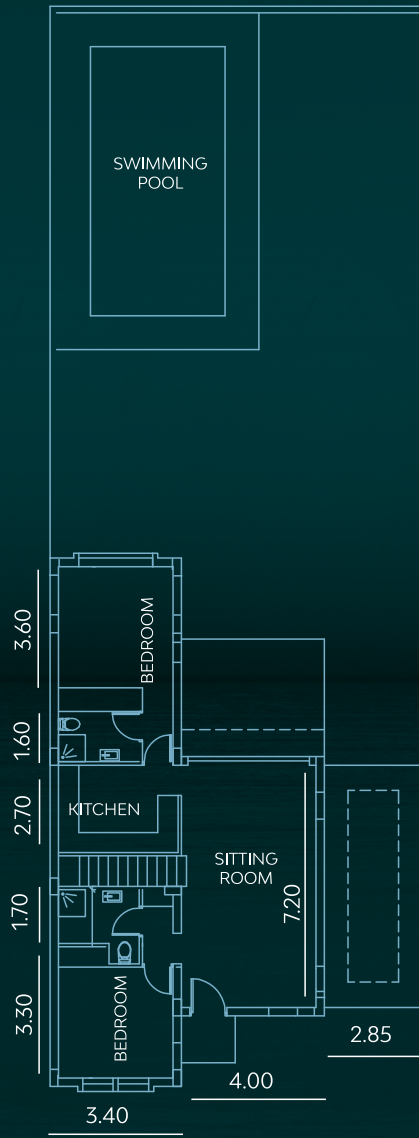


FIRST FLOOR

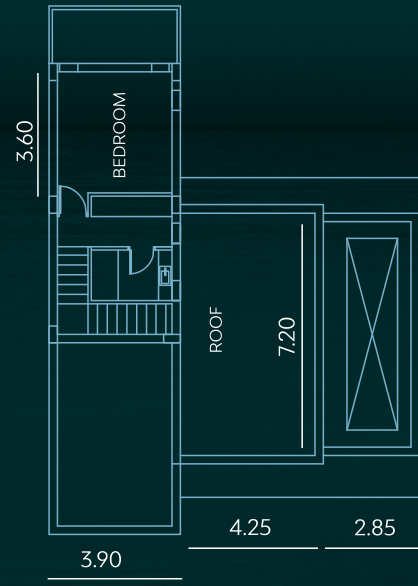
ELLI 30,33,39,40,49,50,58,59



RHODOS 36,37,55,56

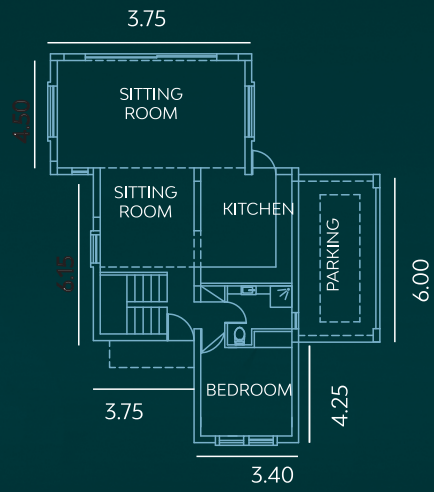


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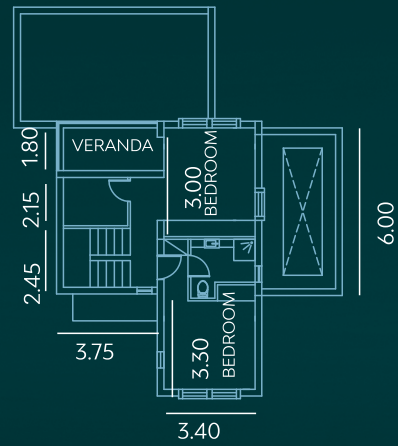


FIRST FLOOR

PERSEFONI 34

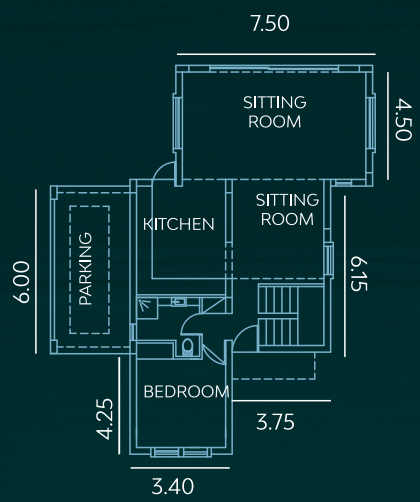


GROUND FLOOR

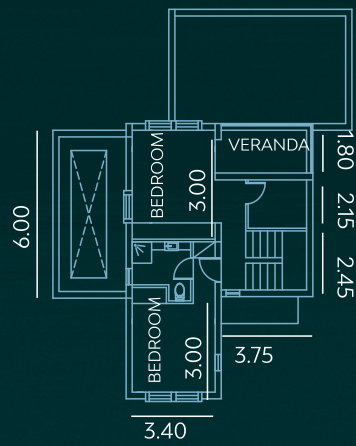


FIRST FLOOR

PERSEFONI 54

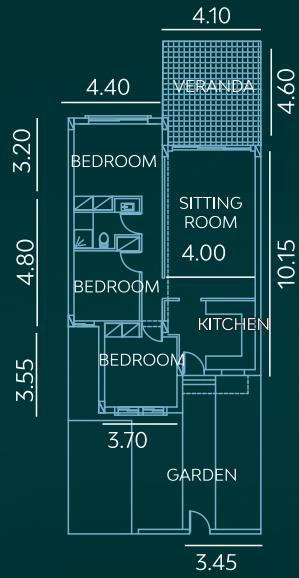


GROUND FLOOR



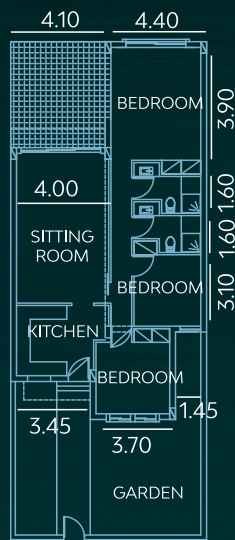
FIRST FLOOR

THESEAS 35



GROUND FLOOR

THESEAS 31, 32, 38, 41, 44, 51, 52, 53, 57, 60



GROUND FLOOR



Technical Specifications: Poseidon Garden Villas

STRUCTURES

The structures will be of reinforced concrete according to the drawings, the Cyprus concrete code design and the Cyprus anti-earthquake design, rules and regulations.

WALLS

All the walls will be constructed with high quality hollow clay blocks.

PLASTERING

Internal surfaces will be plastered and painted with three coats of emulsion paint. Externally, all the surfaces will be plastered and painted with three coats of paint.

FLOORS AND WALL COVERING

All Living, Kitchen and bedroom areas will be of ceramic – granite tiles of supply price €20/m². Bathrooms will be tiled (floors and walls) with ceramic tiles of supply price €20/m². Staircases will be of granite/ marble finish (supply cost €70 per step). All verandas will be of anti-slip tiles supply price €20/m².

SANITARYWARE

Sanitary Fittings: All of 1st quality total supply cost €2,700 per house (Inclusive of Sanitary Accessories).

DOORS AND WINDOWS

External Doors and Windows: Double-glazed aluminium sections.

Internal Doors: Timber melamine finish (oak or equivalent). Entrance doors will be of timber sections (Irocco or equivalent).

WARDROBES AND KITCHEN

Timber with melamine finishes to all areas shown on drawings. Kitchen worktop will be granite of supply cost €170/m.

WOODEN PERGOLAS

The wooden pergolas are constructed from first quality solid wood, as shown on the drawings.

ELECTRICAL INSTALLATION

The installation will be done according to the drawings and E.A.C approval.



WATER SUPPLY

All as per plans with pipe in pipe system and pressure system. Solar panels and 1500 liters capacity PVC water tank are included.

COOLING/ HEATING

Full installation and commissioning of A/C units (For heating and cooling) in all areas.

PRIVATE POOL

A private pool, size 4X8m, skimmer type, will be constructed with concrete and internally covered with liner. There will be installations for lighting, cleaning equipment, etc.

EXTERNALS

- All the main roads will be covered with asphalt.
- All the secondary roads will be covered with concrete slabs Daliko type or asphalt.
- All the squares will be covered with concrete slabs, Daliko type or asphalt.
- The private footpaths will be constructed with kerbs and concrete slabs, Daliko type or concrete slabs.
- At the front of the houses the fencing will be constructed with concrete (maximum height 1.2m) and will be painted with three coats of external paint. The driveway opening and yard entrance will have metal gates.





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