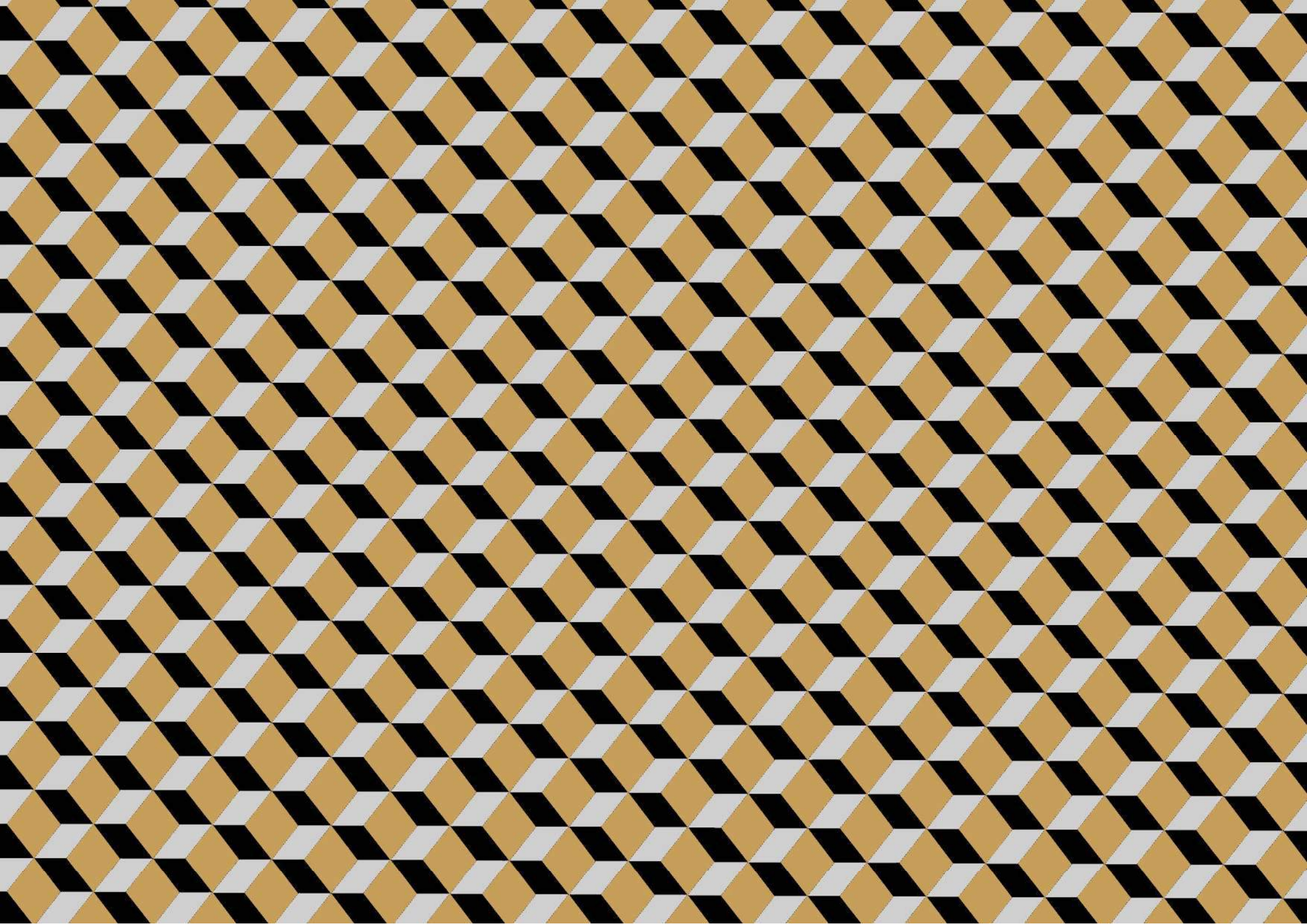


ARSINOIS RESIDENCE

L A R N A C A



Developed By

ZAVROS & SONS 

CONSTRUCTION & DEVELOPMENT

Website: www.zavrosandsons.com

Email: info@zavrosandsons.com

ARSINOIS RESIDENCE

L A R N A C A



Location, Location, Location

ARSINOIS RESIDENCE is situated in the most exclusive residential area, literally in the heart of Larnaca, within a 2-3 minute drive to the downtown shopping district and to Finikoudes Beach.

The property is surrounded by amenities, including private schools, banks, hotels, gyms, shops, supermarkets, cafes, restaurants and is only 500 m from the sea coast.

ARSINOIS RESIDENCE

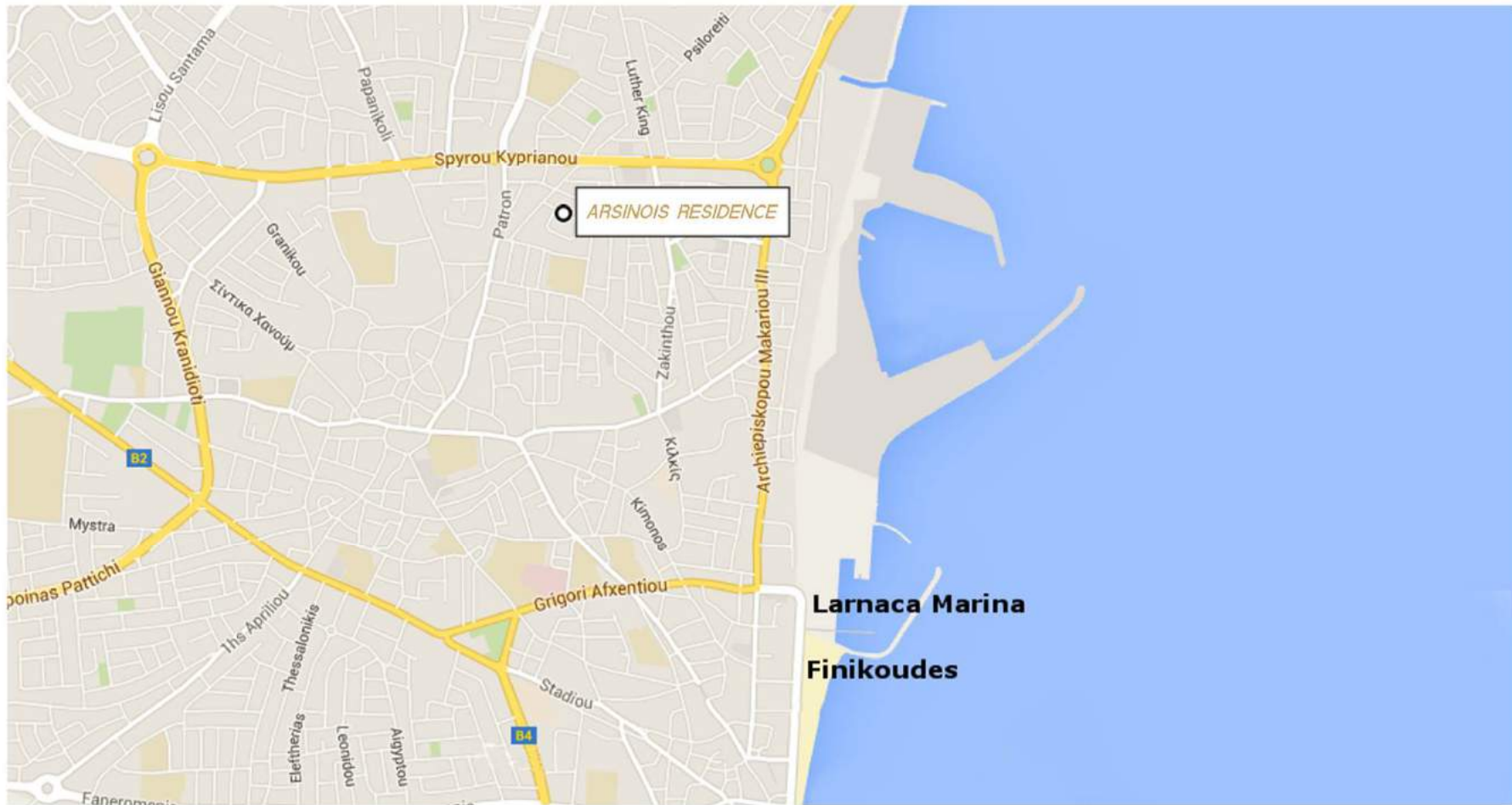
Prodromos
Elementary School

Agios Ioannis
Prodromos Church



Bank of Cyprus

Driving Distances



Debenhams Zenon	2 min
Radisson Blu Hotel	2 min
Larnaca Shopping District	3 min
Finikoudes Strip	3 min
Larnaca International Airport	10 min



ARSINOIS RESIDENCE

ARSINOIS RESIDENCE embraces classical grace and sophistication and is one of the finest luxurious residence located literally in the heart of Lamaca.

This residence is built in a plot of 600 square meters situated in the most exclusive residential area, surrounded by amenities, within a 2-3 minute drive to the city centre and the Finikoudes strip.

This beautifully designed and exceptionally spacious residence, offers an abundance of light and impressive proportions. The contemporary floor plan, features common open living spaces allowing for functional and flexible usage.

The residence, unique and luxurious, is built from the finest materials with the latest technology. A beautifully landscaped tropical Mediterranean garden surrounds the residence.

Ground Floor

Approached via **2 Entries** • Electrically Controlled Gate • **Covered Secured Car Parking** that Accommodates 2 Large Vehicles with Direct Access to the Residence (*provisions for electric car charging stations*)
Entrance Area • **Living Room** • **Family Room** (*can be used as a Study*) • **Dining Room** • **Chef's Kitchen**
Secondary Kitchen with a Gas Range Combined with a **Laundry Room** • **Water Closet**

Bespoke Marble Staircase with Iron Rail and Polished Walnut Handrail Leads to the First Floor

First Floor

Master Bedroom with **Walk-in Closet** and **En Suite Bathroom**

Main Bathroom • **2nd Bedroom** with Large Handmade Floor to Ceiling Fitted Wardrobe • **3rd Bedroom** with Large Handmade Floor to Ceiling Fitted Wardrobes

Private Cinema with a 120" Screen and Amphitheatre Seating for 6 Equipped with *State-of-the-Art* Audio and Visual Systems • **Large Open Veranda** Accessible via All Bedrooms with a View of the Garden and Swimming Pool

Attic & Roof

Huge Attic Space with Usable Storage exceeding 100 Square Meters

Italian Antique Roof Tiles

Air-conditioner Compressors • Solar Panels • 2 Ton Plastic Water Storage Tank

Exterior

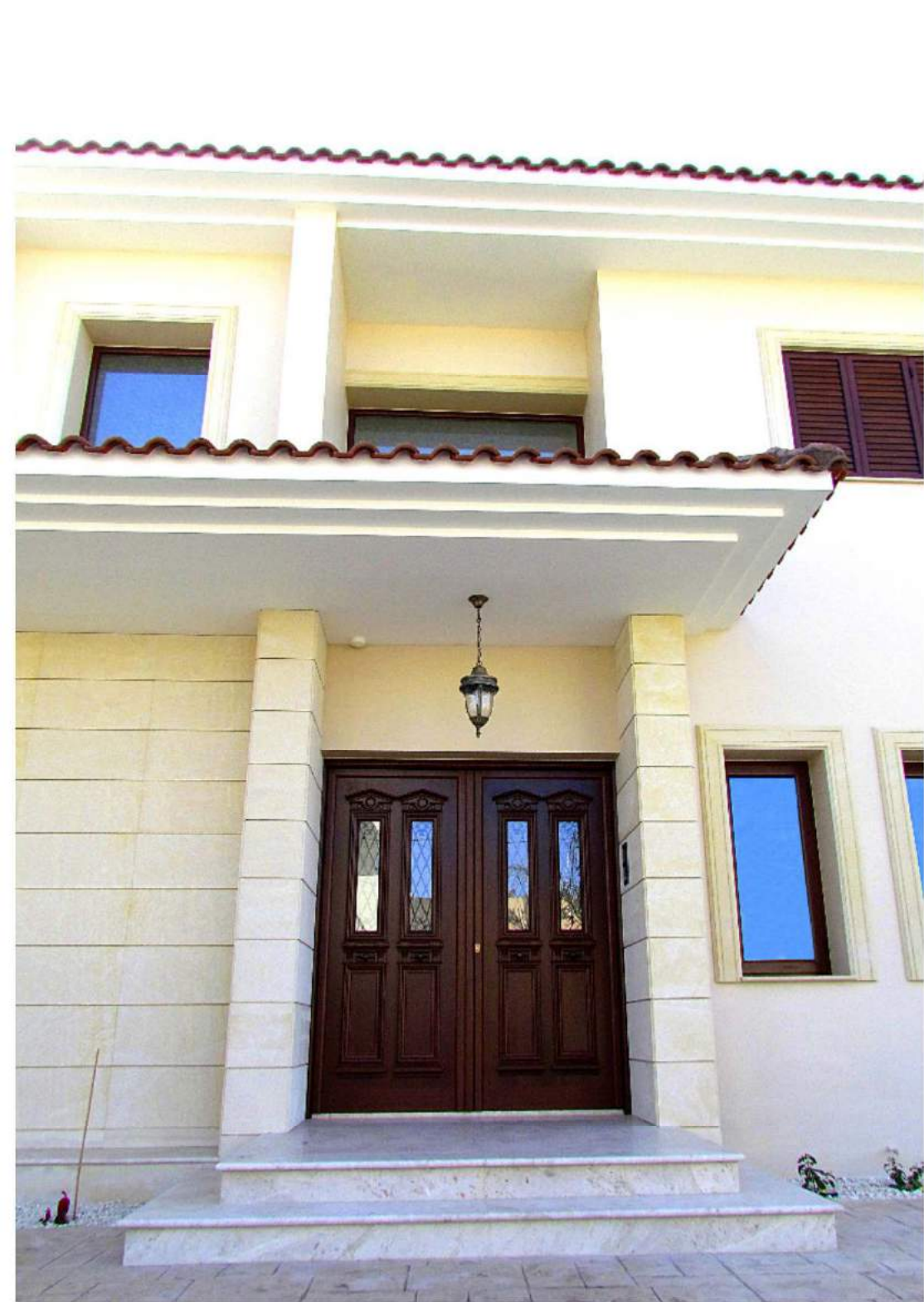
Tropical Landscape Surrounding the Whole Residence • **Covered Veranda** • **Barbecue Area**
Swimming Pool provision* • **Storage Room** • **Mechanical and Storage Room**



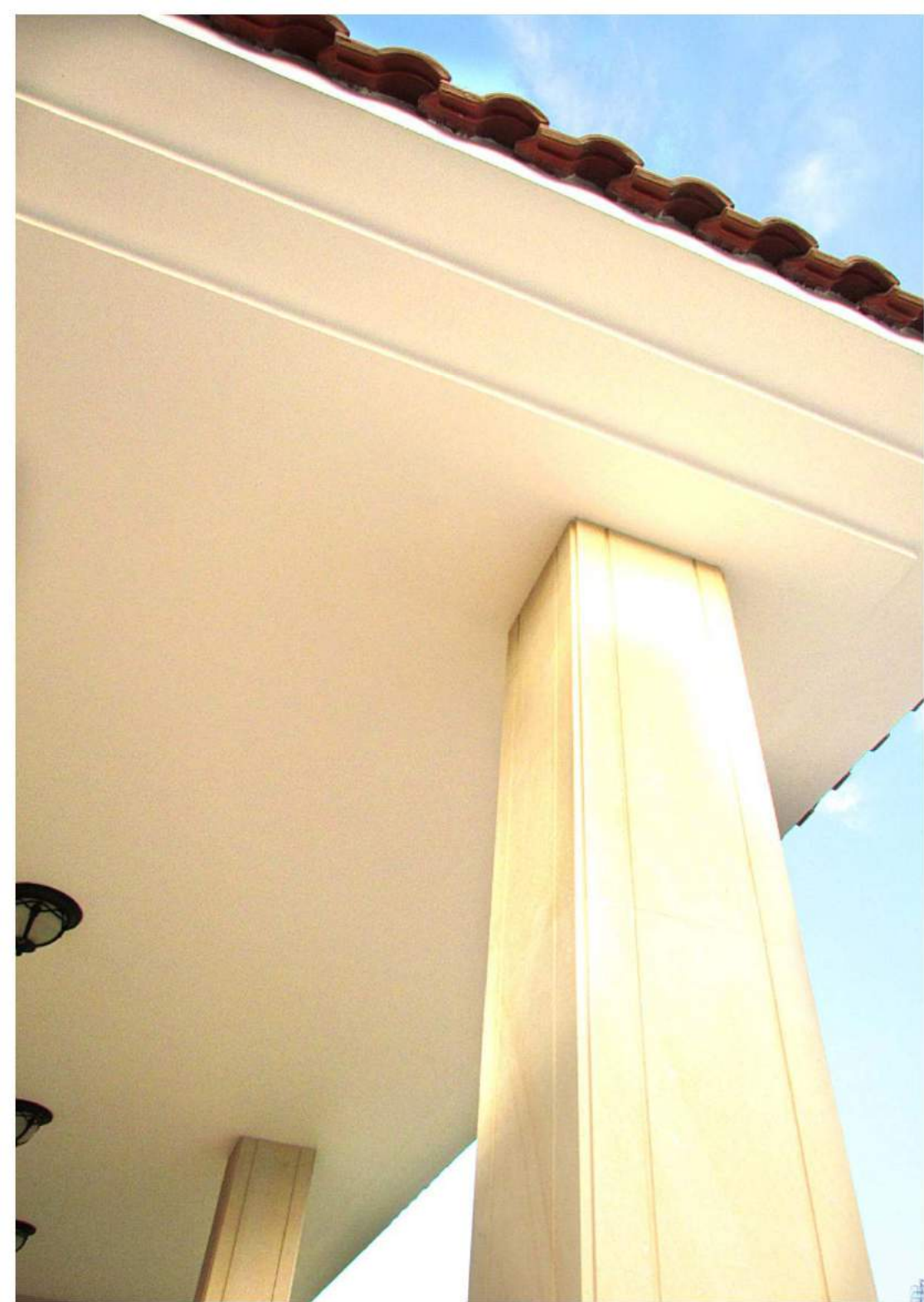






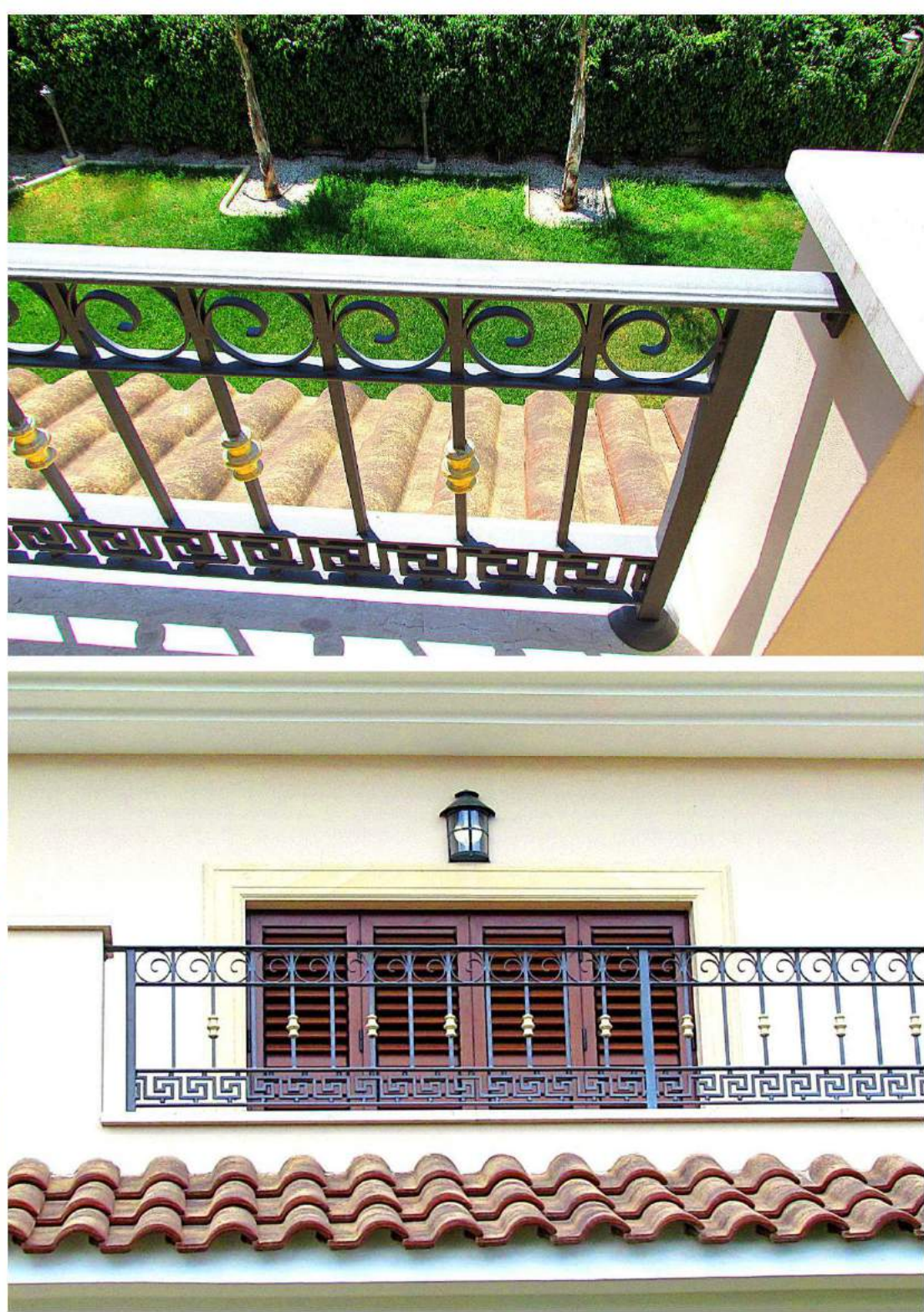






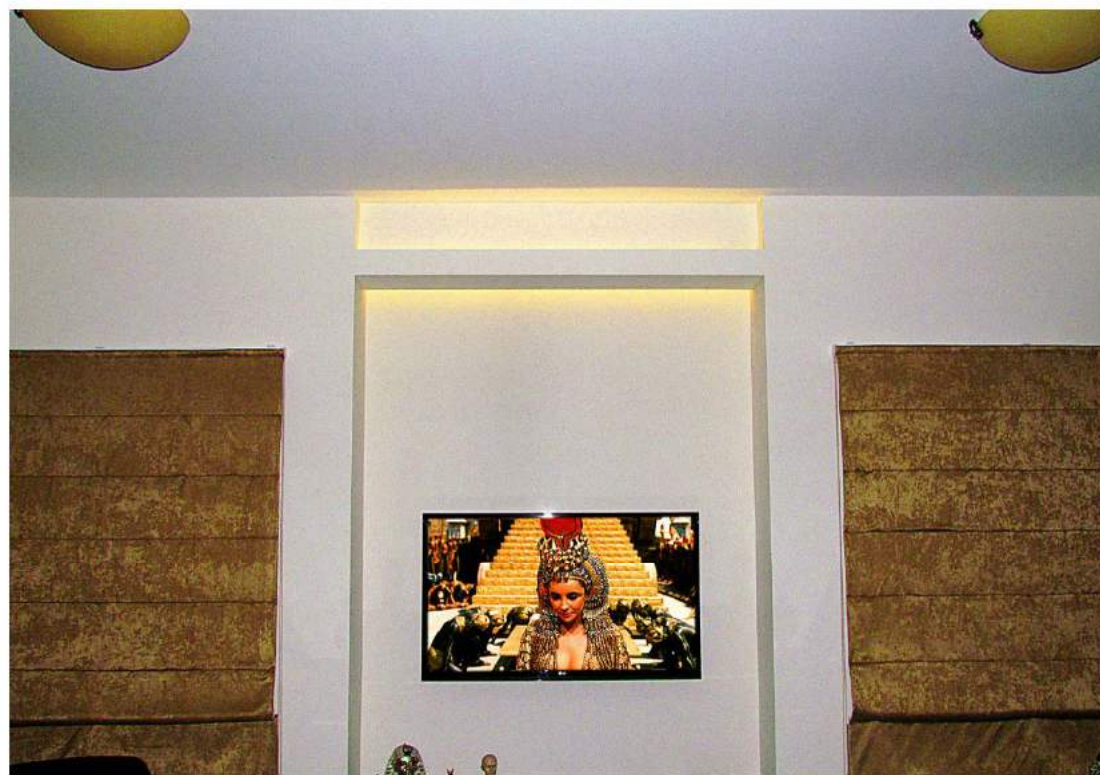






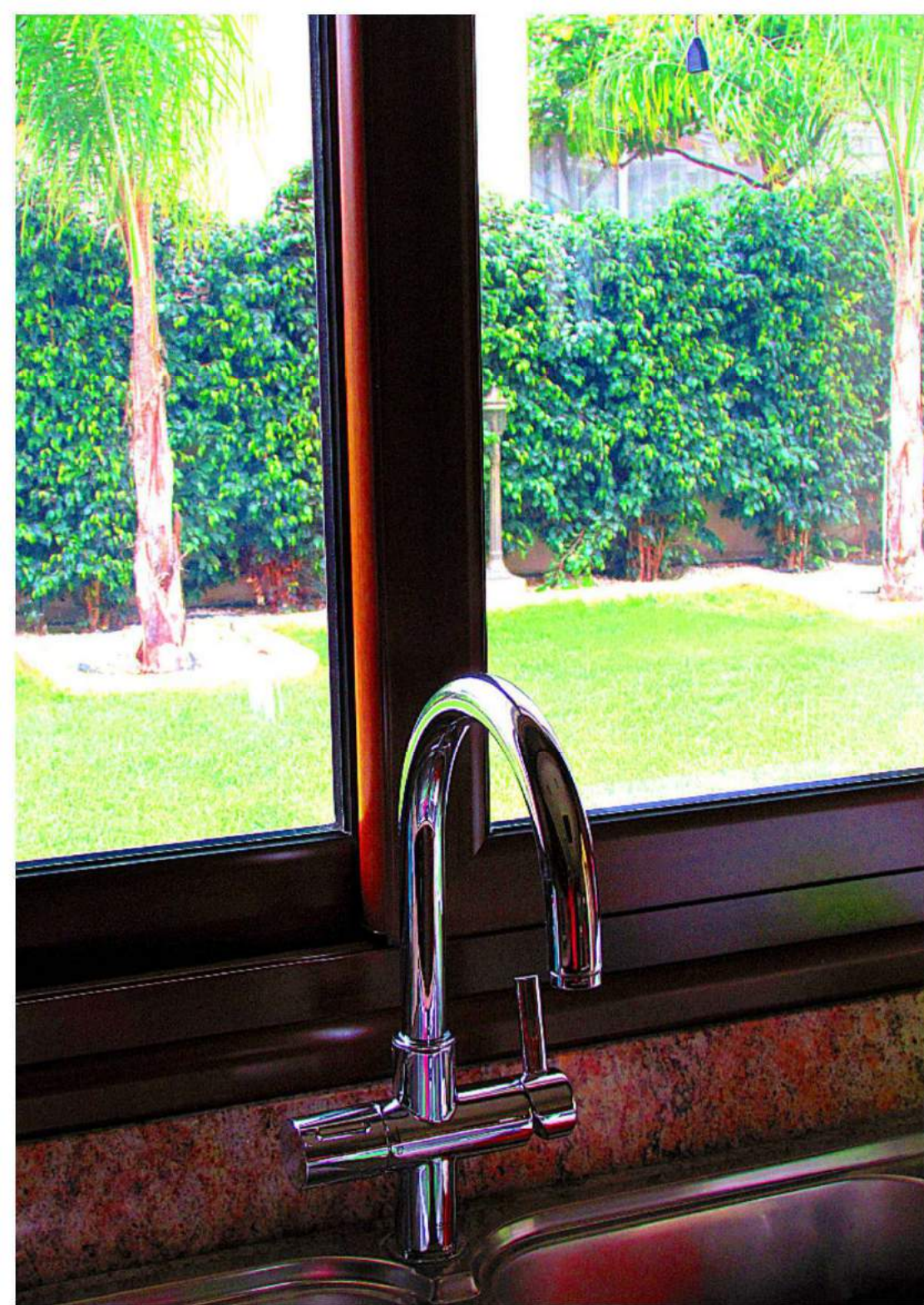


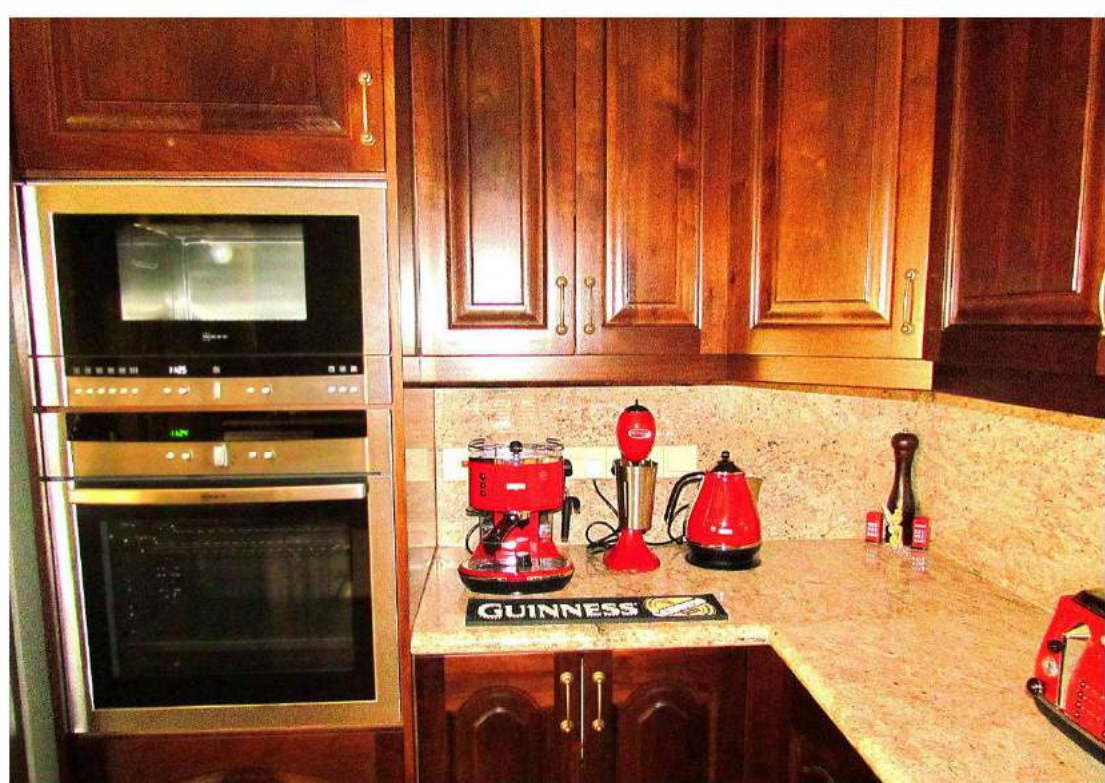


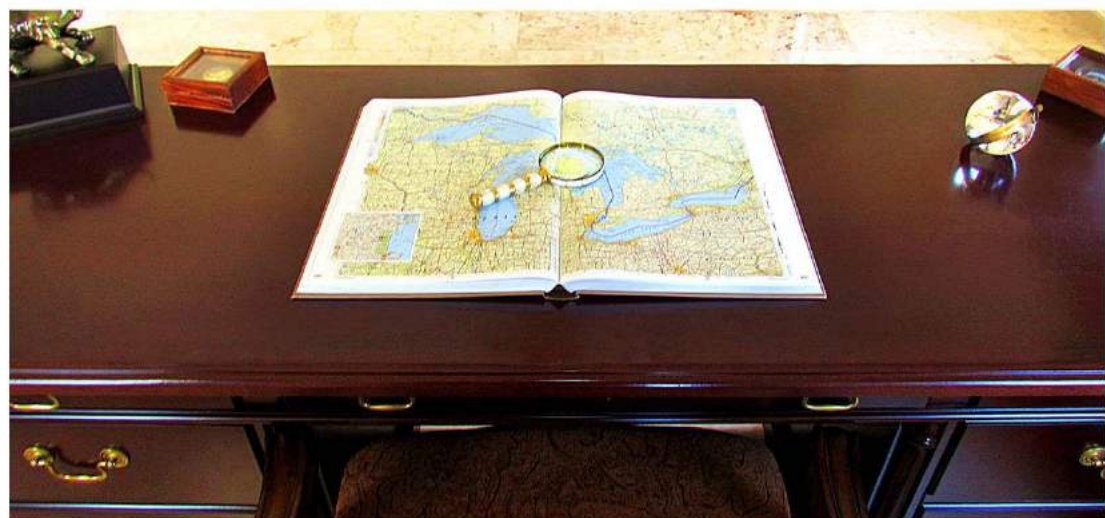


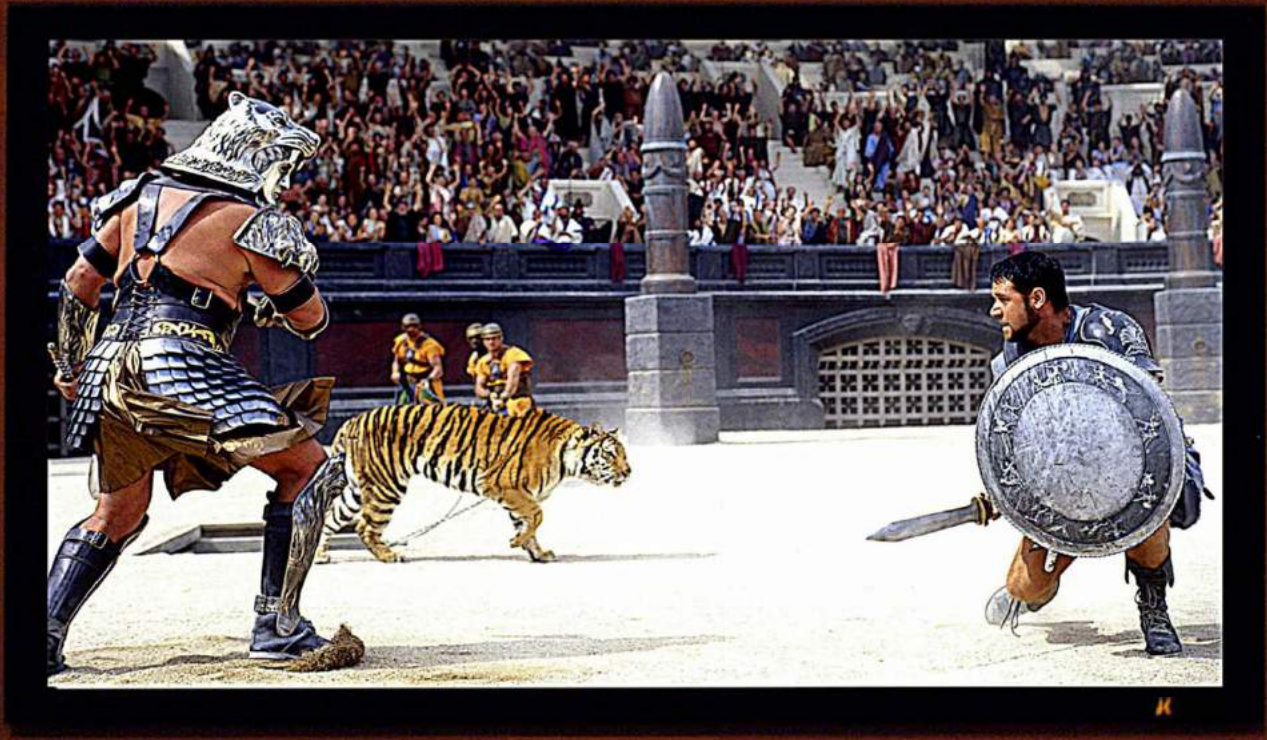












THE CINEMA

The Private Cinema enables the residents and their guests to enjoy the latest Hollywood blockbuster, favourite classic film or the Sunday game, on the big screen, in the luxury and privacy of their own home.

The luxurious amphitheatre seating along with State-of-the-Art Audio and Visual Systems promises the ultimate cinematic experience, whenever you want.

B&W
Bowers & Wilkins

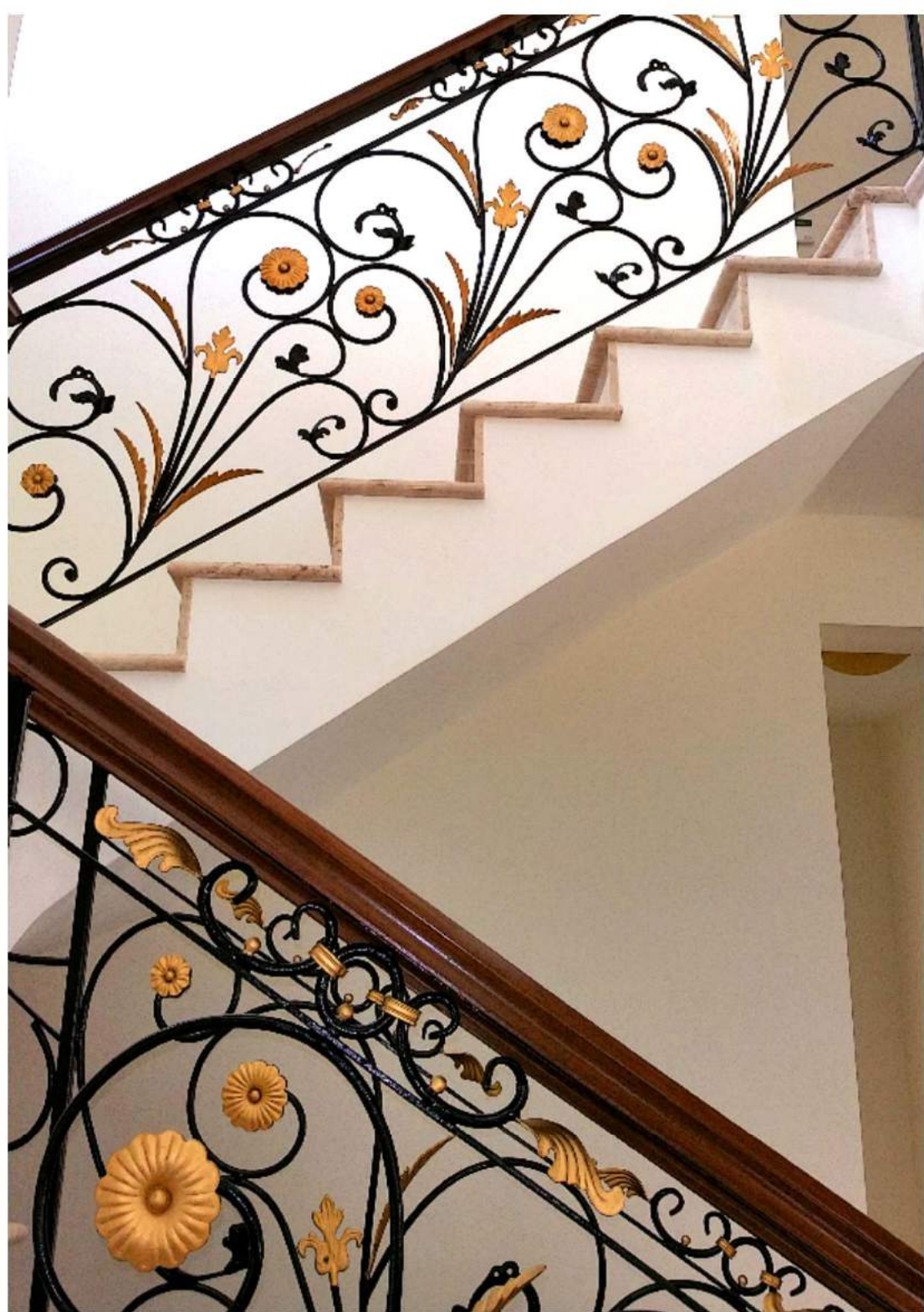
100th
Anniversary
DENON
since 1910

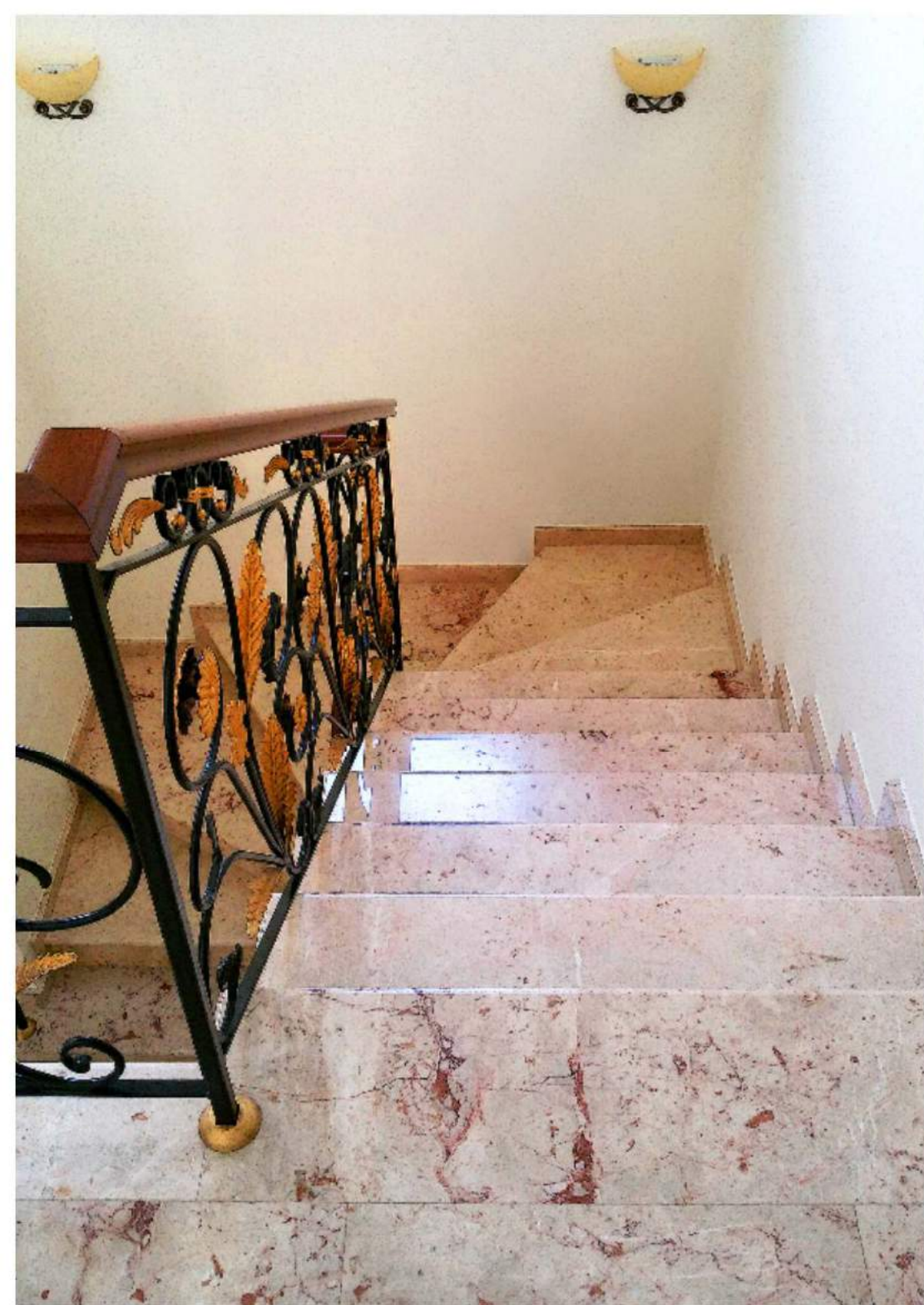
vivitek[®]
Vivid Color. Vivid Life

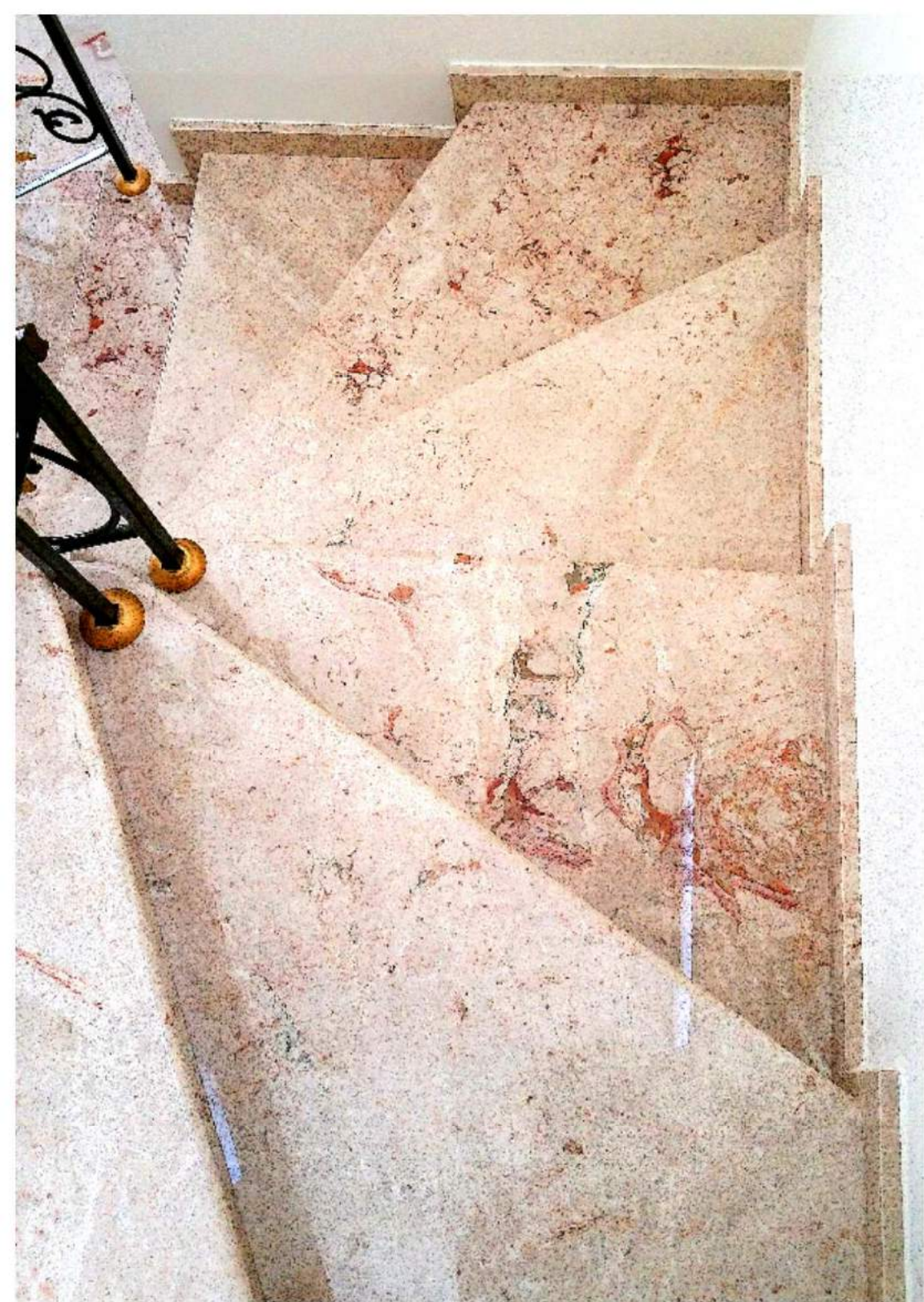
L A Z B O Y
FURNITURE GALLERIES[®]



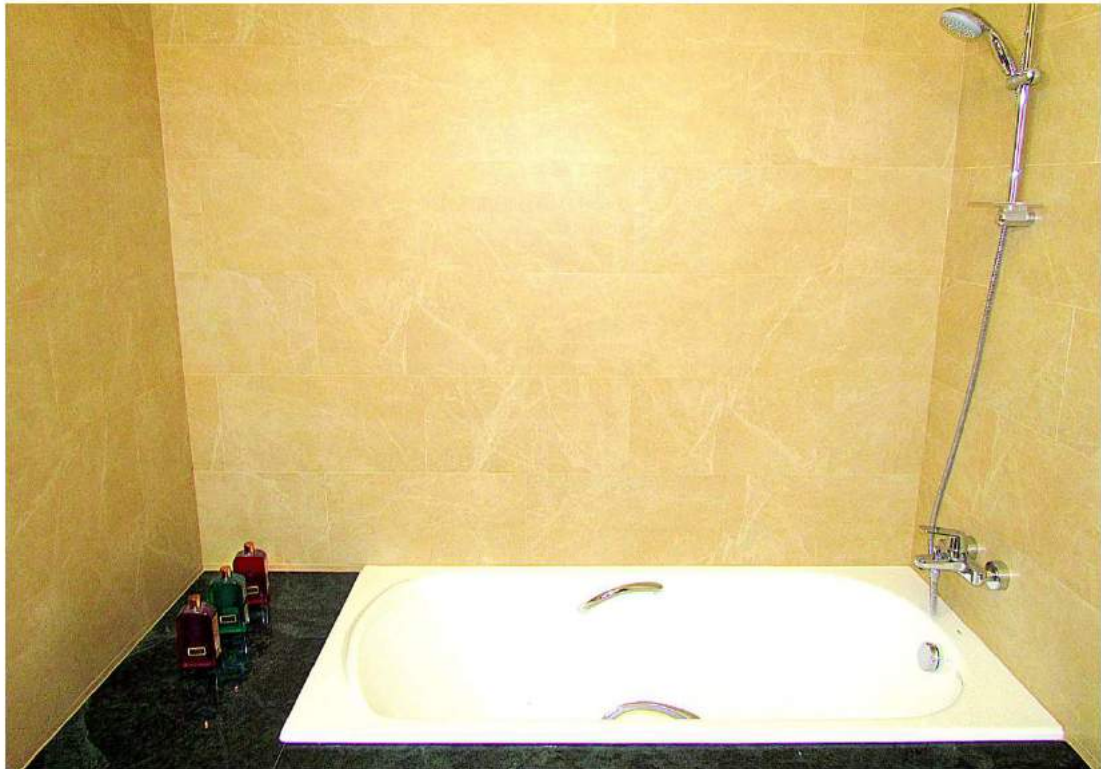




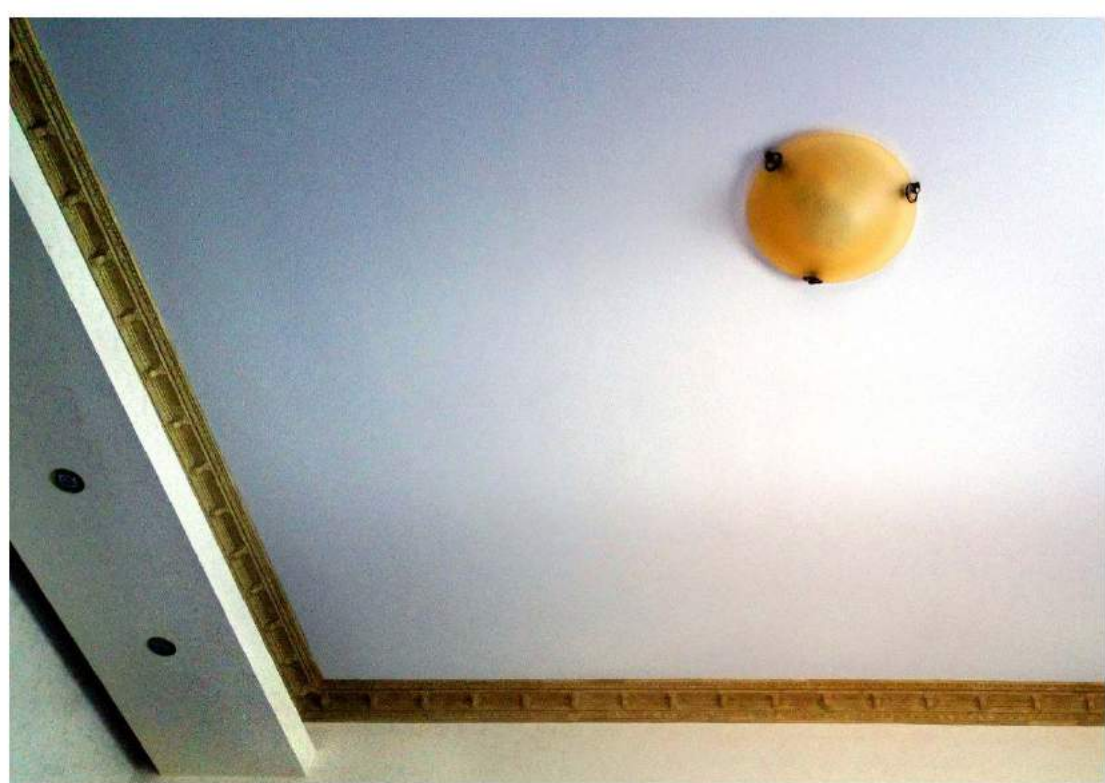
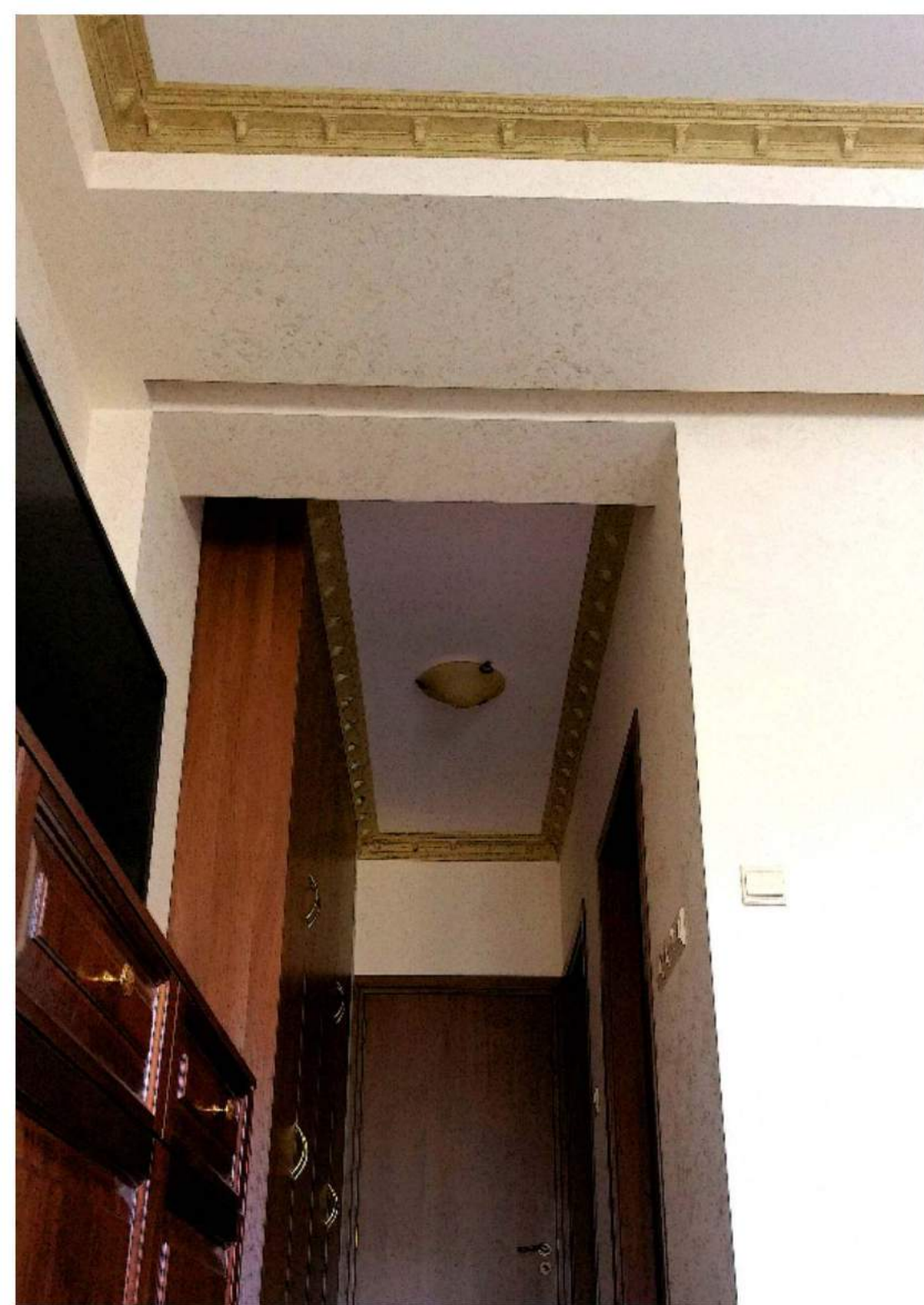








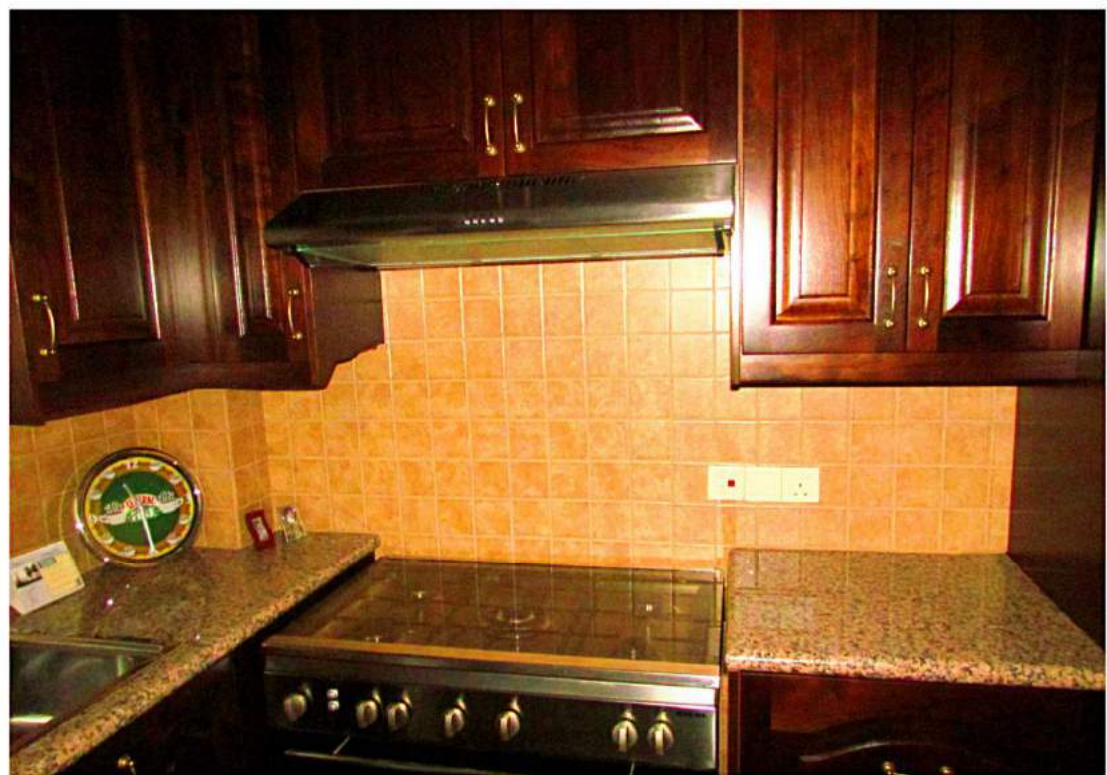
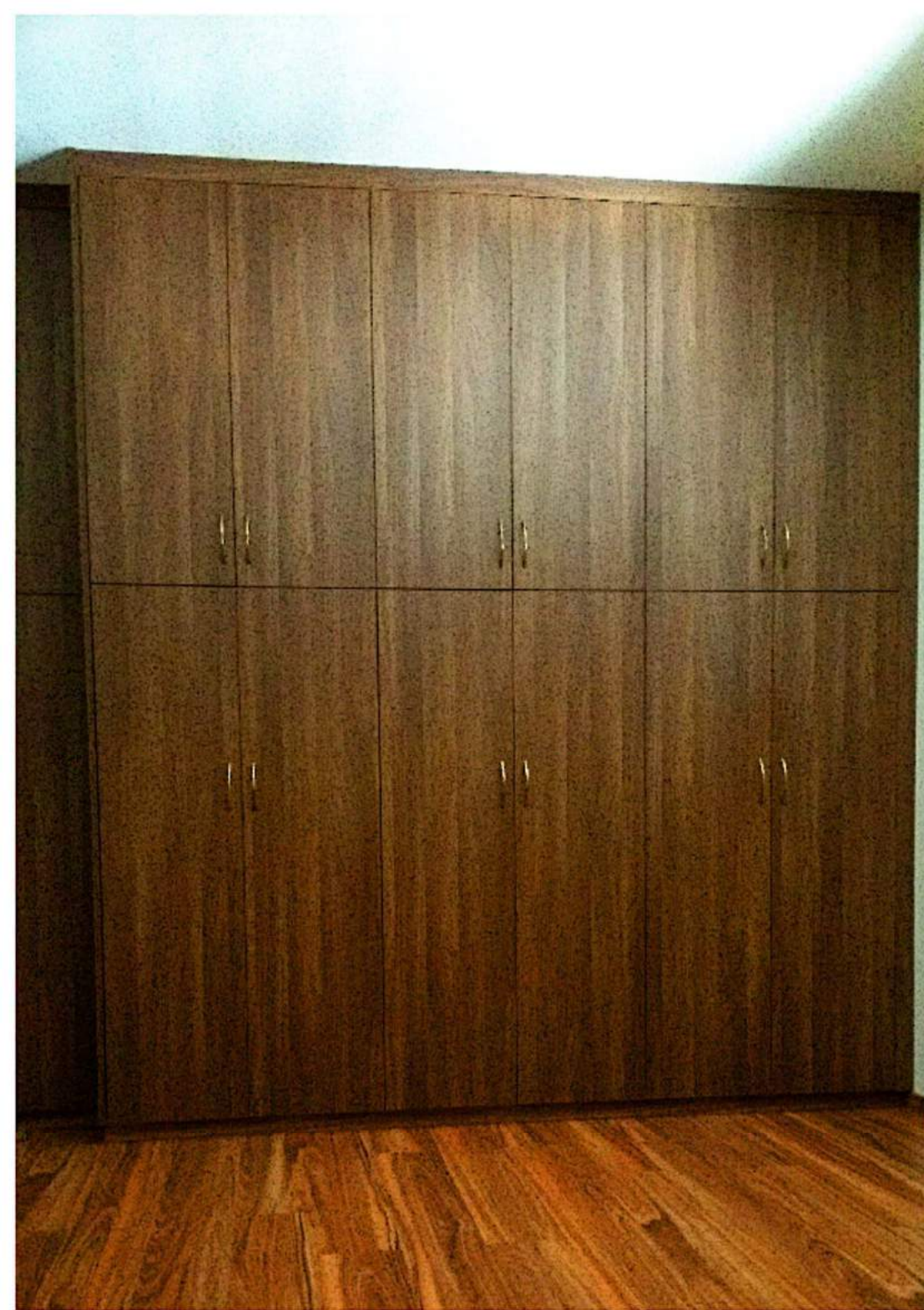








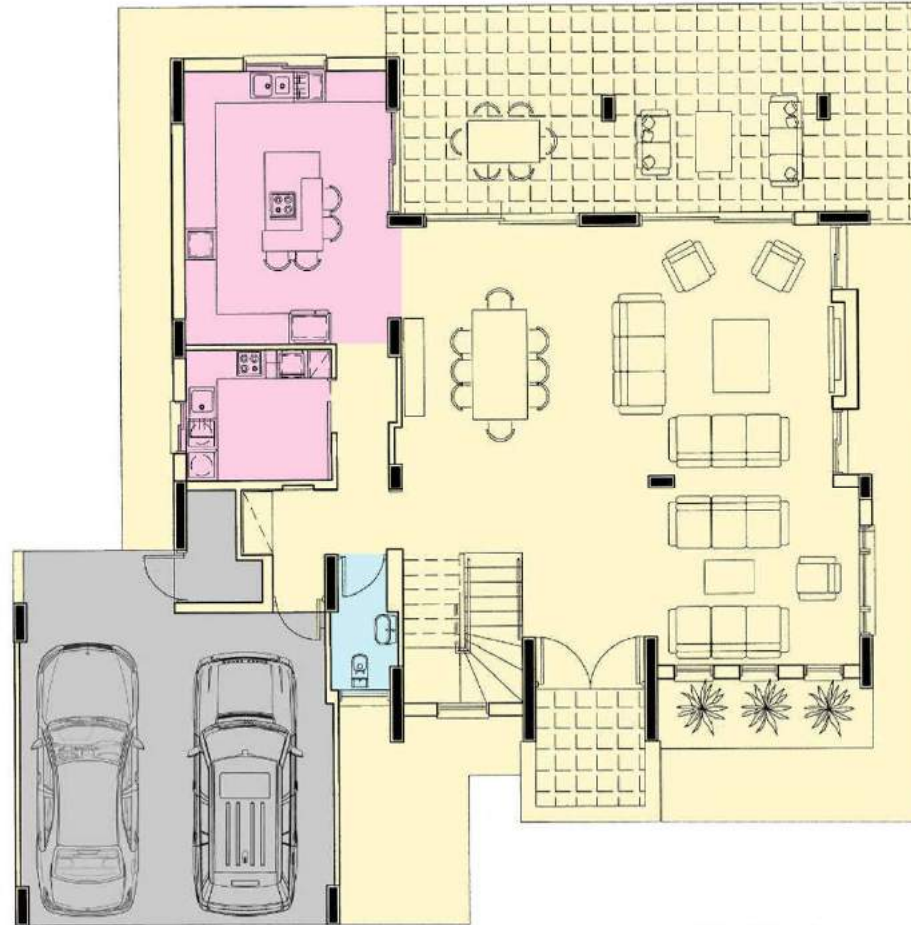
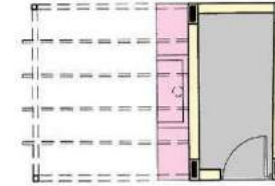






ARSINOIS RESIDENCE

Ground Floor

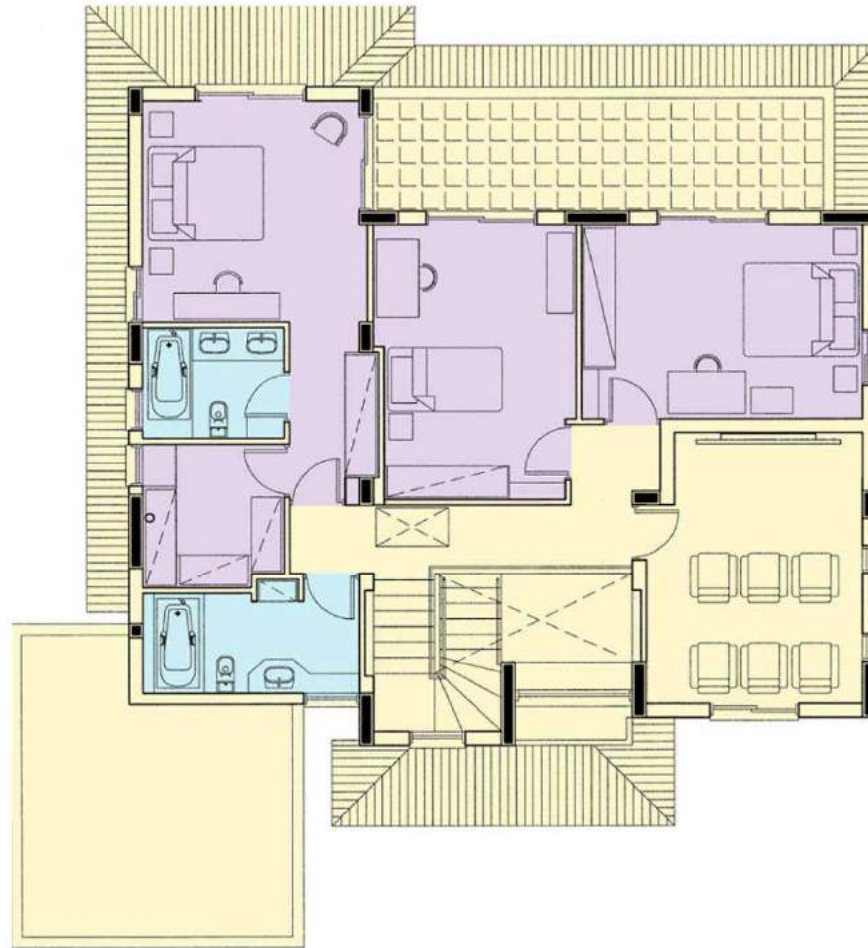


334 Sq M | **35** Sq M | **369** Sq M
Covered Area External Area Total Area
Attic 163 Sq M Ceiling Height 2.98M - 6.20M



ARSINOIS RESIDENCE

First Floor

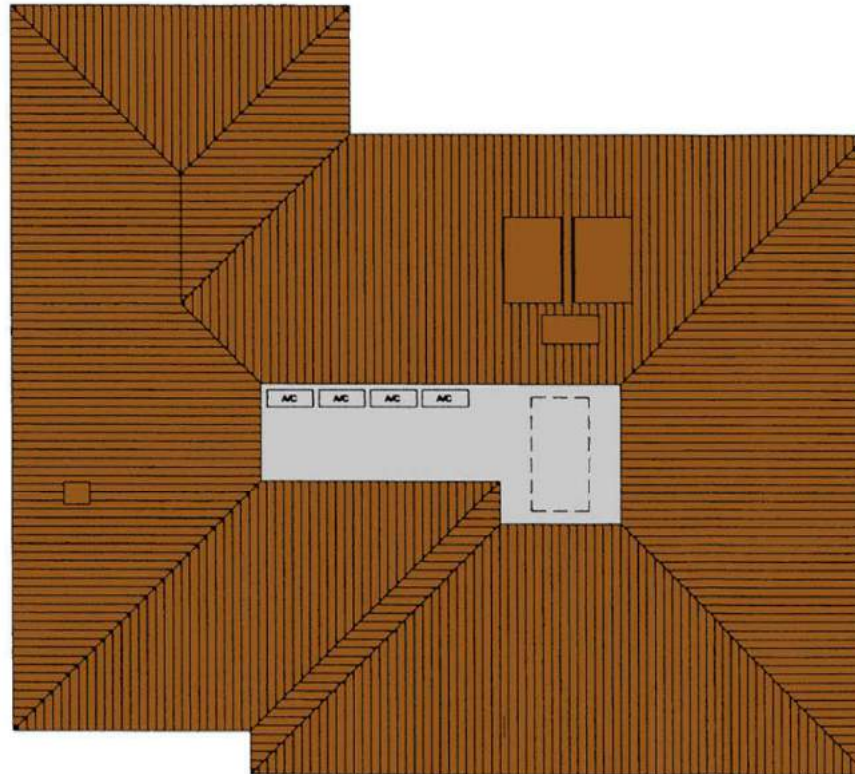


334 Sq M | **35** Sq M | **369** Sq M
Covered Area External Area Total Area
Attic 163 Sq M Ceiling Height 2.98M - 6.20M



ARSINOIS RESIDENCE

Attic & Roof



334 Sq M | 35 Sq M | 369 Sq M
Covered Area | External Area | Total Area
Attic 163 Sq M Ceiling Height 2.98M - 6.20M

Floors & Countertops

- Exotic marble flooring throughout the residence, including all living areas and common areas.
- Verandas are paved with stone tiles.
- Bathrooms and Water Closet have marble vanity tops along with marble fixtures.
- Both Kitchens have granite countertops and splashbacks.
- All bedrooms have parquet flooring.
- Storage rooms have granite flooring.

Kitchen & Bathrooms Cabinets

- Bespoke craftsman-built raised panel cabinet doors made of solid walnut wood in both kitchens.
- Bespoke craftsman-built raised panel cabinet doors made of solid walnut wood in all bathrooms.

Walk In Closet & Wardrobes

- Large Walk-In Closet in Master Bedroom.
- Large handmade fitted, floor to ceiling wardrobes in all bedrooms.

Sanitary Ware & Mixers

- Instant hot water recirculating system throughout the residence.
- ROCA white sanitary basins and dual- flush toilets are installed throughout the residence.
- ROCA white sanitary shower trays.
- ROCA white cast iron bath.
- GROHE single lever chrome plated mixers are installed throughout the residence.
- Stainless steel sinks are installed in both kitchens.

Heating & Cooling

- Complete installation of modern slim-line design ATLANTIC Electric Heating units throughout all living areas and bedrooms with separate temperature control for each room.
- Complete installation of Air-Conditioning throughout all living areas and bedrooms.
All bedrooms to be fitted with A/C units.
All living areas to be fitted with A/C units or with an Air Conditioning System.

Windows, Patio Doors & Shutters

- All Patio Doors and Windows are sliding of anodized aluminium with double-glazing and multi-point locking system.
- All Patio Doors and Windows have retractable screens.
- Plantation aluminium shutters in all bedrooms.
- Exterior carved stonework fittings around windows and doors.

Appliances

- German Kitchen and Laundry Appliances, grade A+++ energy efficient.

Technology

- Fully integrated cable structure throughout the residence.
- TV, Telephone and Data sockets throughout the residence.
- Wired and Wireless (Wi-Fi) network throughout the residence.
- Bespoke *State-of-the-Art* Cinema room with BOWERS & WILKINS 5.1 surround sound and 120" cinema screen.

Recessed Lighting

- Recessed Lighting in Living Room, Kitchen, Master Bedroom, Walk In Closet and Cinema.
- Warm lighting fixtures throughout the residence.

Furniture

- The residence is furnished with a combination of bespoke handmade furniture and American imported furniture.

Security

- All Entrance Doors are Security Doors with an electric lock that can be operated from the residence ground floor and first floor.
- The residences entrance doors are controlled with Video Phone systems.
- Zoned Security Alarm system with Sensor of Movement Detection that controls all bedrooms and living areas.
- Zoned Security Alarm system with Monitoring Services and Police Response connection.
- Smoke and Heat Detector system in the Kitchen.

Parking Facilities

- Gated Entrance electrically controlled with remote control.
- Secured spacious parking to accommodate 2 large vehicles with direct access to the residence.
- Multiple power outlets ensure provisions for Electric Car Charges.

Walls & Finishes

- Exterior walls are finished with Ultramix Plaster reinforced with microfibers.
- Interior walls, interior and exterior ceilings are finished with Plaster.
- Interior and exterior walls are treated with stabilizer undercoating and painted with DULUX paint.
- Master Bedroom walls have a Pearl finish.
- Water Closet has a marble and Pearl finish walls.
- Expanded Metal Lath sheet applied on exterior walls to aid in keying the substrates together and assists as an anti-crack mesh.
- Fiberglass mesh applied on interior walls to strengthen facade against impact and cracking.
- Angle Beads applied to provide clean and straight edges on wall corners and to reinforce the location.

Waterproofing & Thermal Insulation

- An excavation of 150 cm depth was made and back-filled with crusher-run.
- Foundation Waterproofing and Wall Treatment were made.
- Thermal Insulation Bricks 30 cm.
- Extruded Polystyrene XPS 50 mm boards applied on all concrete walls and columns.
- Expanded Metal Lath sheet applied on exterior walls to aid in keying the substrates together and assists as an anti-crack mesh.
- Fiberglass mesh applied on interior walls to strengthen facade against impact and cracking.

Landscape

- Beautiful designed landscaping surrounds the residence.
- Front, Side and Back Gardens have merging hard and soft landscaping.
- Tropical low shrubs and plants are dominated by high palm trees that surround the perimeter of the residence.
- The gardens are equipped with a Multiple Zone Drip Irrigation system.
- The residence is surrounded by Concrete and Iron Gatewalls.

Green Construction

- The residence has been designed in accordance with the sites orientation to make the most efficient use of energy and sun control.
- The residence energy and resource efficient design consists of Thermal Insulation system to external walls and roof, double-glazing, efficient Water systems, Heating & Cooling systems and grade A+++ energy efficient Appliances.

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