

TESSERA FANARIA

The Waterfront

Raises the standards of luxury living to new heights, designed by a team of award-winning international Architects headed by,

ANGELOS DEMETRIOU & ASSOCIATES

The building will command immediate attention as it soars distinctly above the cafes, and beachfront. Providing you with a luxurious and comfortable apartment. A masterpiece of elegance and functionality enclosed in a contemporary architectural style where you can experience and enjoy the magnificent views of the beach and the marina below.







*Elegance-
Refined Tasteful Beauty of Manner & Style*



*Phinikoudes-
The "Golden Mile" of Larnaca*



In the heart of modern Larnaca one finds the remains of the ancient Kingdom of Kition, reminiscent of its glorious days. Kition is the birthplace of the philosopher Zenon and it is here that Saint Lazarus came to live after his resurrection. In the 18th Century Larnaca became a trading & commercial centre.

Today Larnaca is Cyprus' third largest city with a population of over 80,000. Ideally located, as it is only a 30 minute drive from the Capital Nicosia and, 40 minutes drive from Limassol, the island's second largest town. Larnaca is an ideal town to escape to, a perfect sanctuary away from the pressures of modern day life.

The island's main International Airport is in Larnaca and is now being upgraded to accommodate up to 7 million tourists per annum in comparison to the 2.7 million tourists currently visiting this sun drenched island. In addition, along with the shipping port on the outskirts of the town these are the main gateways for international tourism, shipping, and trade. Larnaca is also a fast growing commercial and business centre, attracting a number of multinational companies.

Over the last two decades, Larnaca has begun to emerge as one of the island's main resorts. Long sandy beaches, the Promenade, & the Mackenzie area, a clear blue sky and a professional hotel industry attract thousands of visitors each year. (Over 320 days of sunshine per annum). With its 400-berth marina, soon to be expanded to accommodate up to 3,000 berths, Larnaca is becoming a favoured destination for yacht owners from all over the world. The town is ideally situated as the stopover to the three continents.

The delightful Palm Tree Promenade, the ancient forts, monasteries, and churches, all add to the charm of this picturesque town. There is an excellent choice of private English speaking schools with curriculums based on the British or American systems.

Health care too is assured. Public and private medical services are first rate with a large general hospital and private clinics. All medical personnel are highly qualified and many medical practitioners are eminent specialists and consultants.

One of the most beautiful sites on the island, just 4 km from Larnaca, is the famous salt lake a natural sanctuary and haven for the thousands of migrating birds and in particular the Pink Flamingo.

Larnaca is a lively town largely due to the character of the people, a fun-loving lot. Thus, it is no surprise that it holds a number of the island's annual festivals.



Luxury Living the way it should be



This exclusive project by Omnistock Ltd is situated on the "Golden Mile" of Larnaca seafront, "Phinikoudes," overlooking the Larnaca Marina, offering breathtaking views of the Mediterranean Sea and the Cosmopolitan Larnaca promenade.

The building, which is characterized by its exceptional architecture (designed by Angelos Demetriou & Associates), elegance and functionality, is surrounded by amenities. The modern commercial centres as well as the traditional local shopping markets of Larnaca, the cinemas, theatres, galleries and archaeological sites are only a stone throw away.

This eleven-storey building comprises of 43 apartments with 88 secured underground parking spaces to be allocated to these apartments giving the opportunity to every apartment owner to own up to two parking spaces (a rare luxury, nowadays). Needless to say each apartment has its own storeroom.

There are four types of spacious apartments on each floor (1st – 9th) ranging from 90 sq.mtrs (2 bedroom) up to 147 sq.mtrs (3 bedroom) and a fifth type on the (6th & 7th) of 87 sq.mtrs (1 bedroom). With spacious verandas all offering magnificent sea views, equipped with central heating, VRV air conditioning, sanitary ware of the highest quality, top quality flooring materials as well as Italian kitchens, wardrobes, satellite installation etc.

There are five superb penthouses (duplex) on the 10th - 11th floors ranging from 195 sq.m (2 bedroom), up to 258 sq.mtrs (4 bedroom) all enjoying a private roof garden, a barbeque place, a fireplace and large verandas.

Situated on the fifth floor is a swimming pool, fitness centre and a nicely landscaped terrace for communal use. A business lounge on the 4th Floor is available for residents meetings or other personal use and a 24-hour concierge service will also be available.

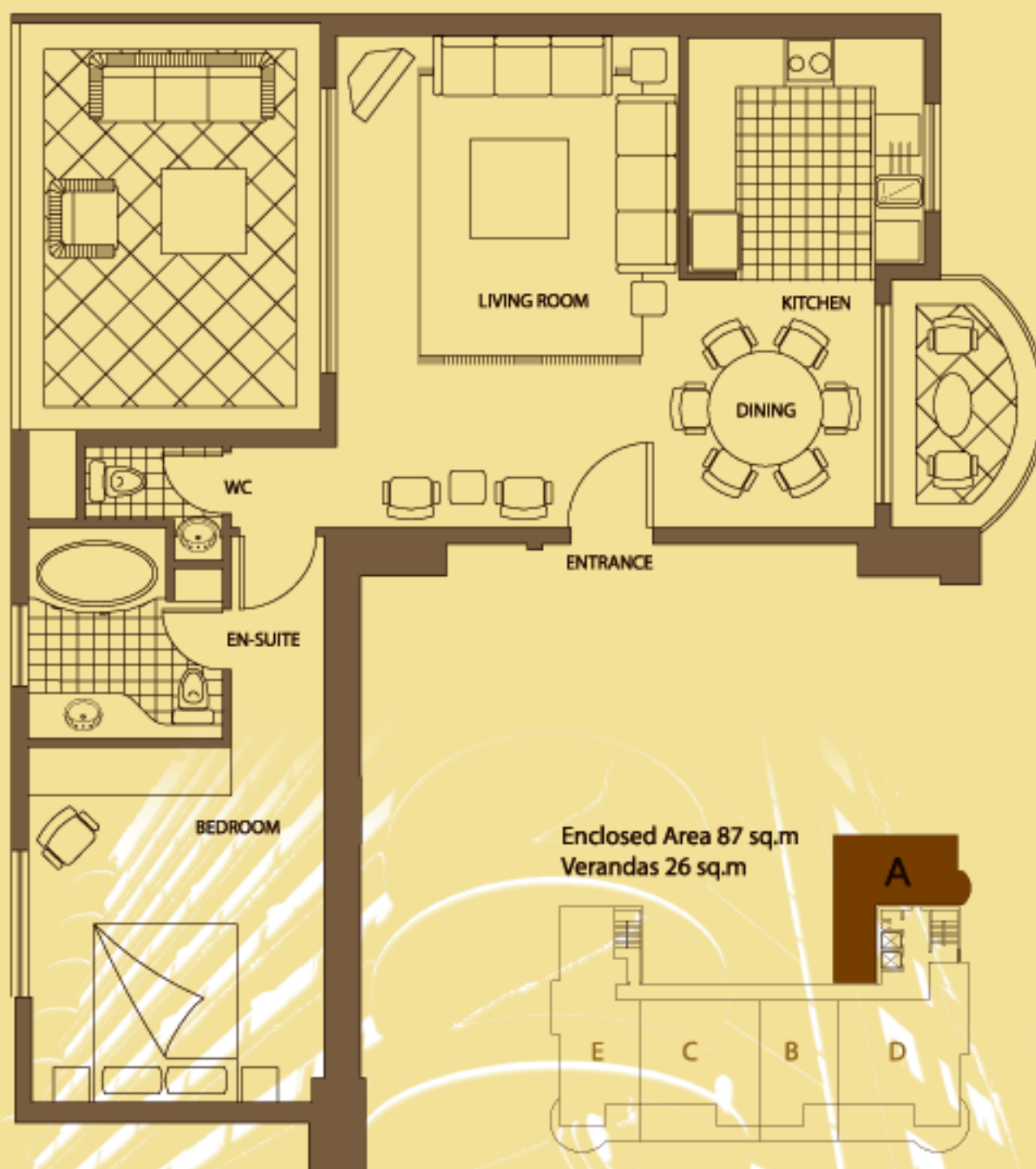
The swimming pool / pool deck will be available for use by the residents for private functions. Arrangements for private use of such communal areas as well as the code of conduct to be adhered to will be strictly provided for in the General Agreement, which will be signed by all owners. All apartments will be serviced by 2 luxury elevators.

Enhancing further the comfort and sanitary conditions a refuse removal facility is offered on each floor in the form of a vertical chute leading to the ground floor refuse storage areas from where they are removed.



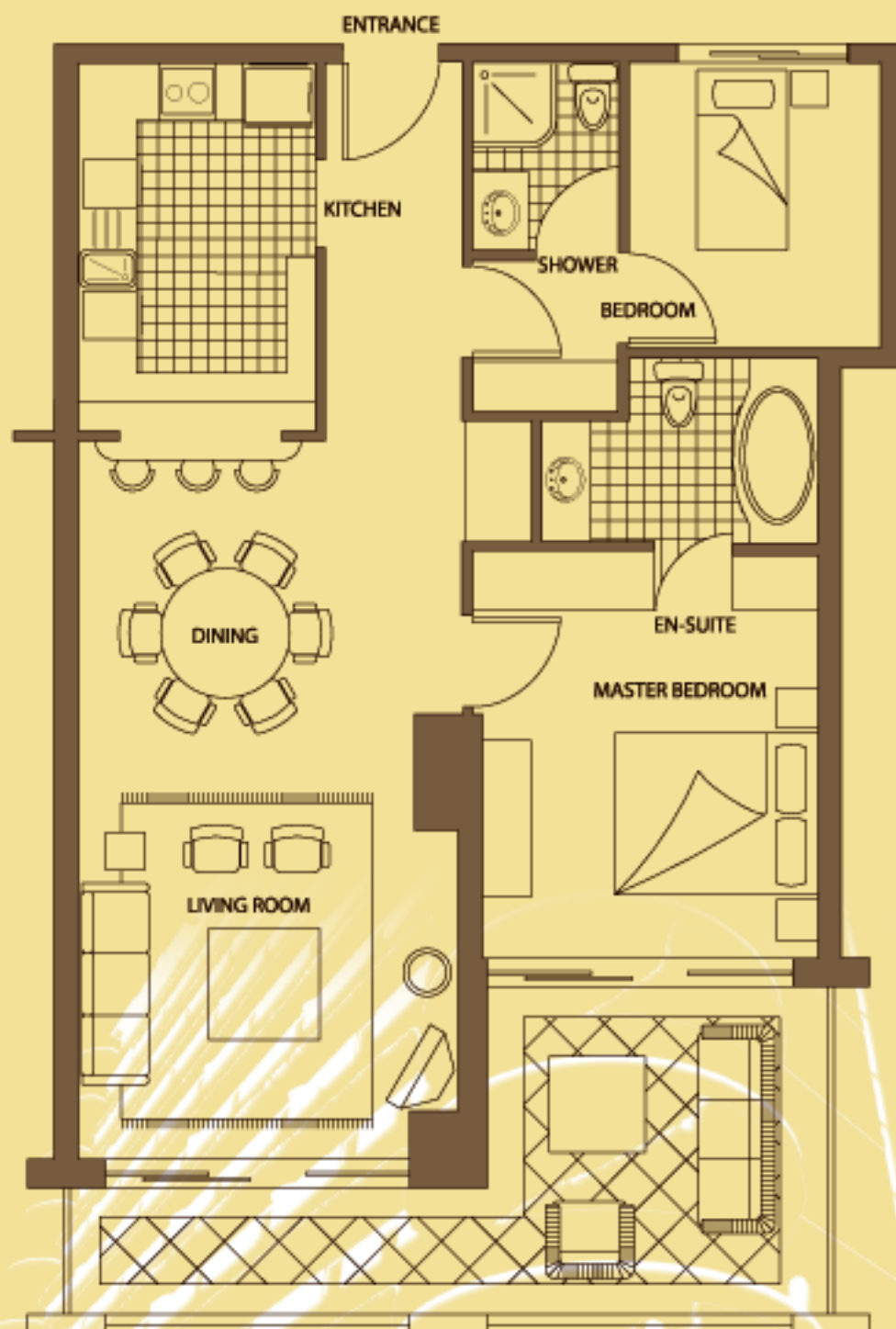
Apartment Type A
Floors 6-7

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Apartment Type B Floors 1-9

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Enclosed Area 90 sq.m
Verandas 19 sq.m

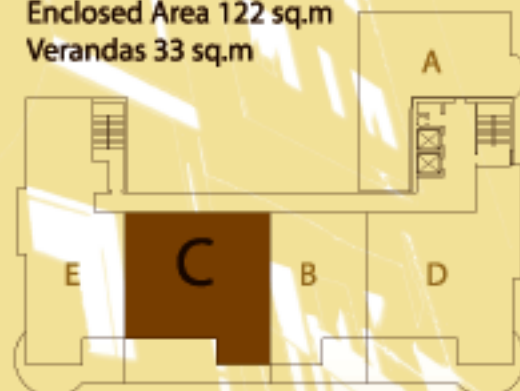


Apartment Type C Floors 1-9

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Enclosed Area 122 sq.m
Verandas 33 sq.m

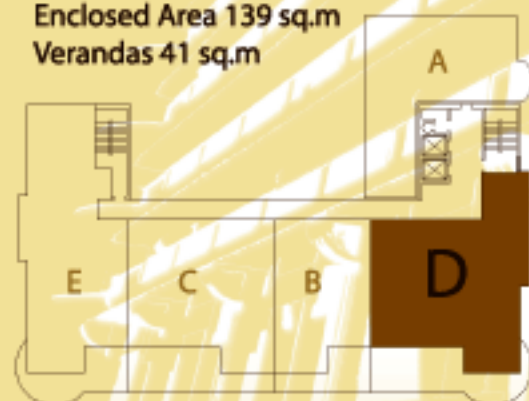


Apartment Type D
Floors 1-9

TESSERA FANARIA
The Waterfront



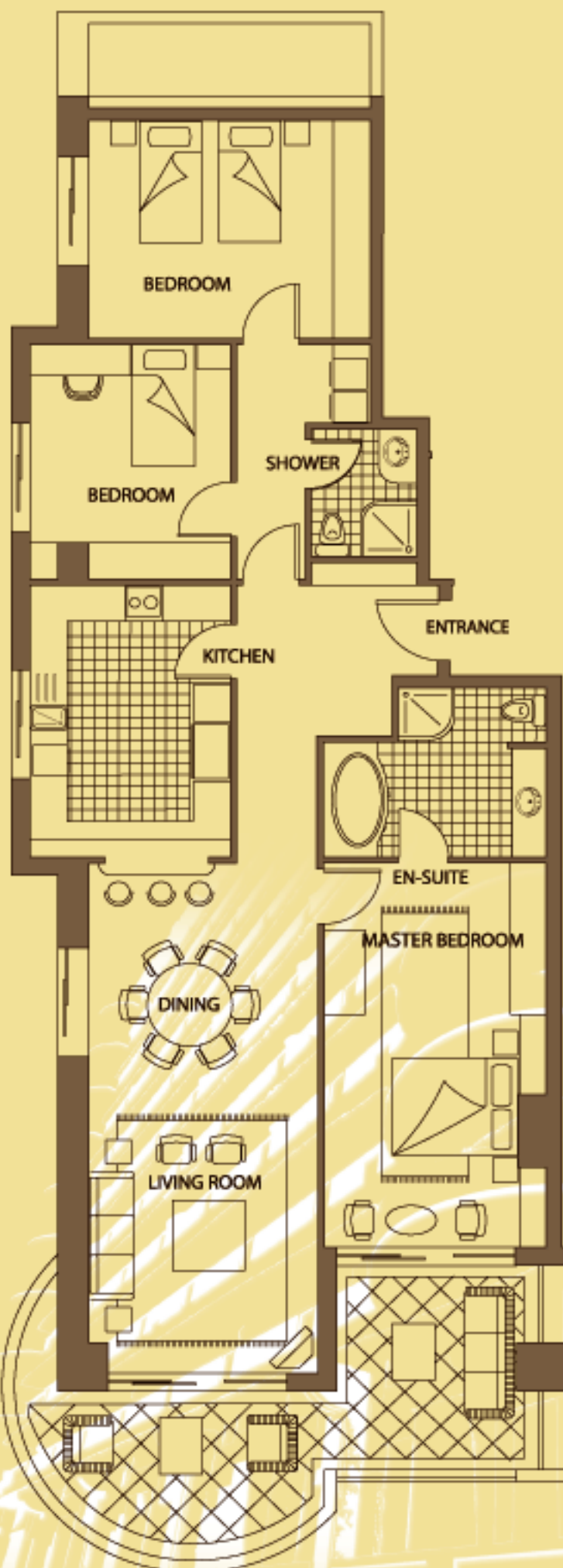
Enclosed Area 139 sq.m
Verandas 41 sq.m



Apartment Type E
Floors 1-9

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Covered Area 147 sq.m

Verandas 27 sq.m





*T*he 5 Duplex Apartments,

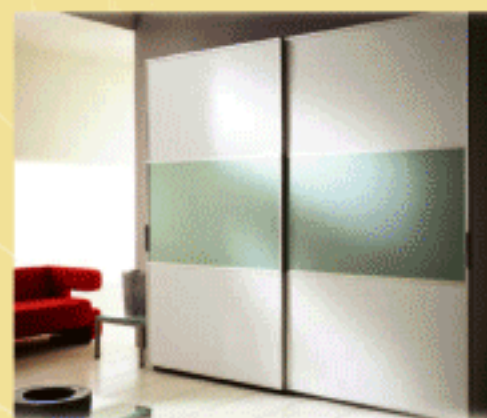
The largest units offered in the apartment building represent a dwelling type of its own class. Within their three levels, they offer spaces and facilities of extraordinary comfort and luxury. The spacious bedrooms are situated on the lower 10th floor. The 11th floor, allows for a grand column-free space accommodating the reception areas in an open plan arrangement available to different furniture layouts according to your personal taste. The plan provides the flexibility to have the super luxurious kitchen as a totally integrated space or separated to whatever degree of privacy your needs and preferences require. Very large and tall fireplaces occupy the long walls that separate the apartments from each other.

The 11th floor is connected to the roof top gardens with a sculptured like circular staircase which lies elegantly within the general space. The staircase is caped with a glass dome creating the spectacular Mediterranean "orangerie" effect. The roof terrace is divided into five sections and each section belongs and is reserved for the private use of each penthouse apartment. The roof terrace floor specially designed and constructed with built in pipes for the water supply and drainage will allow the development of gardens, which will resemble natural gardens planted with trees. Each roof garden is equipped with built-in barbeque stands and ovens for open air cooking.

The modern design and international sophistication, blended with the highest standards of construction, the most advanced amenities and the uninterrupted breathtaking views of the Mediterranean Sea and Lamaca Marina, make The Waterfront, truly special. The intelligent design of The Waterfront ensures that every apartment has a wide, sea facing balcony offering you the freedom to relax and enjoy the stunning views, of the Mediterranean.

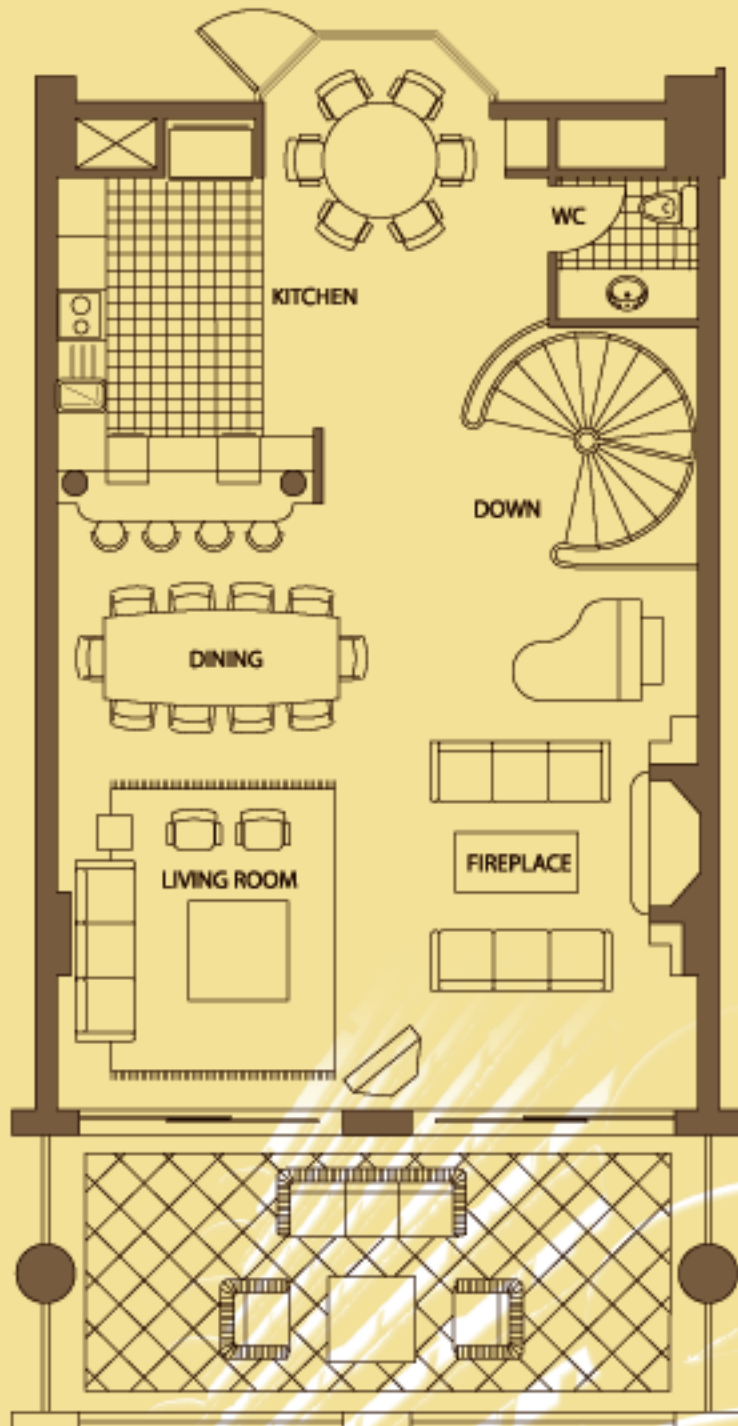
The Waterfront provides at your doorstep all the amenities to help you relax stay fit and enjoy yourself.

Waking up by the gentle, refreshing summer breeze and the sound of the breaking waves of the Mediterranean Sea, as they gently reach the sandy beach does not have to be part of your imagination any longer, it could be your daily routine.

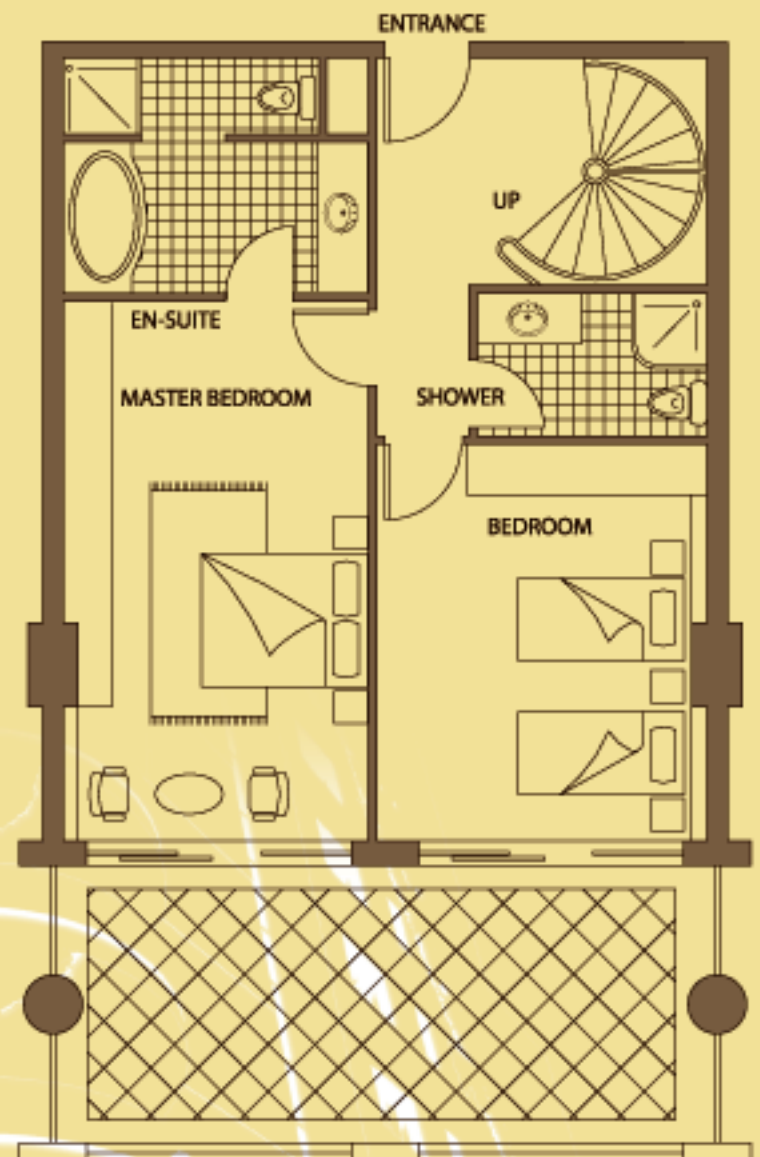


Duplex Apartment Type F
Floors 10-11

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11th Level



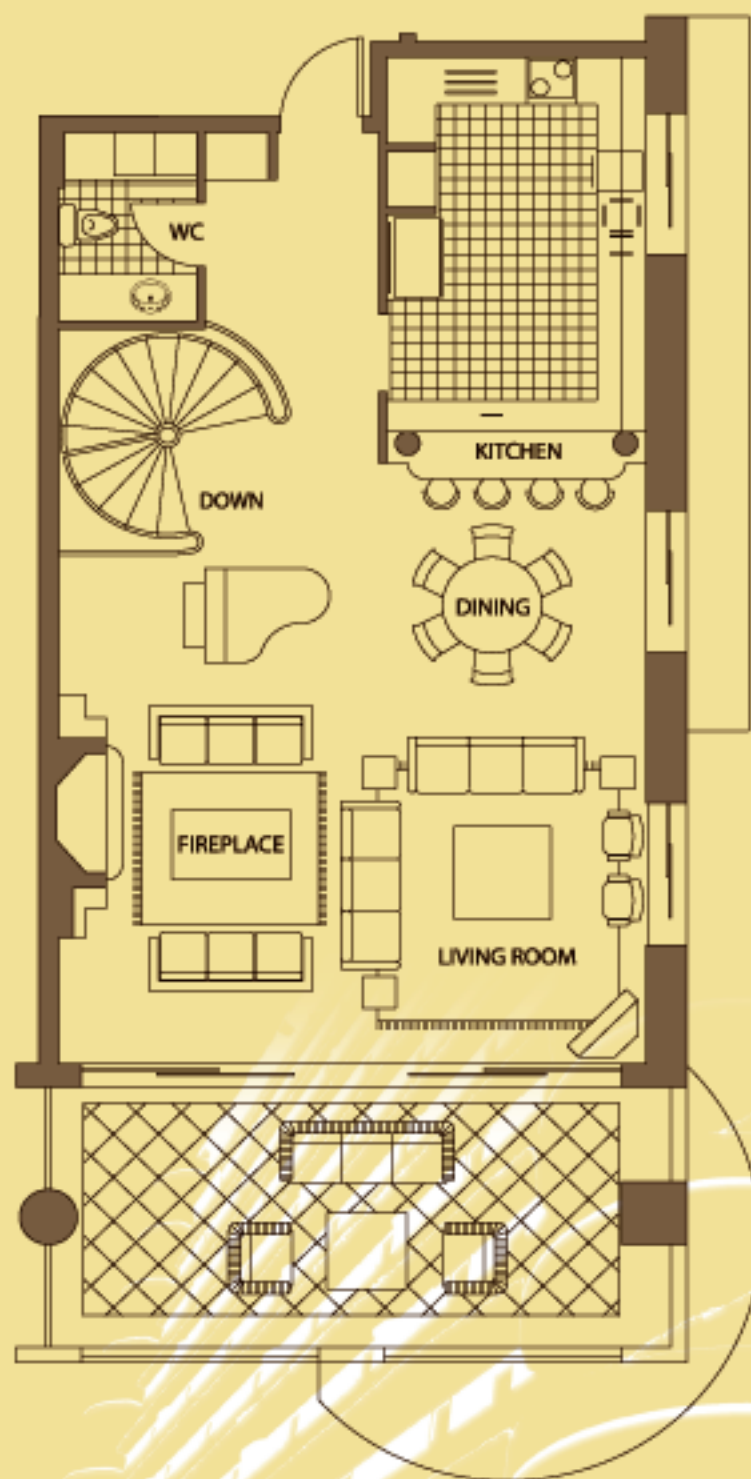
10th Level



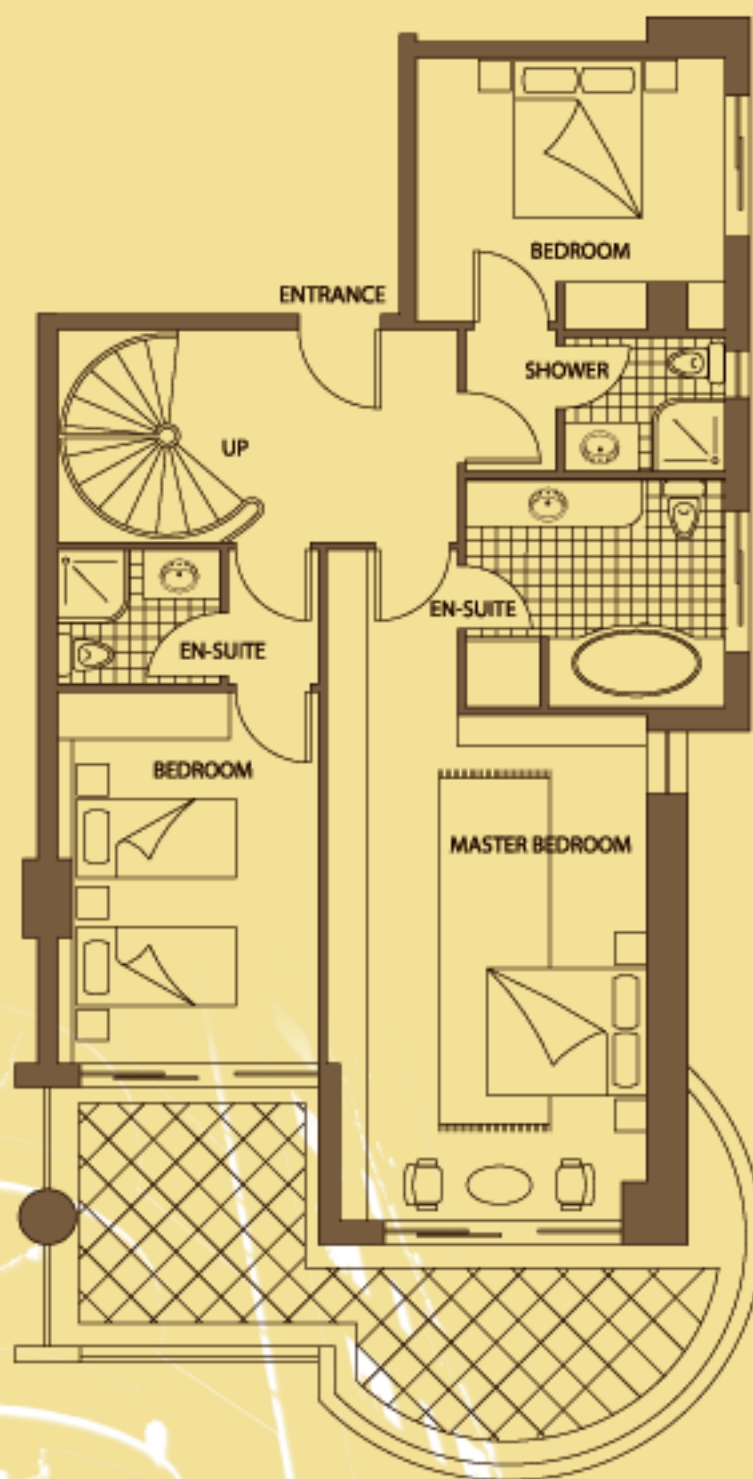
Enclosed Area 195 sq.m
Verandas 145 sq.m

Duplex Apartment Type G Floors 10-11

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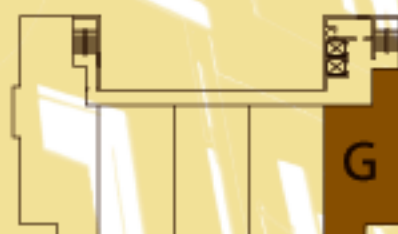


11th Level



10th Level

Enclosed Area 221 sq.m
Verandas 148 sq.m

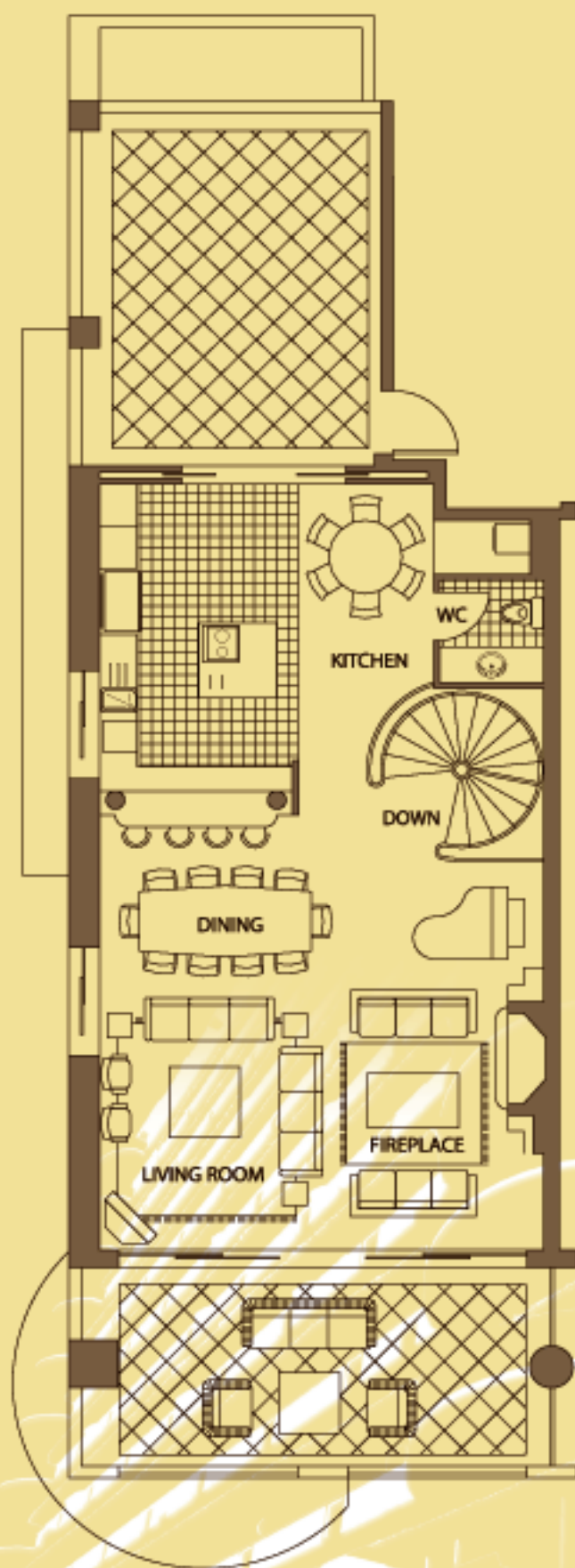


Duplex Apartment Type H

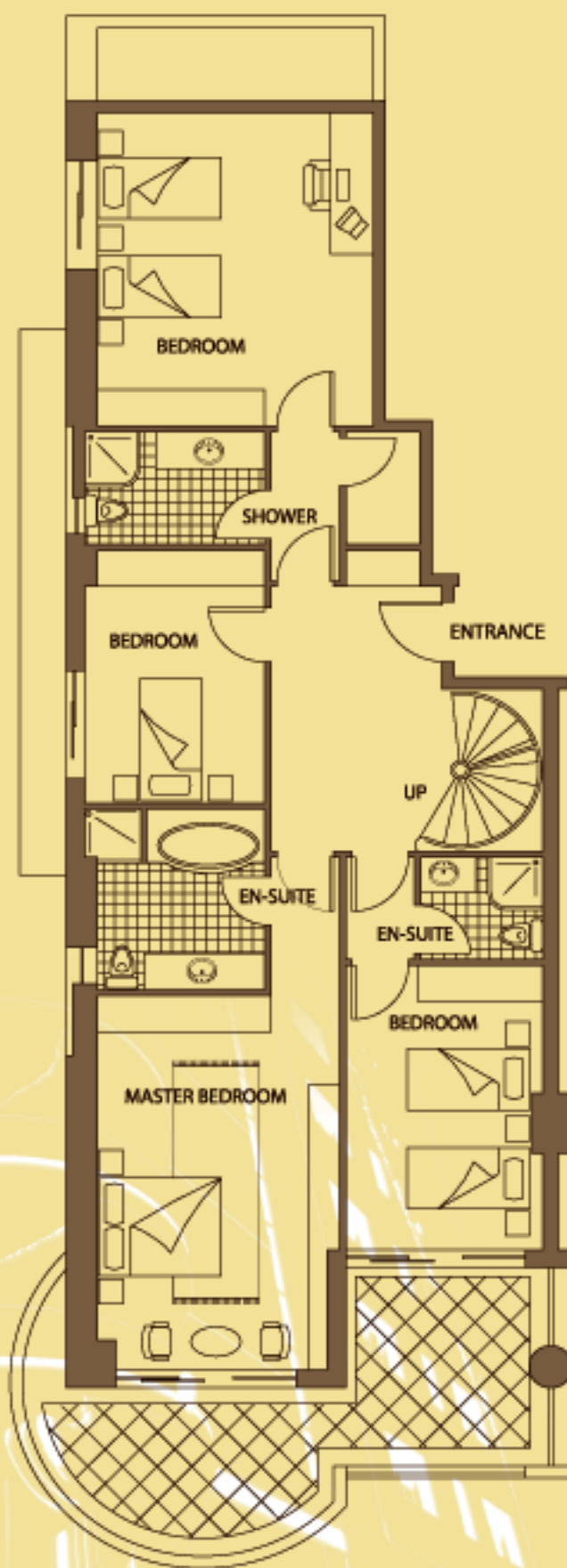
Floors 10-11

TESSERA FANARIA

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11th Level



10th Level



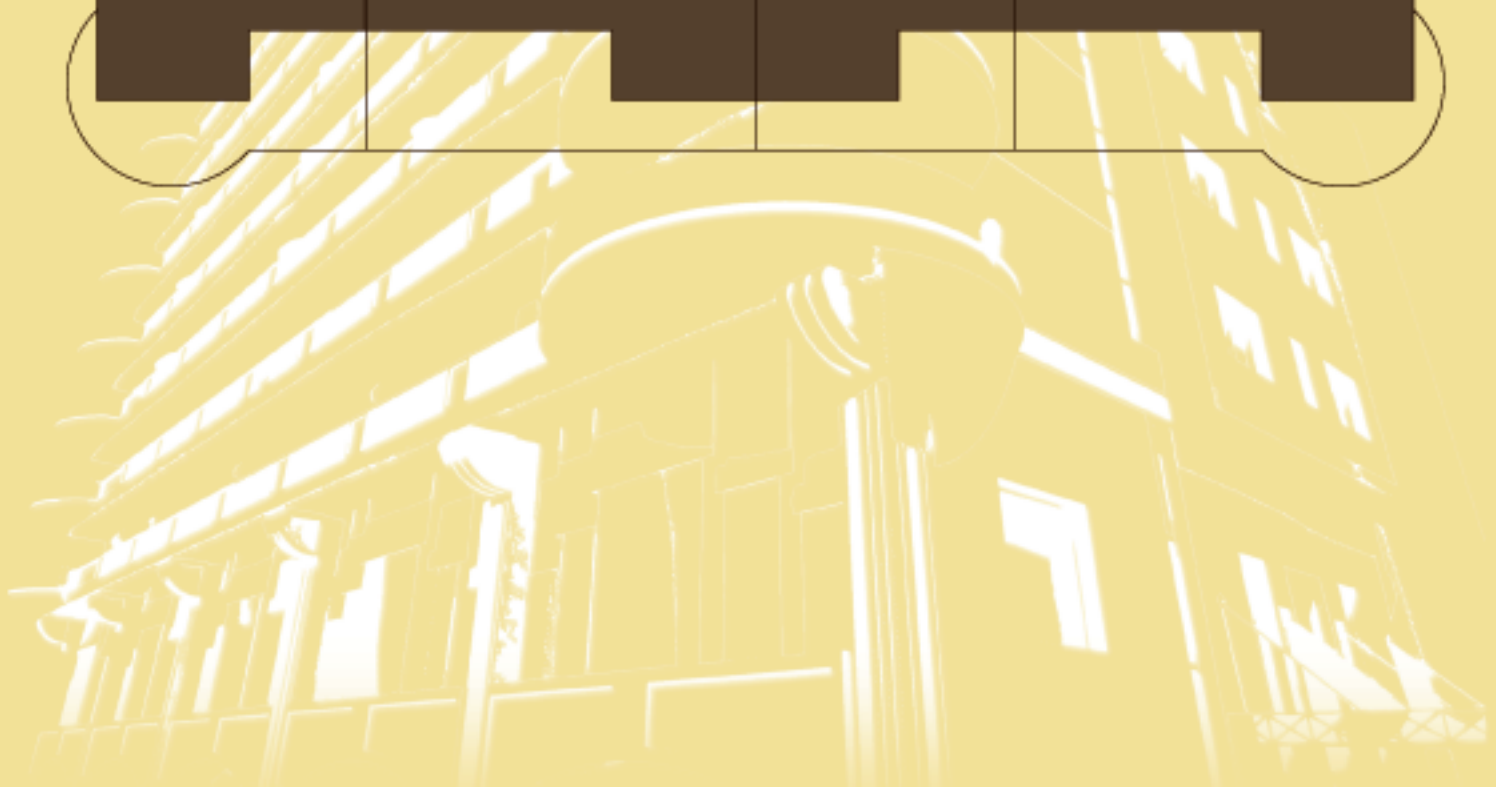
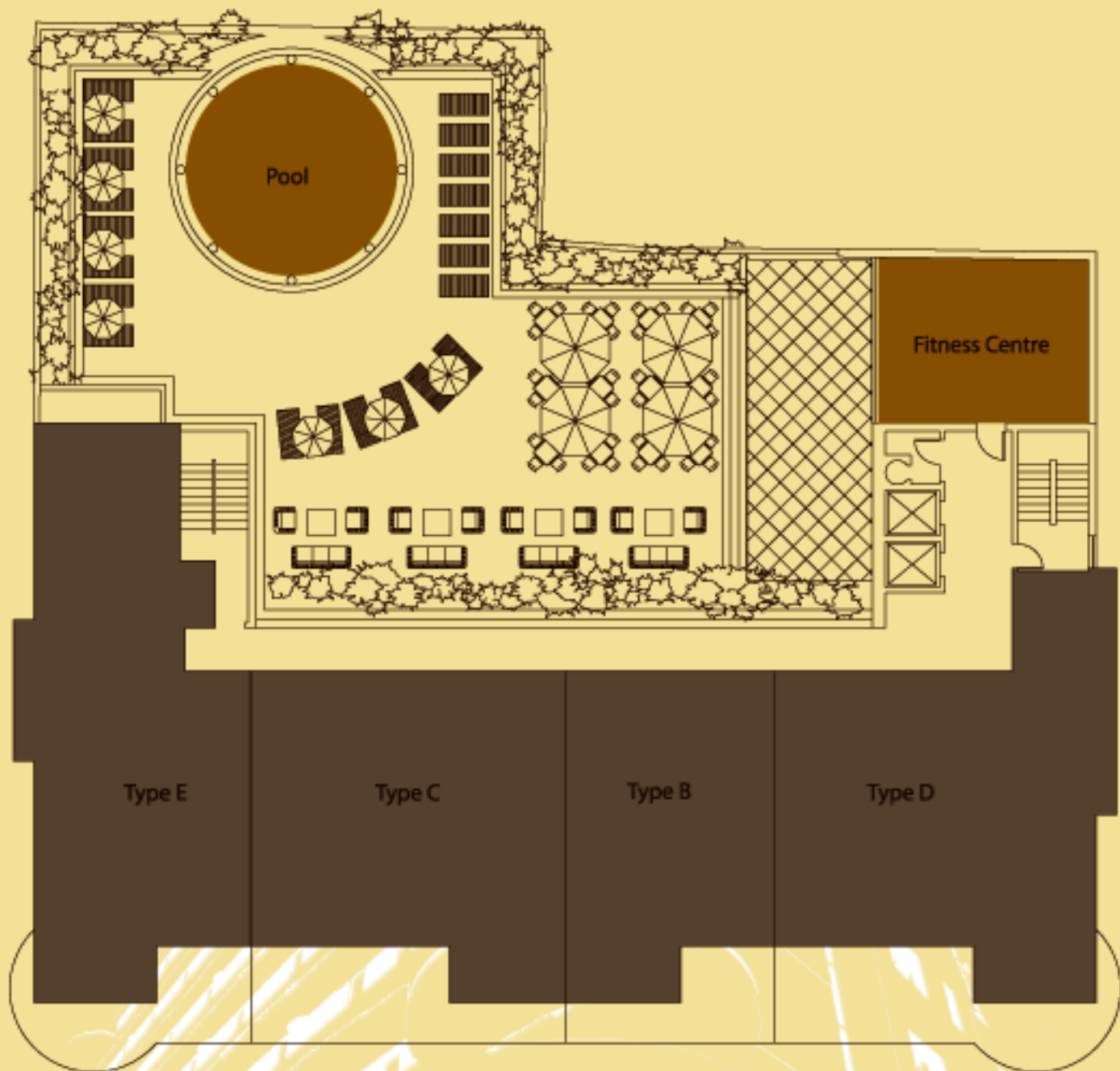
Enclosed Area 258 sq.m
Verandas 162 sq.m

Swimming Pool & Fitness Centre

Floor 5

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*Communal Swimming Pool &
Landscaped Terrace
on the Fifth Floor*



Key Features

Structure

Reinforced concrete in compliance with earthquake design regulations. All walls will be built with top quality bricks 25cm thick.

Wall Finishes

The internal walls will be 10cm thick and will have 3 coats of plaster finish, 2 coats of spatula finish, and 3 coats of emulsion paint. The external walls will have 3 coats of plaster finish and external acrylic paint will be used. Certain walls will be veneered with local stone finish according to the architectural drawings. Internally where specified in the architectural drawings there will be false ceilings, which will be treated with spatula and 3 coats of emulsion paint, the use of a design border (wall/ceiling) will also be used as per the architectural drawings.

Flooring

All living and dining areas will be finished in marble. Bedrooms will be fitted with solid parquet flooring. External balconies/verandas will be covered with ceramic tiles. Bathrooms will be finished in marble from floor to ceiling. All windowsills will be of marble.

Kitchens

Kitchen benches and cupboards will be imported from Italy in different colours with a laminated and high gloss lacquered finish. The Kitchen worktop will be finished in Synthetic/Natural granite.

Woodwork

All internal doors and wardrobes will be of Italian origin. The apartment main entrance door will be a (European Origin) Safety Door, Fire & Theft Proof.

Air Conditioning & Central Heating

Installation of VRV air conditioning. Full installation of electrical storage heating.

Lifts

The building will be serviced by 2 luxurious machine roomless (10 persons) lifts of European origin.

Swimming Pool, Fitness Centre & Business Lounge

An overflow type heated swimming pool with a large pool deck and a fitness centre situated on the fifth floor will be available for use by the owners/residents of The Waterfront and their guests. On the fourth floor, a business lounge will be available for use by the residents.

Controlled Access

An electronic main entrance gate, which will be operated by remote control, will be placed at the entrance of the parking area.

Ground Floor Lobby

The reception area will be finished in Marble.



Legal & Financial

Introduction

The process for purchasing a property is very simple and quick compared to other countries, as any European Citizen can now acquire any number of properties in Cyprus. The Cyprus legal system is primarily based on its English counterpart. As a Non - EU resident wishing to purchase land or a building in Cyprus, authorization is required from the Council of Ministers. The permission of The Council for the 'acquisition of immovable property by Non-EU residents' is obtainable in all bona fide cases, for residential properties and is seldom refused. Prices of property in Cyprus have seen significant growth over the last few years and it is widely accepted that this trend is expected to continue into the future. Entry into the European Union in May 2004 has already resulted in a significant economic uplift, as well as a higher demand for property from both the existing and new EU member countries looking to invest in the Cyprus property market.

Real Estate Transfer Fees

Real Estate Transfer Fees are necessary in order to transfer FREEHOLD ownership to the name of the purchaser. This can be done as soon as the relevant Government Authority has issued the title deed and the purchase has been completed. The Transferee is responsible for the tax payment arising from the transaction. The rates are on a graduated scale. Should the purchase be made in joint names (provided the price is more than C£ 50.000) the effective value for calculation is halved. Transfer of ownership takes place by a simple process of registration at the Land Registry Office and the issuing of a title deed after completion and delivery. You can do this personally or by a Power of Attorney to your Solicitor. A prerequisite for registration, in the case of non-Cypriots, is evidence that the property has been paid for in foreign currency following the required approval by the Council of Ministers. Your lawyer on your behalf can take up these formalities. However, before the registration of the completed property the purchaser should pay the transfer fees to the Land Registry office.

Stamp Duty

The purchaser is liable for the payment of stamp duty at the rate of 1.50 pounds per thousand up to the value of 100,000 CY Pounds thereafter the rate is 2.00 pounds per thousand. This should be paid within 30 days of signing the contract.

Immovable Property Tax

The annual immovable property ownership tax is based upon the value of the property. Immovable property tax is based upon the value of the property in 1980, which is much lower than the current market value. Therefore, there is no immovable property tax for the majority of properties in Cyprus.

Local Authority Taxes and Rates

A rough guide could be approximately CYP 50 -150 per year depending on the size of your property. This tax is for refuse collection, street lighting, sewerage, etc.

The basic utilities, electricity, water, and telephone are payable individually in accordance with the consumption and based on a meter reading and are in general substantially lower than other European countries.

Inheritance Tax

Inheritance tax is not imposed.

Tax Privileges

All retirees can import personal effects, household goods and furniture duty free, provided they are for personal use and have been used for a reasonable period of time, approximately one year. Also, there is a tax allowance of CYP 7.000 for one car; for example, if the tax on the car is valued at CYP 10.000, then only CYP 3.000 is due.

Cyprus



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