

Golden Bay
Residences
on the beach



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Larnaca, Cyprus

Living in style...



The island enjoys an ideal climate with an average of 340 days of sunshine a year, throughout 4 distinct seasons.

Apart from the obvious benefits of a sunny Mediterranean island - a clear blue sea, fine beaches, pine-scented forests, ancient ruins and historical sites - Cyprus has a number of other unique advantages.

One of the most amazing features of Cyprus is the friendliness, hospitality and generosity of its people.

In Cyprus the word "xenos", stranger, also means guest, and for Cypriots hospitality is something sacred.

Until this day this feeling envelopes any visitor to the island, it is a truly magical feeling of belonging, where people know and greet each other by name.

In taverns people shout out "Kopiaste", which roughly translated means "come and sit with us, eat with us, drink and dance with us".

The word for this is "Philoxenia", an ancient word expressed in modern terms.

Living standards are high, with recent international statistics rating the standard of living in Cyprus fifth amongst European Community countries, so it is an ideal place to really live in style.



Cyprus - The island of Aphrodite...



Cyprus is an island with a chequered history, an island where culture, tradition and family values are still very important. Here, legend, and everyday reality are linked together. The people are hospitable and open-hearted. The ancient archaeological sites and the natural beauties of the island combined with a moderate climate, as well as all the expected modern amenities, have earned the island the apt description of the 'Sweet Land', a real haven of peace and tranquillity.

According to legend, Aphrodite rose from the foam of the sea off the coast of Cyprus and from that moment Cyprus became her domain on earth and the playground of the Gods...



*A paradise chosen by the Gods
as their playground on earth...*



Very few countries can boast of having such perfect conditions for swimming and water sports such as windsurfing, scuba diving and kite surfing, which are a sheer indulgence in the tranquil blue sea. The more adventurous can head to the mountains for terrain that will delight mountain bikers, hikers, bird watchers, paragliders and botanists alike.

Direct Access from Asia, Europe and Africa



Perfectly placed, Cyprus is within easy reach of Europe, Russia, the Middle East and North Africa. Around 50 airlines fly to the island's two international airports: the new terminal at Paphos airport was completed in autumn 2008, while Larnaca's impressive new airport is scheduled to be completed by November 2009. Both airports are equipped to accommodate private jets and helicopters, while the proposed new 1,100-berth marina close to the Golden Bay Residences provides ample space for super-yachts.

International airports to Cyprus (Flying Time)

Athens	1 hr 20 mins
Amsterdam	4 hrs
Beirut	30 mins
Dubai	4 hrs 30 mins
Kiev	2 hrs 55 mins
London	4 hrs 30 mins
Milan	3 hours
Moscow	3hrs 30 mins
Oslo	5 hrs 50 mins
Paris	4 hrs 15 mins
Thessalonica	1 hr 50 mins



Larnaca - A historic Town...

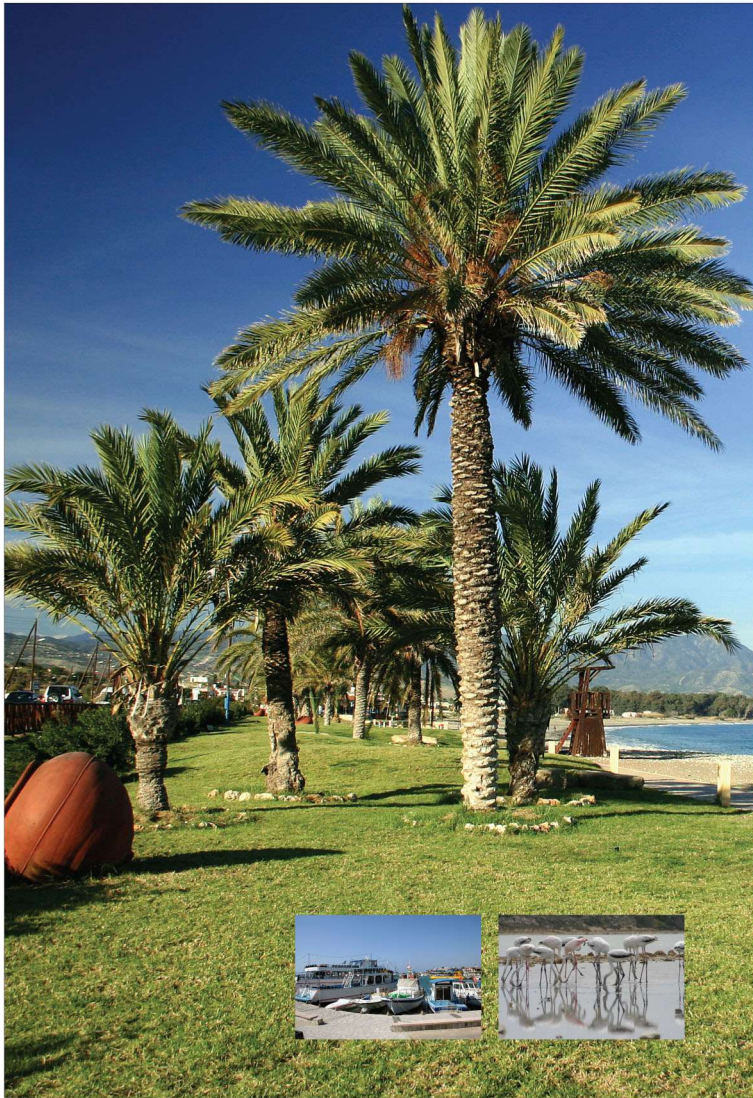


Larnaca is a town with an easy-going pace. It also, however, has strong links to the past.

In the last two decades, Larnaca has emerged as one of the island's main resorts. Long sandy beaches, the ancient forts, monasteries and churches all add to the charm of this picturesque town, along with the delightful Palm Tree Promenade & Mackenzy Area where a clear blue sea and a professional hotel industry attract thousands of visitors each year.

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

It is here in this unique environment that we have decided, that by using imaginative architectural design, the highest standards of quality and construction, it is possible to capture the magic of this sun drenched island.



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Perfect location...

There are truly only a few places left on this earth, which you can call idyllic "a perfect place to live," but we are confident that our latest exclusive beach front development "Golden Bay Residences" can surely fall into this category.

This unique gated private development comprising of only 10 high end luxurious / spacious properties will reflect a modern / comfortable style of living. "Golden Bay Residences" will perfectly blend with its Mediterranean surroundings, as the design concept infuses all the natural surrounding elements with a modern aesthetic to create "the perfect home".

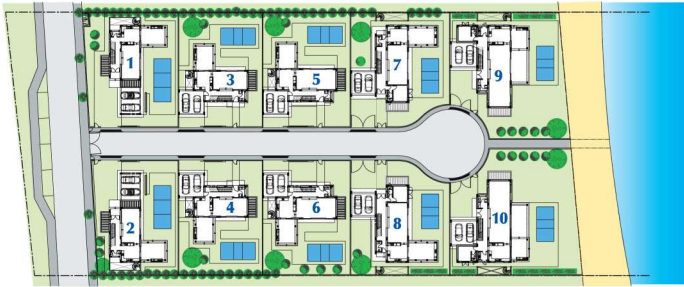
These exclusive private residences are located on one of the finest sandy beaches of Larnaca, only a few minutes walk from the five star resorts of the area and just a 15 minute drive to the town centre where one can find all sorts of entertainment and fine restaurants.

Imagine the soothing sound of the Mediterranean's whispering waves every morning, as they beckon you to wake up and enjoy the warmth of the Cyprus sun and the outdoor lifestyle you and your family deserve.

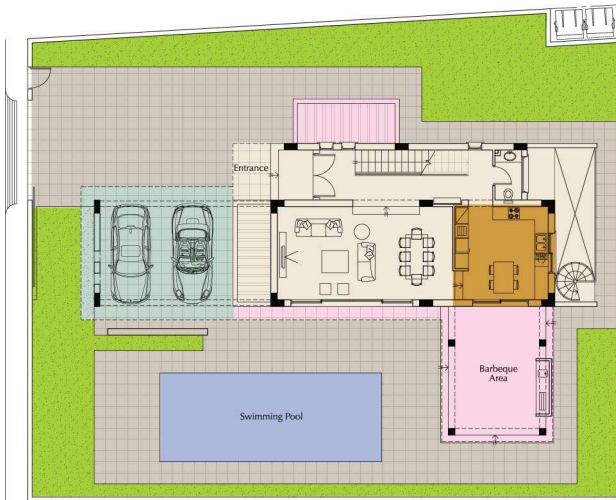
Imagine yourself with your loved ones, family and friends sharing a champagne dinner as you watch the sunset from your own private garden / pool / terrace area from within the safety of your gated luxurious residence. These are truly magical moments which can be enjoyed in a perfect, tranquil and secure haven.

"Golden Bay Residences" will, without a doubt be your own perfect sanctuary away from the pressures of the outside world, your own little private paradise.

"Golden Bay Residences" Luxury Beyond Imagination.

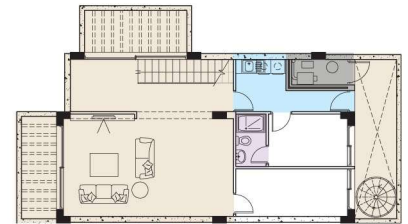


Site Plan - General Arrangement

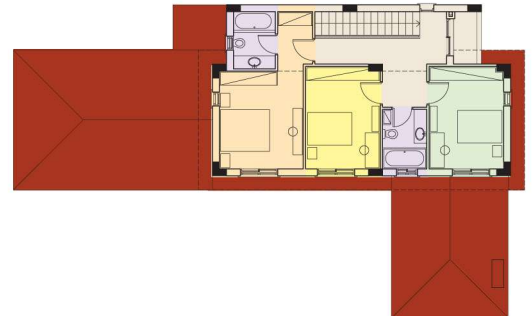


Ground Floor Plan

Open plan living/dining room (7.90 x 4.20m)	Patio Area (Ground floor) (5.80 x 3.80m)	Store rooms
Kitchen (4.20 x 4.20m)	Bathrooms	Boiler room
Bedroom (3.60 x 3.60m)	Laundry room (2.25 x 2.15m)	Tile roof
Bedroom (3.80 x 3.20m)	Covered Parking (6.00 x 4.80m)	
Bedroom (3.80 x 3.20m)	Swimming Pool	



Basement

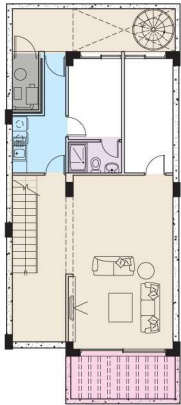


First Floor Plan

Plot 1 Size: 573m² Plot 2 Size: 521m²

Villa Artemis

Covered Area 336m²



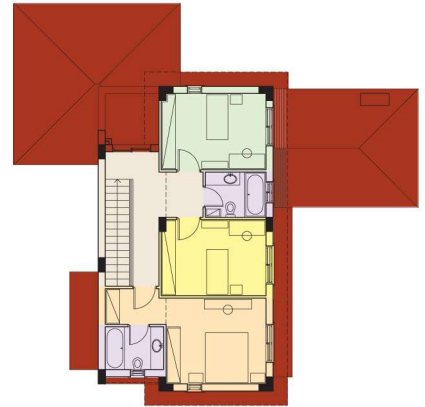
Basement



Ground Floor Plan



Open plan living/dining room (7.90 x 4.20m)	Patio Area (Ground floor) (5.80 x 3.80m)	Store rooms
Kitchen (4.20 x 4.20m)	Bathrooms	Boiler room
Bedroom (3.60 x 3.60m)	Laundry room (2.40 x 2.25m)	Tile roof
Bedroom (3.80 x 3.20m)	Covered Parking (6.30 x 5.00m)	
Bedroom (3.80 x 3.20m)	Swimming Pool	

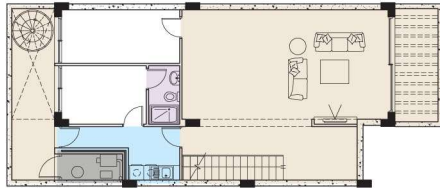


First Floor Plan

Plot 3 Size: 522m² Plot 4 Size: 522m²

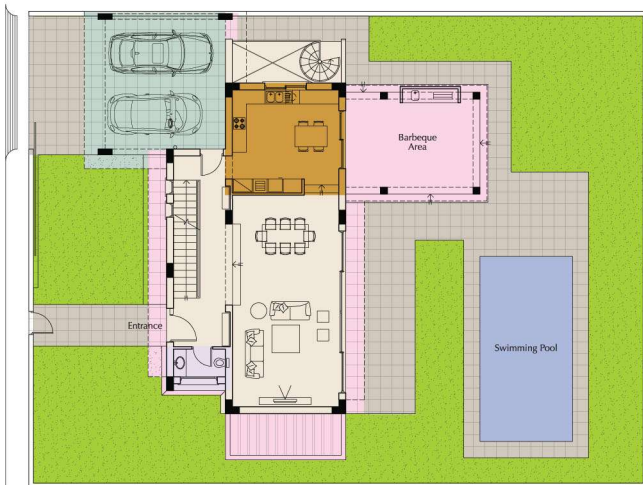
Villa Calypso

Covered Area 323m²

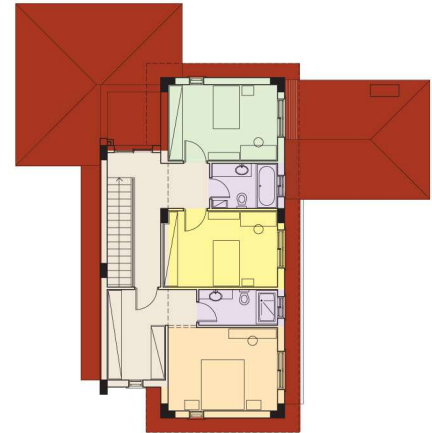


Basement

Open plan living/dining room (9.15 x 4.60m)	Patio Area (Ground floor) (5.80 x 3.80m)	Store rooms
Kitchen (4.45 x 4.60m)	Bathrooms	Boiler room
Bedroom (3.50 x 4.60m)	Laundry room (2.15 x 2.25m)	Tile roof
Bedroom (3.20 x 4.20m)	Covered Parking (6.10 x 5.50m)	
Bedroom (3.20 x 4.00m)	Swimming Pool	



Ground Floor Plan

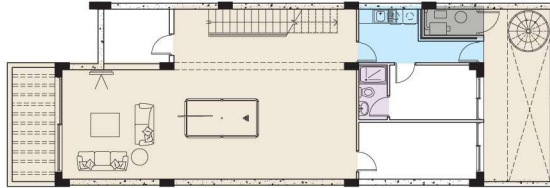


First Floor Plan

Plot 5 Size: 546m² Plot 6 Size: 546m²

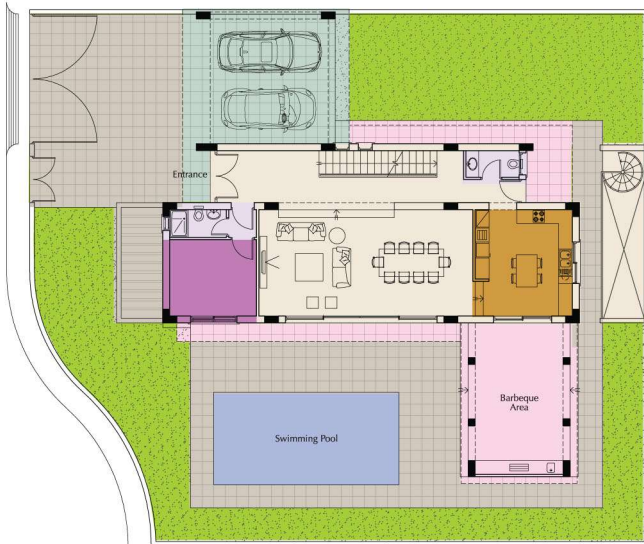
Villa Erato

Covered Area 365m²

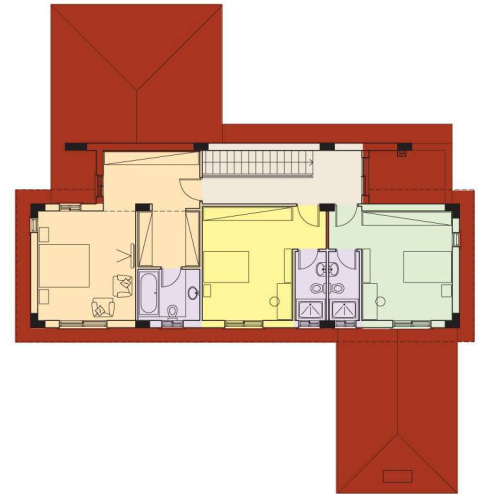


Basement

Open plan living/dining room (9.25 x 4.60m)	Guest room (3.30 x 3.75m)	Swimming Pool
Kitchen (4.60 x 4.20m)	Patio Area (Ground floor) (5.80 x 3.80m)	Store rooms
Bedroom (4.60 x 4.10m)	Bathrooms	Boiler room
Bedroom (4.20 x 3.80m)	Laundry room (2.25 x 2.50m)	Tile roof
Bedroom (4.00 x 3.80m)	Covered Parking (6.00 x 5.00m)	



Ground Floor Plan

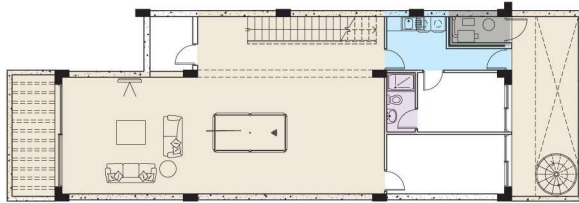


First Floor Plan

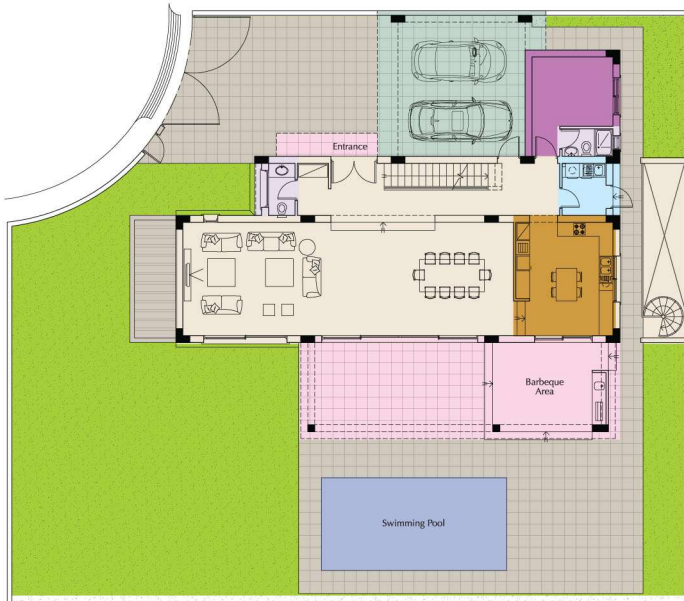
Plot 7 Size: 584m² Plot 8 Size: 584m²

Villa Iris

Covered Area 445m²



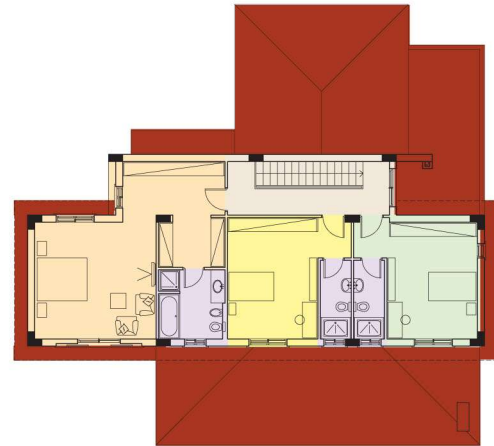
Basement



Ground Floor Plan



Open plan living/dining room (14.30 x 4.90m)	Guest room (3.00 x 3.50m)	Swimming Pool
Kitchen (4.90 x 4.20m)	Patio Area (Ground floor) (14.00 x 3.80m)	Store rooms
Bedroom (4.90 x 5.10m)	Bathrooms	Boiler room
Bedroom (4.50 x 3.80m)	Laundry room (2.50 x 1.90m)	Tile roof
Bedroom (4.30 x 3.80m)	Covered Parking (6.10 x 5.50m)	



First Floor Plan

Plot 9 Size: 730m² Plot 10 Size: 813m²

Villa Ariadne

Covered Area 528m²

Golden Bay Residences on the beach



Where you are:

- ~~~~~ 15 minutes from Larnaca city centre and upmarket shopping area
- ~~~~~ 15 minutes from the popular Phinikoudes seafront promenade
- ~~~~~ 20 minutes from Larnaca International Airport
- ~~~~~ 5 minutes from highway network to all other major towns
- ~~~~~ 30 minutes from the proposed new Larnaca Golf resort



Technical Specifications

BRIEF DESCRIPTION OF PROJECT	Super luxurious beachfront villas (10) all with large basement areas in Golden Bay area, Larnaca, on the beach.	✓
STRUCTURE		
REINFORCED CONCRETE	Reinforced concrete structure in compliance with anti-seismic design regulations	✓
BRICKWORK		
INTERNAL WALLS	Hollow bricks 10cm in thickness	✓
EXTERNAL WALLS	Hollow bricks 25cm in thickness	✓
PLASTERING	3 coats of plaster on the interior and exterior	✓
PAINTING	The interior walls will be finished with 3 coats of emulsion paint. The exterior walls will be finished with santex paint or stone as shown in the architectural drawings	✓
FLOORING		
LIVING/DINING ROOM	Finest marble	€80/m ²
KITCHEN	Ceramic tiles	€25/m ²
BEDROOMS	Solid parquet flooring including the installation	€50/m ²
BATHROOM	Ceramic tiles	€35/m ²
VERANDAS	Ceramic tiles with skirting (architects choice)	€20/m ²
STAIRCASES	Finest marble	€80/m ²
PARKING PLACES	Will be as shown on the architectural drawings	✓
WALL FINISHES		
KITCHEN	Synthetic granite between the counter and kitchen wall unit	€250/m ²
BATHROOM	Ceramic tiles up to ceiling	€35/m ²
SANITARY WARE	The sanitary fittings for each bath/shower room will be up to a value of €1500	✓
	The sanitary fittings for each guest wash room will be up to a value of €750	✓
	Will be of european origin/white colour	✓
WOODWORK		
MAIN ENTRANCE DOOR	Solid wood irocco as shown in the architectural drawings	✓
INTERIOR DOORS	Will be of italian origin	✓
KITCHEN CUPBOARDS & COUNTERTOPS	Will be of italian origin/contemporary design	€225/m
	The kitchen countertop will be made of synthetic granite	€250/m
BEDROOM WARDROBES	Will be of italian origin	€225/m ²
ALUMINIUM WORKS	Aluminium profiles to be used. will be from Muskita, double glazed, natural colour, to the approved of the architect	✓
PLUMBING		
HOT WATER	Solar heater to be installed for each villa and a 2 ton water tank	✓
PRESSURISED WATER SYSTEM	The plumbing installation will be pressurized using a pump	✓

cont...

cont...

Technical Specifications



PLUMBING (cont...)		
PIPE-IN-PIPE	The plumbing installation will be the pipe-in-pipe system	✓
AIR CONDITIONING		
CLIMATE CONTROL	Full installation of VRV climate control	✓
CENTRAL HEATING		
FULL INSTALLATION	Full installation of electrical underfloor heating	✓
ELECTRICAL INSTALLATION		
SPECIFICATION	All electrical installation will be in accordance with the Electricity Authority of Cyprus regulations	✓
TELEVISION POINTS	Outlets in the living room and all bedrooms	✓
TELEPHONE POINTS	Outlets in the living room and all bedrooms	✓
SATELLITE TV	Installation of satellite dish	✓
REMOTE CONTROL ACCESS GATES	An electronic main entrance gate which will operate by remote control will be placed at the entrance of the development and also at the entrance of each individual villa	✓
LANDSCAPING	Will be as shown on the architectural drawings	✓
EXTERNAL WORKS	The plots will be fenced according to the site plan and the architectural drawings	✓
	All private roads will be finished in asphalt or interlocking blocks	✓
SWIMMING POOL	Mosaic ceramic overflow type heated swimming pool and separate external hot tub	✓
BASEMENT AREA	Includes sauna/steam bath, fitness area and strong room facilities	✓
KITCHEN APPLIANCES	Finest integrated MIELE electrical appliances	✓
SECURITY SYSTEM	State of the art fire and burglar alarm systems	✓
ADDITIONAL FEATURES	Plasma TV 42", Bathroom LCD's, Video monitor entry system	✓

Notes

1. VAT is included in all of the above prices.
2. All construction work to be executed should be of the approval of the supervising architect.
3. All fittings and materials (e.g. sanitary fittings, ceramic tiles, parquet, etc.) can be purchased only from our approved suppliers.
4. Where value is quoted, it refers to the standard retail price of the goods including VAT.
5. Any alterations/modifications and/or extra works either externally or internally will only be executed by the company after approval for such works has been granted by the company and the relevant cost has been agreed to by the purchaser(s).
6. In the event that the purchaser obtains the services of any non-approved (by our company) contractors/suppliers/firms and/or craftsmen to carry out any works upon the property, then the period of guarantee as stipulated by the company in the Sale Agreement shall be considered as null and void.

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