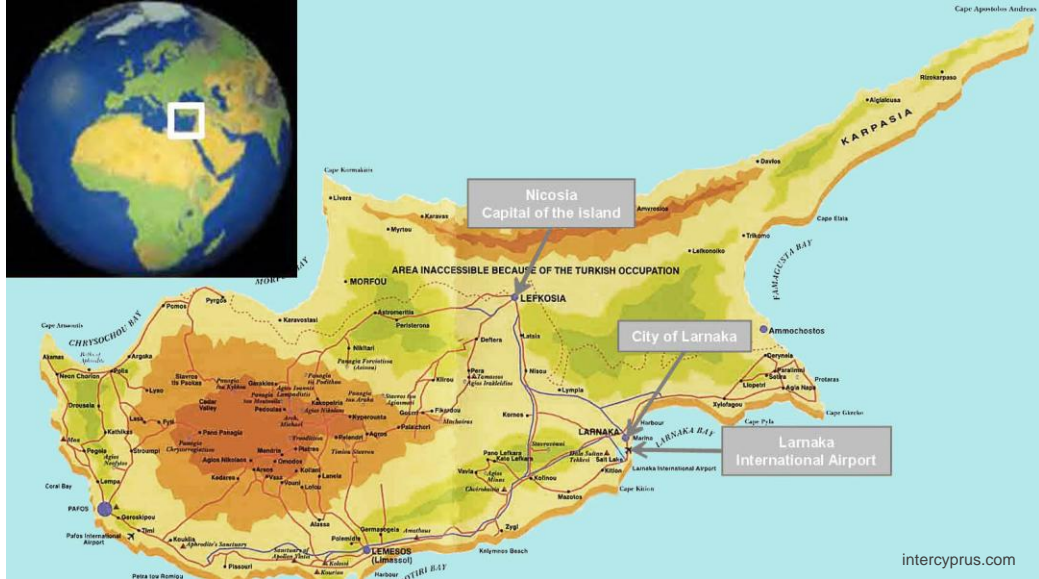




LARNAKA ECO-WATERFRONT

Sustainable Expansion of a Historic Cypriot City





LOCATION

Cyprus

- renowned financial centre and tourist destination.
- EU and Eurozone member country.

Larnaka is one of the largest cities on the island, hosting:

- Cyprus' Main International Airport,
- and the second sea port.





WATERFRONT

Together with Larnaka International Airport, the re-development of Larnaka Port and Marina will play a significant role in the advancement of Cyprus, and more specifically the city of Larnaka, as a prime Mediterranean tourist destination.



Cyaireng.com



mrrrent-paphos.com

THE VISION

To build a world class cruise and marina facility.
To create an environmentally and economically sustainable 'green' development.
To form public & private spaces and iconic buildings, to maximise the site's potential.
To develop for the benefit of Larnaka, for the long term.



Photos8.com

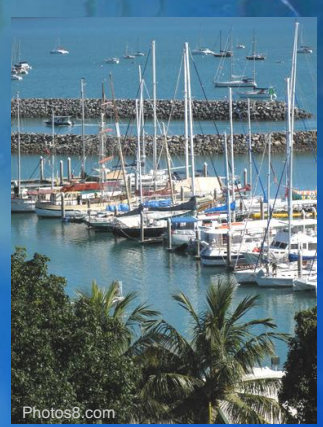
Development Components

Zenon Marina
Zenon Cruise
Green Buildings
Green Spaces



ZENON MARINA Overview

Phased development beginning with 500 berths, rising with the market to 900 top end. Waterside commercial and cultural quarter, for tourists and locals alike. Opening up the marina to the public and extending the palm tree beach front promenade. Providing private residential accommodation on the marina, to suit the market.

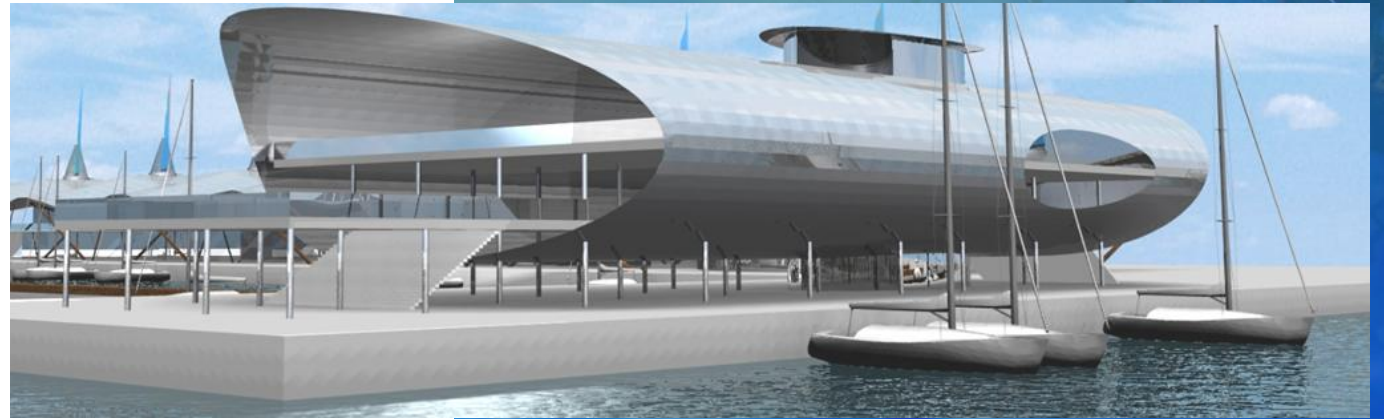




ZENON MARINA

Yacht Club

A new central hub for all operational management and monitoring facilities.
A venue for events, for hire. A prestige dining offering, with expansive raised pool terrace.
An iconic building at the centre of the marina, providing identity and a focal point.





ZENON MARINA

Commercial & Cultural Quarter

A place for locals and visitors to enjoy the marina waterfront.
To dine, be entertained, shop, relax and enjoy the waterfront.
An open family of buildings, inviting people to come together in front of the marina.



ZENON CRUISE

Overview

To upgrade vessel and vehicular accessibility to the port to the required standard.
To create a world class iconic terminal building sized to suit the market.
To build an off-shore jetty to assist in ease of port-of-call visits (and thus traffic).
To allow for expansion to suit the market, with an additional in-port quay and/or jetty.

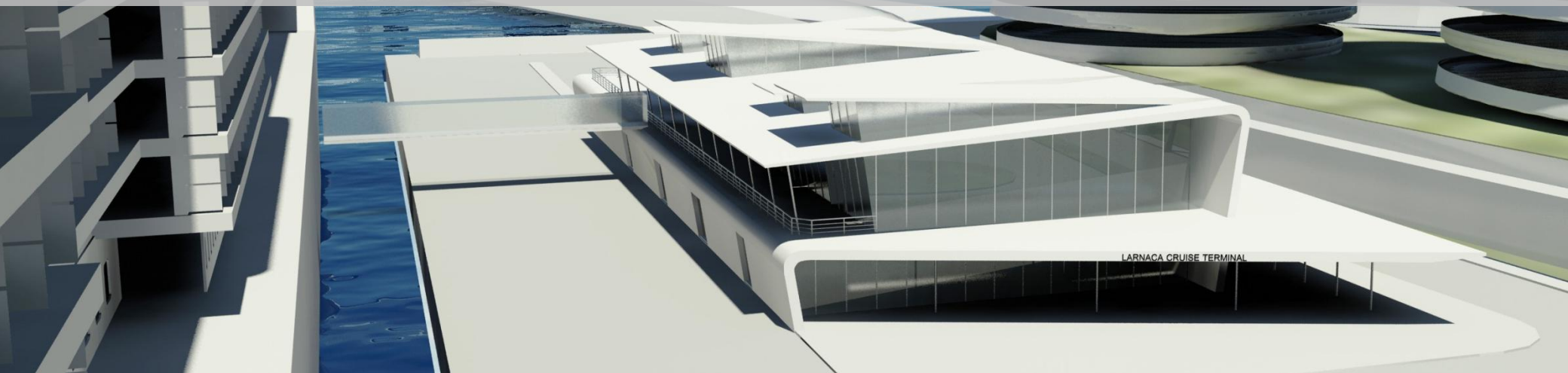




ZENON CRUISE

To create a world class iconic terminal building; a 'beacon' landmark at the end of the port quay. A building designed around passenger flows and focusing on usability, forming an exciting and dramatic gateway to Cyprus.

Terminal Building

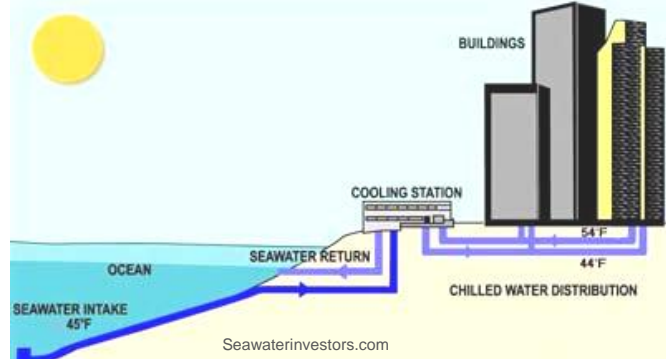


GREEN BUILDINGS

Overview

All of our buildings will aim to secure LEEDs sustainable certification, being the first development to do so on the island. Why go to the technological cost of going 'green'? To build responsibly, using low energy sustainable resources and with a low energy life cycle is not only what we feel is our duty to society, as pre-eminent developers, but is also sensible business. We need to provide a new product which will enliven the market.

SEA WATER COOLING



Recycling4you.com

*1



Eco-low rise

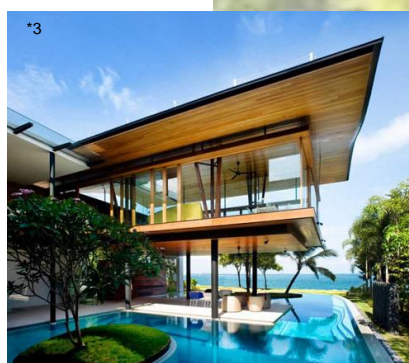
GREEN BUILDINGS

Creating a low rise green residential development around the marina. The product will be something exciting and new for the market, maximising the potential of the affinity to the water, boats and quays along with building a community living 'in' the marina, of the highest quality architecture. This will add a new dimension to the marina itself. Public buildings within the park will take a similar approach, and be part of a building family.

*2



*3



Beach House/Jorge Hrdina Architects/fopple.com

GREEN BUILDINGS

‘Green’ tall buildings – a new product, a new place to live and work for Cyprus. Tall, but with a light touch. Soft harmonious organic architecture. A setting for cruise visitor’s approach and a backdrop to an up-and-coming city. State of the art sustainability features – minimum energy use. Sky gardens, decks and pools. Beginning with residential between the marina and port this approach will be pushed out to other areas to suit the market.



Eco-high rise





GREEN SPACE

Garden District

Central waterfront park. Green 'bands' radiating outward. Places of tranquility, of activity. Fitness centre, creche facilities, outdoor theatres & classrooms, public bbq areas.....



THE SCHEME

Massing Model
Masterplan
Development Areas

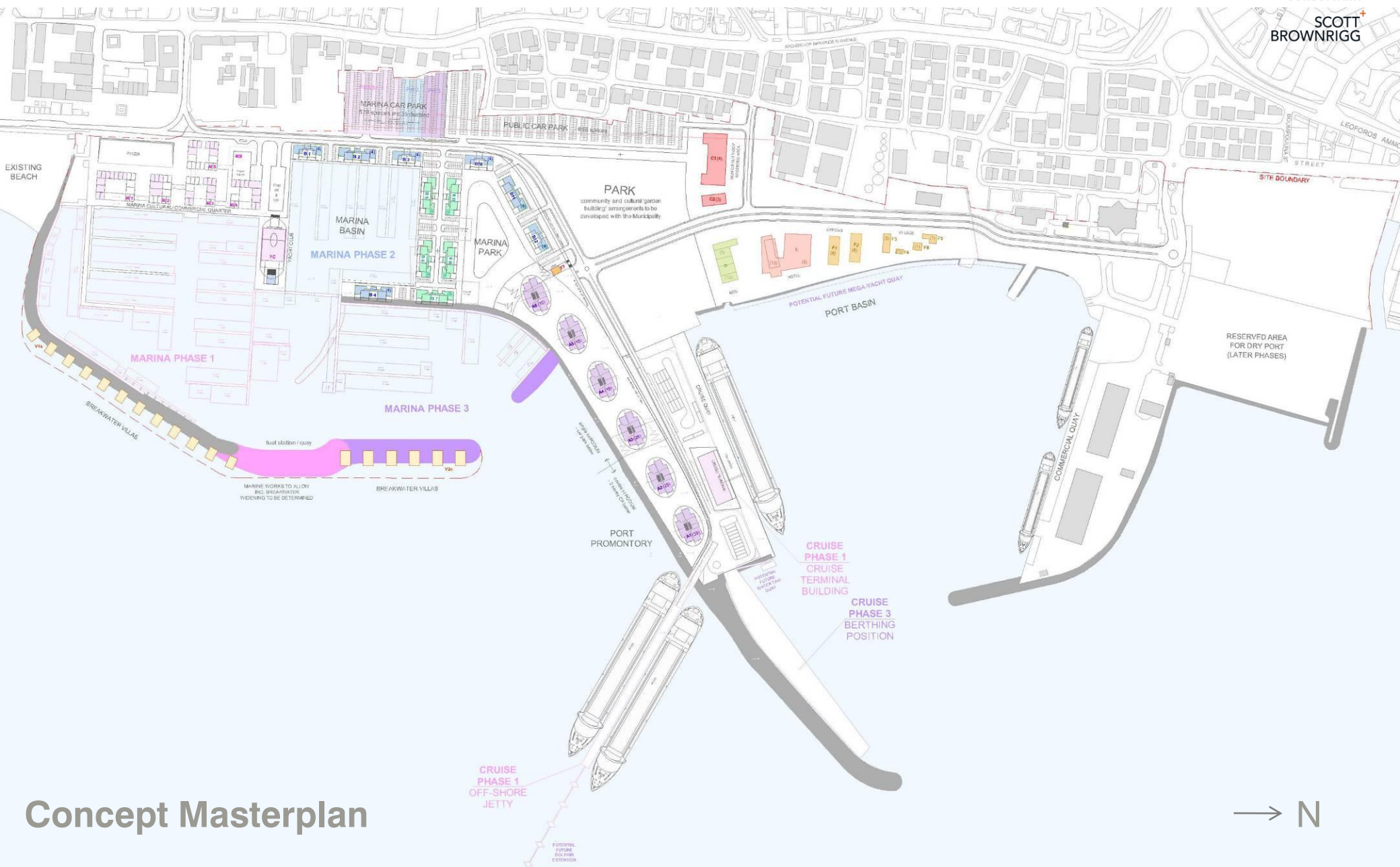












Concept Masterplan



Development Areas

MARINA: Retail + Restaurants, Banqueting Suite, Low Rise Residential

PORT: Low + Mid Rise Residential Park, High Rise Residential Promontory, Hotel + Conference Centre, Offices + Commercial

MARINA

•Cultural+ Commercial Quarter

Six Ground Floor Retail Blocks 6,880m²
Seven First Floor F+B Units 3,120m²

•Yacht Club

First Floor Restaurant 485m²
Second Floor Banqueting Suite 685m²

•Marina Basin Residential

Six Blocks Low + Mid Rise
Mix of Types and Sizes 19,720m²

•Breakwater Villas

12no. 400m² + 6no. 600m² 8,400m²

PORT

•Marina Park Residential

Six Blocks Low + Mid Rise
Mix of Types and Sizes 22,360m²

•Port Promontory Residential

Six Blocks (10-35 Storeys)
1150m² Floor Plate / Block
Mix of Types and Sizes 148,920m²

•Port Basin Residential

12 Storey Block
Mix of Types and Sizes 10,810m²

•Port Hotel + Conf. Centre

15,000m²

•Port Commercial Area

Offices + Commercial 10,755m²



Bouygues Bâtiment International
International Developer and Main Contractor



Port of Amsterdam
Cruise & Commercial Port Operations



Lievense Consulting Engineers
Port & Marina design



Louis Group of Companies
Cruise-ships & Hotels Owners & Operators



Costa Crociere
Largest Cruise Company in the Mediterranean (part of U.S. Carnival Cruise Lines Group)



Iacovou Brothers
Largest Main Contractor in Cyprus, Larnaka based



General Construction Company
Cypriot Contractor, Nicosia based



Petroline
Leading gas and oil products distributor in Cyprus, Larnaka based

Marinaman
Representing the local community of Larnaka



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