



Residential Building

MITA

Faneromenis 59 – Larnaca, Cyprus

DEVELOPER

K.G. Orix Real
Estate LTD

CONSULTANTS

D_KAIMAKLIOTIS
in collaboration
with
INSIGHT
Architecture sarl

OWNER
REPRESENTATIVE

Engineer Fares Hoyek

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Description

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Discover a harmonious blend of coastal charm and modern comfort at **Mita Faneromenis**, an exceptional residential retreat located on an **eight-minute walk from the most beautiful beach in Larnaca Finikoudes Beach** and **ten minutes away from Larnaca International Airport**.

Embrace the tranquil atmosphere of living near the most beautiful public parks in Larnaca Salt Lake Park and experience a lifestyle that seamlessly integrates relaxation and comfort.

Mita Faneromeni offers carefully designed residences that embody the essence of coastal life without compromising on modern functionality. Each residence is a reflection of architectural prowess, carefully integrating contemporary design with the natural appeal of the coast.

Seize the opportunity to become a part of Mita Project, a retreat where coastal tranquility meets modern living.

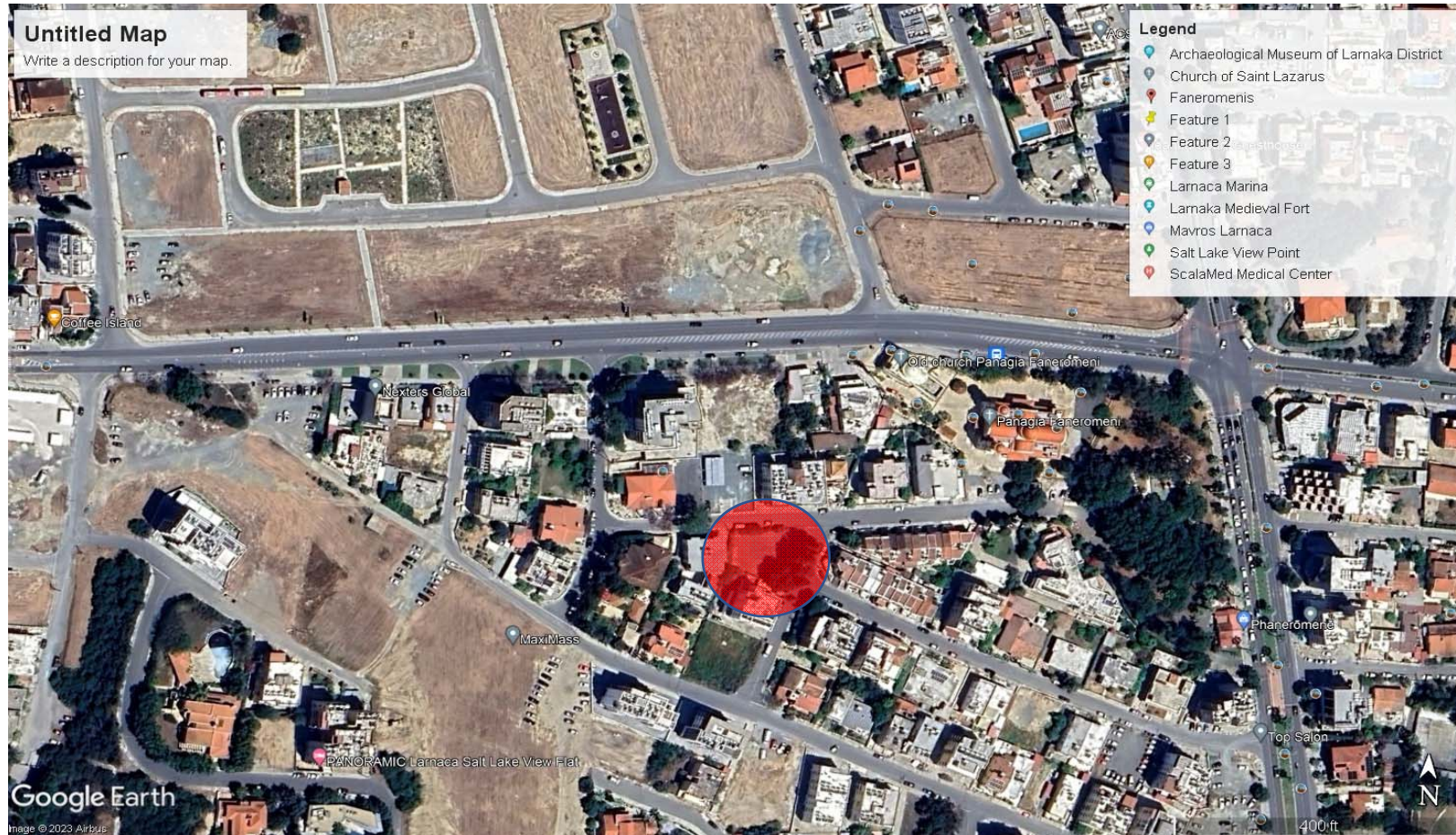
Welcome to a life of serenity and comfort in Feneromani, Larnaca.



02

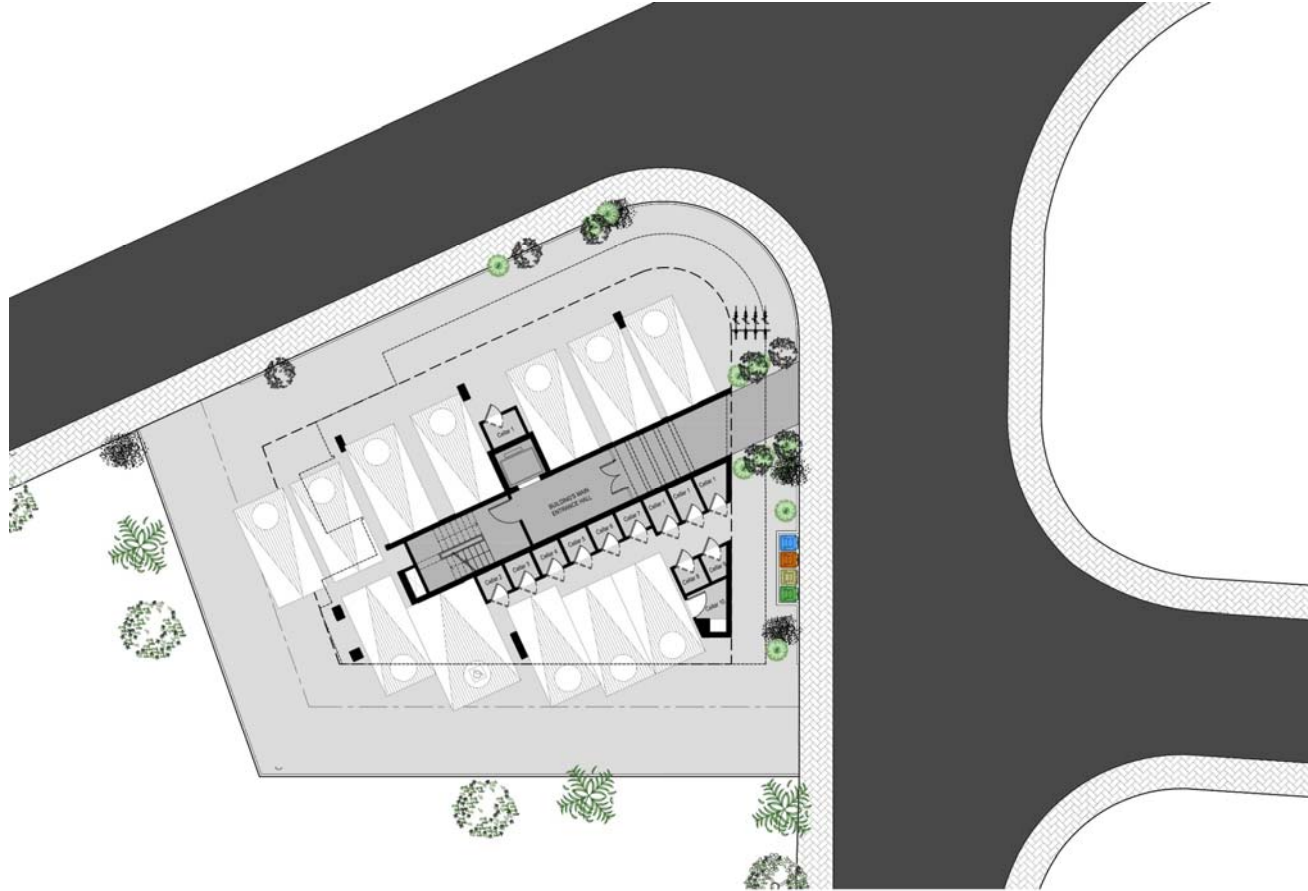
Location
Google Earth





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Plans













04

Perspective Views



Residential building, Preliminary design | Larnaca_59 | Insight Architecture 230714

VIEW 1









Residential building, Preliminary design | Larnaca_59 | 230810

VIEW 5



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VIEW 6

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Areas & Specifications

MITA - Faneromenis

Floor	Unit No		nbr of Bedrooms	nbr of Bathrooms	Internal Area (sq.m)	Staircase Roof	Covered Blconies (sq.m.)	Uncovered Balconies (sq.m.)	Roof Terrace (sq.m.)	common areas	Flowerbeds (sq.m)	Parking spaces	Storage Room (sq.m.)	Total Areas (sq.m.)
1st Floor	Flat 101		2	2	75		30	43		10		1		158
	Flat 102		1	2	50		23	10		10		1		92
2nd Floor	Flat 201		2	2	75		22			10	7	1		114
	Flat 202		2	2	75		18			10	6	1		108
3rd Floor	Flat 301		2	2	75		22			10	7	1		114
	Flat 302		2	2	75		18			10	6	1		108
4th Floor	Flat 401		2	2	75		22			10	7	1		114
	Flat 402		2	2	75		18			10	6	1		108
5th Floor	Flat 501		2	2	75	4	13	9	60	6	4	1		170
	Flat 502		2	2	75	4	10	7	58	6	3	1		163
TOTAL				720	8	196	70	119	90	47			1249	

Specifications

STRUCTURE

1. Structure

- Post tension concrete slabs.
- Seismic design.

2. Facade walls

- Hollow thermal clay bricks.
- Insulation, plastering and rendering as per architect's design

3. Aluminum louvers on technical shafts.

COMMON AREAS

1. Main Entrance

Landscaped entrance, stairs, landings, entrance walls and floors:

- Ceramic tiles and/or wood as per architect design.
- False ceiling and painting as per architect design.
- One passenger elevator by, Kone, Otis or equivalent.

2. Parking

One Parking space per apartment.

- Floor coating, strip painting / numbering as per architect's design.
- Electrical parking barrier with remote control.
- Optional Electrical car charging socket.

3. Storage Room

One storage room per apartment.

- Floor: Mass ceramic tiles
- Walls: Painting

4. Technical Rooms

- Floor: Mass ceramic tiles.
- Walls: Painting.

PRIVATE AREAS

1. Floor Tiling

- Interior Floor finishes: high end ceramics made in Europe as per architect's design.
- Bathrooms floor & wall finishes: high end ceramics made in Europe as per architect's design

2. Doors

- Fire-rated, veneer walnut or French oak wood doors, frames and architrave for entrances. veneer walnut or French oak wood doors, frames and architrave for reception area.
- Solid wood frames and architrave with MDF panels for bedrooms and bathrooms doors

3. Kitchen Cabinets

High quality European melamine kitchen cabinets

- Kitchen layouts architectural design according to architectural designs.
- Counter top: granite or equivalent.

4. Painting

- A minimum of 3 coats of putty and paint in reception areas.
- A minimum of 2 coats of putty and paint in bedrooms areas.
- A minimum of 2 coats of putty and oil based paint in kitchen and bathrooms.

5. Sanitary Fixtures and Wares

High quality European sanitary wares and fixtures

- Sanitary wares: High end European standard and origin.
- Sanitary fixtures: Grohe or equivalent.

6. Plumbing

High quality European cross-linked polyethylene with fiber or aluminum pipes for water supply and European UPVC pipes for drainage.

7. HVAC System

- Provision for heat pumps: cooling and heating.

8. Electrical devices

Electrical Installations:

- Switches & circuit breakers Le Grand or equivalent, HD video building access system.

9. External Doors and Windows

- Windows and sliding doors: double glazed aluminum profiles by Alumil, Technical or equivalent.

10. Solar System:

Solar water heating system for each flat