



Residential Building

# Lakeside Terraces

Faneromeni 730 – Larnaca, Cyprus

DEVELOPER

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HSCD Limited  
Member of Hoyek &  
Associates Real Estate  
Group

CONSULTANTS

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INSIGHT Architecture  
S.A.R.L.

01

# *Description*

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*Discover a harmonious blend of coastal charm and modern comfort at Lakeside Terraces, An exceptional residential retreat located within walking distance 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 park in Larnaca, Salt Lake Park, and experience the breathtaking views of the Larnaca Salt lake.*

*Lakeside Terraces 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 Lakeside Terraces, where coastal tranquility meets modern living.*



02

*Location*  
*Google Earth*



**Google Maps:** <https://maps.app.goo.gl/Pw2thmB2gXLZoeZo6>



[Google Maps: https://maps.app.goo.gl/Pw2thmB2gXLZoeZo6](https://maps.app.goo.gl/Pw2thmB2gXLZoeZo6)

03

# *Perspective Views*





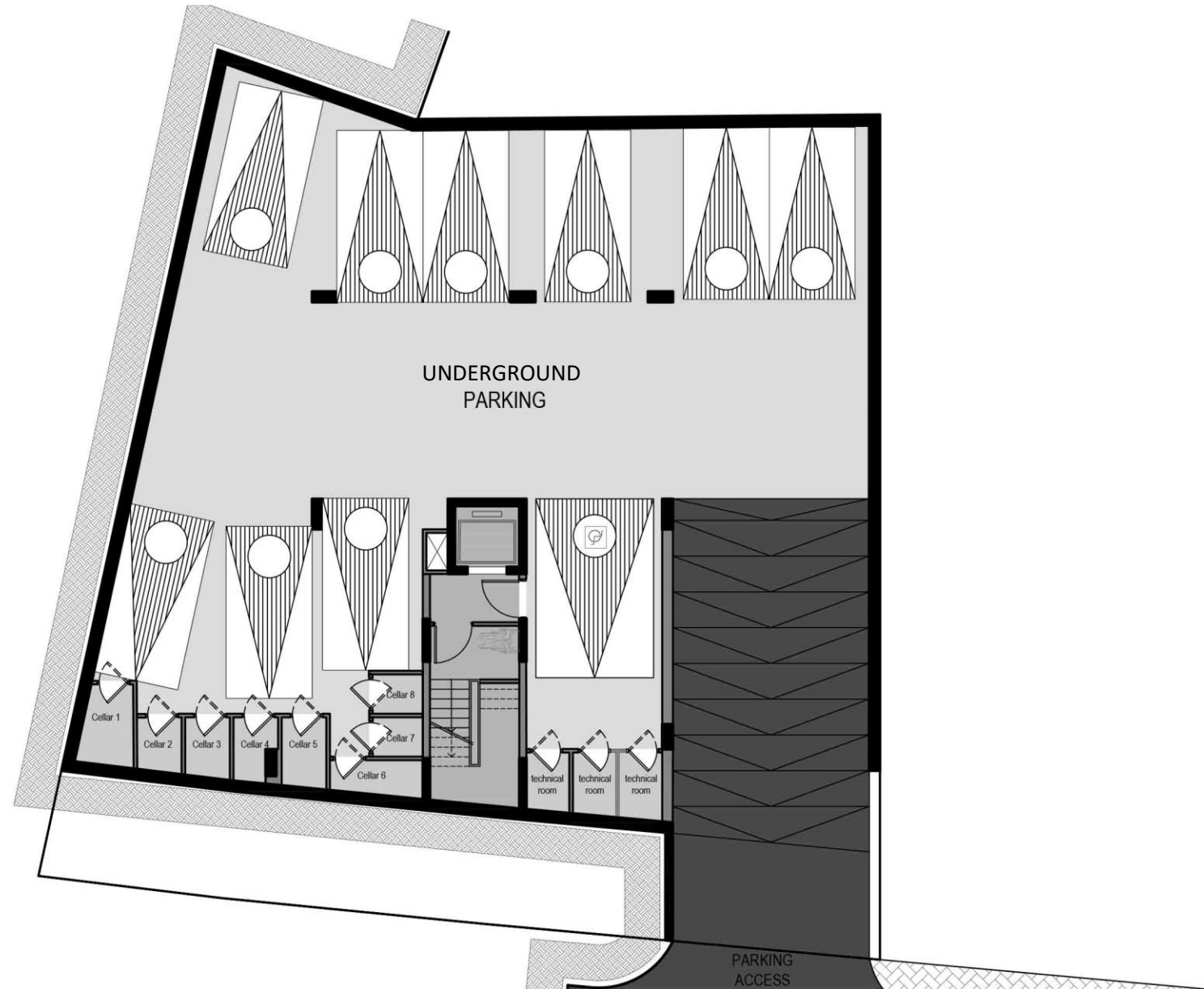


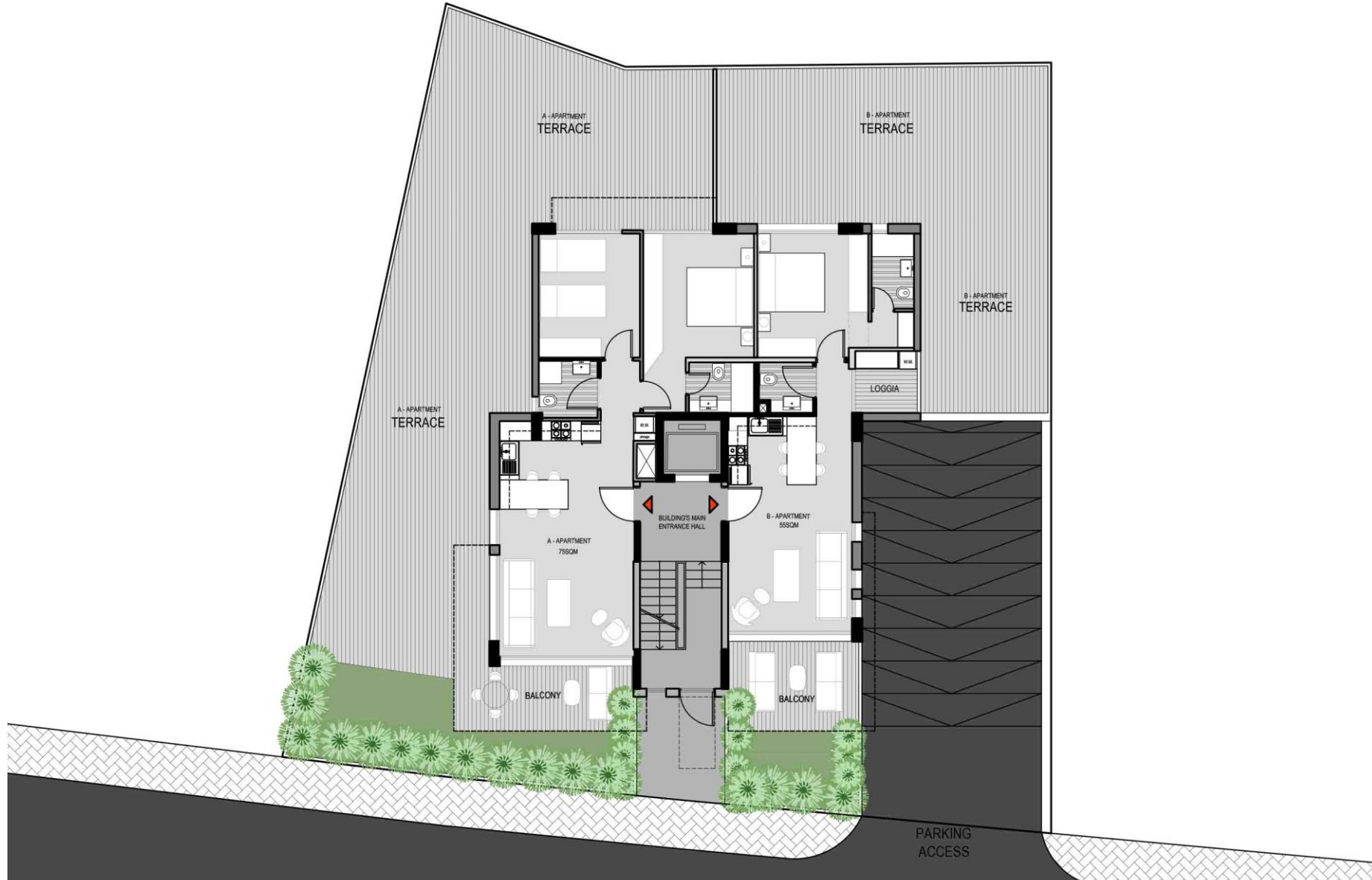




04

# *Plans*













05

*Areas &  
Specifications*

Apartment no.	Number of bedrooms	Number of bathrooms	Internal Area	Staircase Roof	Covered Balconies	Garden	Roof Terrace	Flowerbeds	Parking Space	Storage Room	Total Areas
1	1	2	55.00	0.00	16.60	84.50	0.00	0.00	1.00		156.10
2	2	2	75.00	0.00	20.00	132.00	0.00	0.00	1.00		227.00
Common Area											22.00
101	1	2	55.00	0.00	16.60	0.00	0.00	1.00	1.00		72.60
102	2	2	75.00	0.00	20.00	0.00	0.00	0.00	1.00		95.00
Common Area											22.00
201	1	2	55.00	0.00	16.60	0.00	0.00	1.00	1.00		72.60
202	2	2	75.00	0.00	20.00	0.00	0.00	0.00	1.00		95.00
Common Area											22.00
301	1	2	55.00	0.00	16.60	0.00	41.00	1.00	1.00		113.60
302	2	2	75.00	0.00	20.00	0.00	50.00	0.00	1.00		145.00
Common Area											22.00
			<b>520.00</b>	<b>0.00</b>	<b>146.40</b>	<b>216.50</b>	<b>91.00</b>	<b>3.00</b>	<b>8.00</b>	<b>0.00</b>	<b>1064.90</b>

# 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. Underground 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 (PEX) 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 MUSKITA or equivalent.

### 10. Solar System:

Solar water heating system for each flat.