



Residential Building

MITA

Faneromeni 59 – Larnaca, Cyprus

DEVELOPER

K.G. Orix Real
Estate LTD
Member of Hoyek &
Associates Real
Estate Group

CONSULTANTS

D_KAIMAKLIOTIS
Architects+Designers
in collaboration with
INSIGHT Architecture
sarl

01

Description

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***Discover** a harmonious blend of coastal charm and modern comfort at **Mita Faneromeni**, an exceptional residential retreat located within **walking distance from the most beautiful beach in Larnaca, Finikoudes Beach**, and **five 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.*

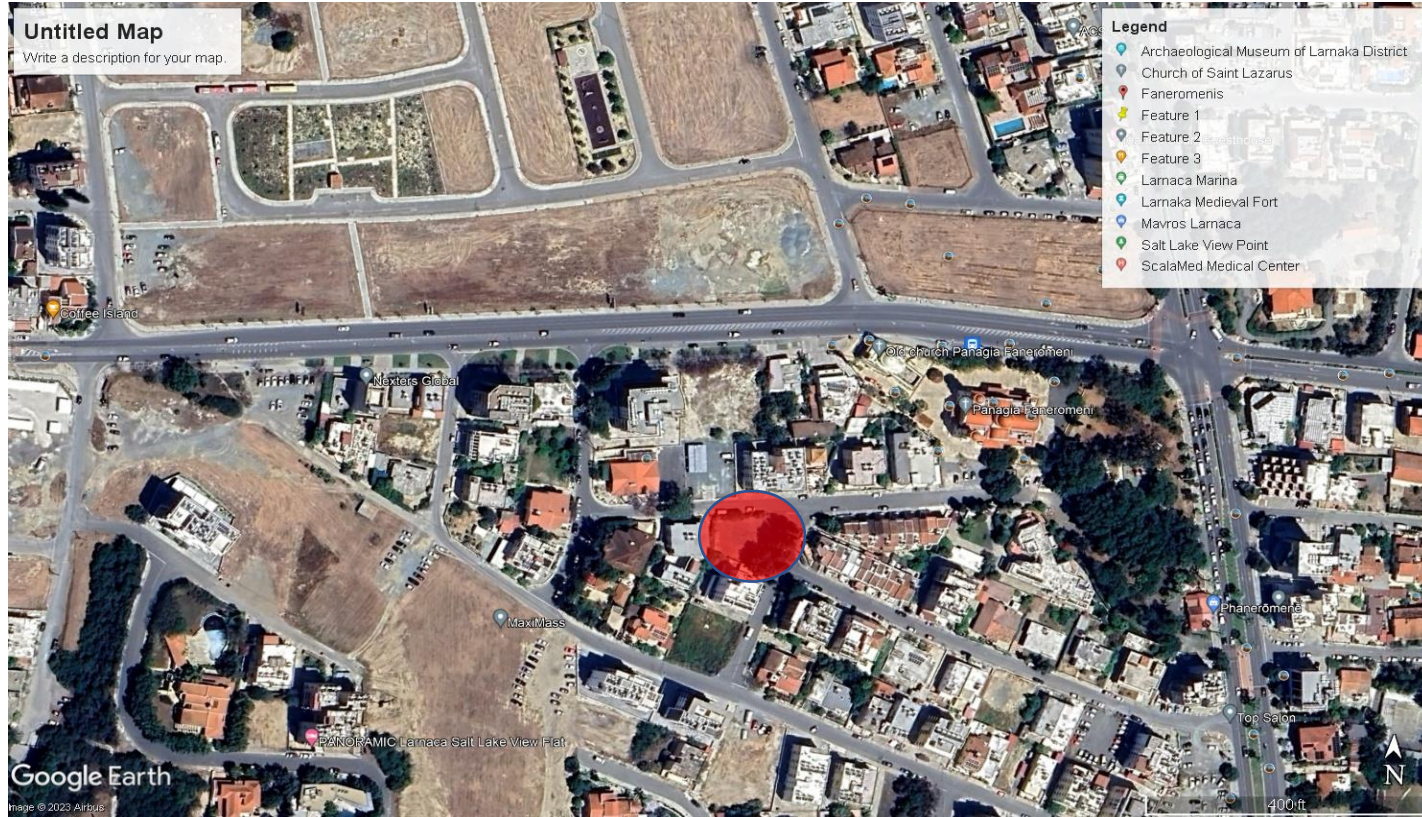


02

Location
Google Earth



Google Maps: MITA Location - <https://maps.app.goo.gl/czw7K3BFRdmyawME8>



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03

Perspective Views







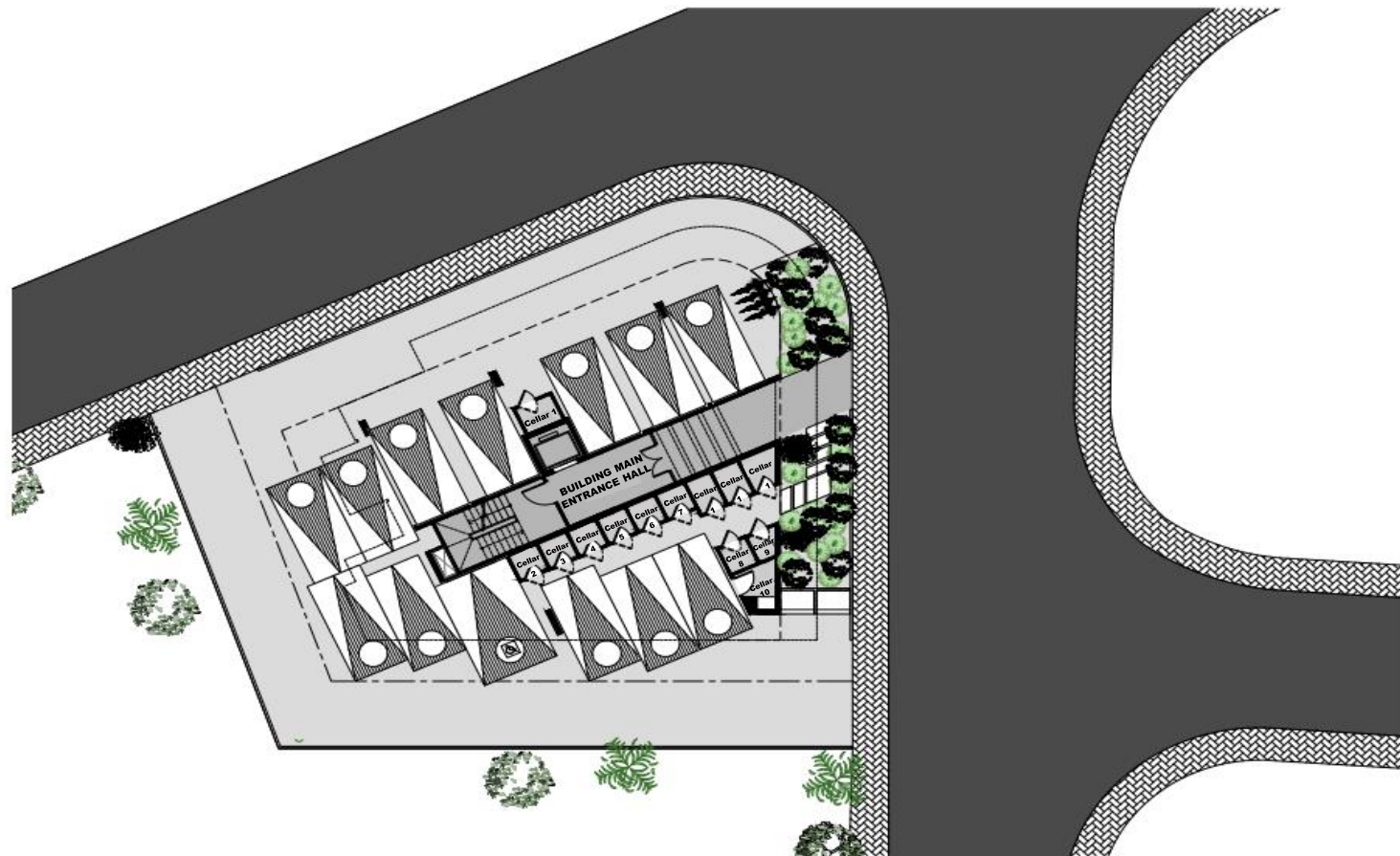






04

Plans





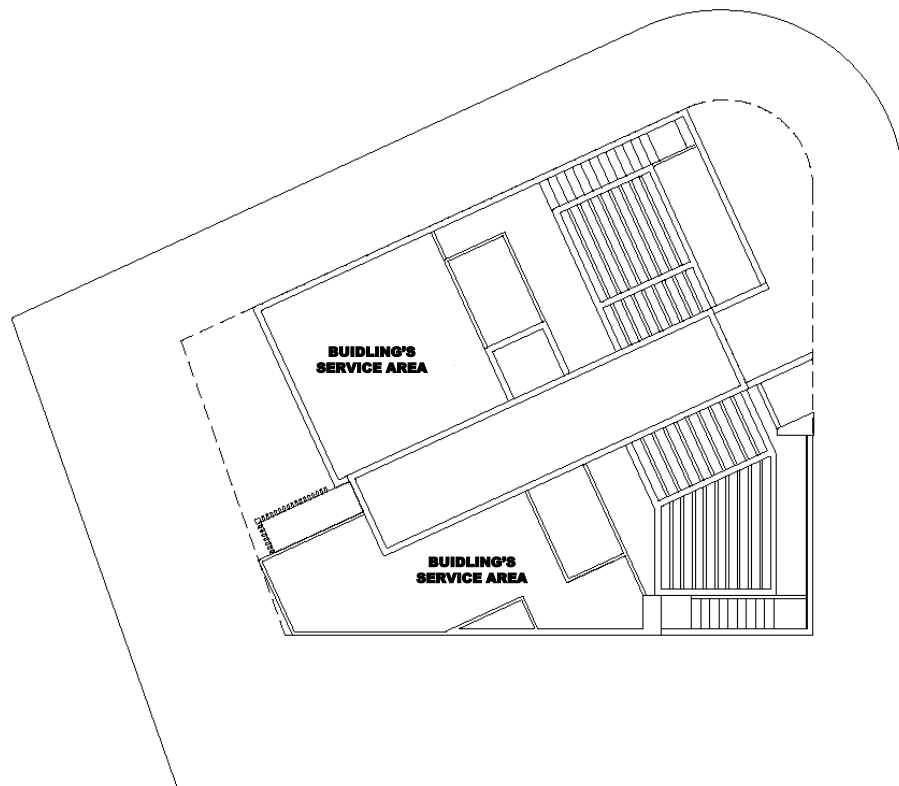












05

*Areas &
Specifications*

Floor	Apartment no.	Number of bedrooms	Number of bathrooms	Internal Area (sq. m.)	Staircase Roof (sq. m.)	Covered Balconies (sq. m.)	Uncovered Balconies (sq. m.)	Roof Terrace (sq. m.)	Common Area (sq. m.)	Flowerbeds (sq. m.)	Parking Spaces	Total Areas
1	101	2	2	75		30	43		10	0	1	158
	102	1	2	50		23	10		10	0	1	92
2	201	2	2	75		22			10	7	1	114
	202	2	2	75		18			10	6	1	109
3	301	2	2	75		22			10	7	1	114
	302	2	2	75		18			10	6	1	109
4	401	2	2	75		22			10	7	1	114
	402	2	2	75		18			10	6	1	109
5	501	2	2	75	4	13	9	60	6	4	1	170
	502	2	2	75	4	10	7	58	6	3	1	163
TOTAL				720	8	196	69	118	92	48		1251

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 (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



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