

An architectural rendering of a modern, two-story residence at dusk. The building features a prominent cantilevered upper floor, large windows with light-colored curtains, and a mix of materials including light-colored concrete, dark wood paneling, and stone columns. The scene is illuminated by ambient light from the setting sun and interior lights, creating a warm and sophisticated atmosphere. In the foreground, a man in a dark shirt and jeans stands near a white wall, and a woman is visible near the entrance. Two cars, a red sedan and a dark sedan, are parked in a covered area. The overall aesthetic is clean, minimalist, and contemporary.

VERGI COASTAL
RESIDENCES

location

ABOUT VOROKLINI

Taking the Larnaca – Dhekelia road, the beautiful village of Voroklini can be seen far on the left side whilst on the right side you find yourself facing the beach of Voroklini. It is a village of the Larnaca district, about 8 km north-east of Larnaca with its south coastal segment belonging to the geographical region of Larnaca’s plains.

As you cross the Larnaca – Dhekelia road, you feel the warmth of the coastal landscape. The sandy shore is more than two and a half km long, its width throughout this distance reaching 30 m in some spots. Thanks to its hilly terrain, the village has many natural beauty spots, and as such is popular for outdoor leisure and activities. Its Yannathes Beach is the region’s only official eco beach.

Voroklini has the region’s second famous wetland - Voroklini Lake – which is a protected Natura 2000 site of Pan-European significance thanks to the biodiversity of the lake. Two threatened bird species come to nest at the site; the Black-winged Stilt and the Spur-winged Lapwing. It is also the only site in Cyprus where the beautiful Red-crested Pochard nests.

Information on Voroklini can be found on the Cyprus Tourist Organisation and the Community Council of Voroklini official sites.



ABOUT LARNACA CITY

A relaxing contrast to the more vivacious resorts on the island, this beautiful town offers fantastic opportunities to experience a different facet of Cyprus. Larnaca is an area of fabulous beauty – endowed with numerous attractions, waterfronts and scenic vistas as well as some of the island’s most mythical beaches. Larnaca is the country’s third largest city and home of the second biggest commercial port. Moreover, Cyprus International Airport is located on the outskirts of Larnaca with easy access to and from the city centre as well as to the highway which connects all parts of the island through a well-developed road network.

At present, Larnaca is considered to be the upcoming centre of Cyprus. The town has seen some major investments over recent years both in infrastructure and ongoing development. The largest airport of the island which has totally been rebuilt, combined with the commercial port, set Larnaca the ideal location for corporations targeting the markets of Europe, Middle East and Asia.

Larnaca also boasts award winning sandy beaches and the longest unexploited sea front in Cyprus. All these go towards making Larnaca a great place to buy property either for a holiday home, a retirement home, a permanent residency or as an investment. Larnaca’s thriving commercial and tourist sector, Larnaca’s Marina redevelopment and the government announced new projects for the town worth over €70m including upgrading of the entire sea front, put Larnaca right on top of the list of international investors.

Information on Larnaca can be found on the Cyprus Tourist Organisation and the Larnaca Tourism Board official sites.



the project

DESCRIPTION

Integrated design and modern luxury uniquely blended in six exclusive residences. Vergi Coastal Residences are located in a premium and enviable position, just 200 meters from the blue flag beaches, in the Larnaca-Dhekelia tourist area, conveniently close to restaurants, self-serving shops and food stores. Elegance, privacy and sophistication master this project consisting of four 3-bedroom and two 4-bedroom homes, covered areas ranging from 175m² to 220m² in plots of approximately 350m². Each house features 2 private parking spaces, ceramic patios and a master bedroom complete with a walk-in wardrobe and ensuite. The sleek Italian kitchen comes with natural granite counters and fine finishes and the open floor living area artfully glides to the rear patio and swimming pool, the perfect spot to relax and unwind.

design

THE DESIGN

Vergi Coastal Residences are independent residences in contemporary style, combined harmoniously with modern style elements. Each residence provides for smart home applications and is distinguished by functionality and unique design. Rooflines are distinct by long protruding eaves and materials of the exterior blend in perfect accord with nature around the homes. Energy efficiency standards, a prerequisite, are met through the quality management process during construction, ensuring durability and sustainability.



lifestyle

PRIVATE LIFESTYLE

An open floor plan creates a unified design aesthetic, opening up to the swimming pool and the beautiful natural surroundings. This efficient plan layout, with emphasis on views and daylight, gives interior spaces a captivating appeal. Ideal for long-term living, Vergi Coastal Residences offer serene privacy with the convenience of being steps from the Larnaca-Dhekelia Road bustling setting.



4 bedroom residences

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plot Size **360m²**
 Total Covered area **246m²**
 Ground Floor Covered Internal area **80m²**
 First Floor Covered Internal area **109m²**

Covered Verandas **22m²**
 Covered Parking **35m²**
 Parking Spaces **2**

Bedroom **4**
 Bathroom **2**
 Ensuite Bathroom **1**

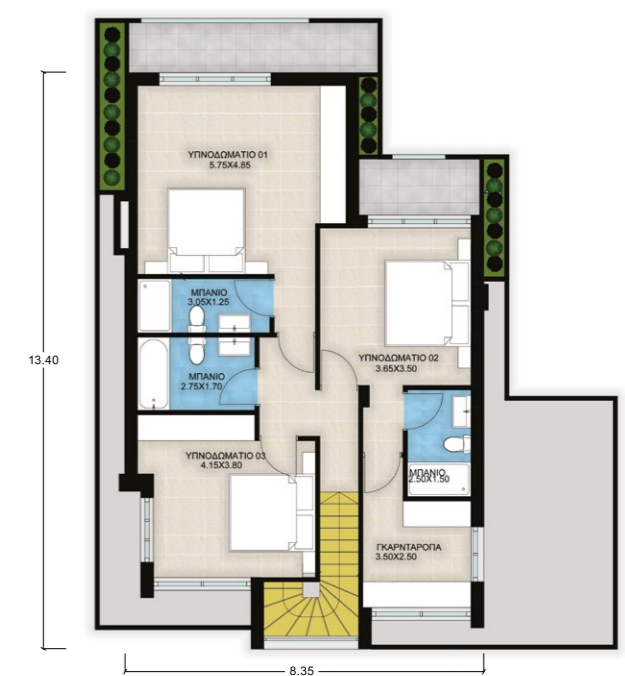
Note: Figures are an approximate calculation and rounded off to the nearest one meter square.
 The data outlined in this brochure is for information purposes only and does not constitute an offer or a contract.

3 bedroom residences

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plot Size **340m²**
 Total Covered area **217m²**
 Ground Floor Covered Internal area **73m²**
 First Floor Covered Internal area **92m²**

Covered Verandas **20m²**
 Covered Parking **32m²**
 Parking Spaces **2**

Bedroom **3**
 Bathroom **2**
 Ensuite Bathroom **1**

Note: Figures are an approximate calculation and rounded off to the nearest one meter square.
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specs

TECHNICAL SPECIFICATIONS

Structure: Made of reinforced concrete C37 (Structural design according to the relevant EU Standards and Earthquake code). External columns and beams are a minimum of 25 cm wide.

Brickwork: Hollow clay bricks, 30cm wide on all external walls and 10cm wide internally, according to EU Standards. In addition, 5cm polystyrene applied on all external columns and beams for maximum energy saving purposes. All plastered internally and externally in 3 coats plus 3 coats of paint.

Floors: All tiles used are European Class 'A' quality. Verandas and Outdoors patios will be anti-slip tiled.

Fittings: The walls in the bathroom will be tiled up to the height of the ceiling. All tiles used are Class 'A' quality. The kitchen wall tiles will be fitted from the kitchen counter worktop up to and in between the cupboards. The bathroom worktops will be made of natural granite stone.

Verandas, Windows and Doors: The windows and the exterior sliding doors are made of silver aluminium, series MU-3200 (sliding) and MU-2000 (opening) with double-glazing and are fitted directly on the walls.

Timber: The main entrance door will be made of solid wood. All interior doors will be MDF beech or oak oven-varnished. The interior door frames will be Swedish Class 'A' wood.

Sanitary fittings: First quality, made in Europe.

Wardrobes and Kitchen: MDF beech wood or oak oven-varnished with white or wood colour melamine 18mm inside finish. Kitchen worktop will be of natural granite stone and cupboards made of MDF with specialised mechanisms imported from Italy. Dimensions are as shown on the Architectural plans.

Fireplace: Fireplace in the living room area according to architectural plans.

Electrical Installation: All installations according to the appropriate governmental department specifications with provision for double sockets, telephone and television sockets in the living room and all bedrooms. Provision for smart home applications.

Solar Heater: Double panel solar heater (volume 150 litres) with copper pipes and reserve water tank (volume 1200 litres).

Plumbing Installation: German pipes of multi layered aluminium connected to manifold. Separate pipes for washing-machine.

Air conditioning Provision: Pipe installation for air conditioning.

Banisters: As shown on the architectural plans, glass balustrades or painted metal banisters.

Insulation: All verandas and surrounding walls are sheathed with cement reinforcement insulation.

Paintwork: Internally the walls are painted in 3 coats with the purchaser's choice of colour. Spatula plastered ceiling. European 'A' Class quality paint is used.

Yard & Garden: Brick surrounding wall around the yard. The yard is levelled up so the purchaser can soil to plant or lay crazy paving pattern, according to architectural plans.

Fencing: Painted metal banister or reinforced concrete as shown on architectural plans.

Swimming pool: Swimming pool 8m x 4m skimmer type with ceramics tiles according to architectural plans.

Parking: All residences have two covered private parking spaces and a laundry room.

Notes:

1. Clients are entitled to request any internal alterations with the approval of the Architects and subject to project progress.

2. The following services can be offered to the clients at an extra cost.

- Interior Designer Services
- Installation of air conditioning units
- Gypsum board ceilings depending on project progress and/or height of the ceiling
- Provision or complete installation of Fire alarm system
- Electric Gate at ground floor

Note: Although this document has been prepared thoroughly in order to make sure that all the information is the correct in reflecting the actual, we cannot guarantee and/nor be held liable of any omissions or differentiations it may contain. This brochure is a guiding tool for Prospective buyers and other interested parties and offers an insight of our organisation and the products offered. This brochure is for INFORMATION PURPOSES ONLY and in no way should this be considered as an offer or agreement.

