

IKIA
Residence





Location- Location- Location!

Ikia Residence is situated next to Larnaka Port entrance in the city Centre and next to the 2 biggest ever mega development projects (in terms of investment amount) to happen in Cyprus, Larnaka Marina and Port redevelopment and the Land of Tomorrow. The prime location of Ikia Residence offers residents easy access towards the main highway network system which links Larnaka to other major cities and destinations in Cyprus. Amenities are in abundance in the surrounding area.

IKIA Residence

PROJECT LOCATION



Finikoudes/City
Centre

Europe
Square

Sklavenitis
Supermarket

Larnaca Land
Registry

Radisson Blu
Hotel

IKIA

Larnaca Marina &
Port Redevelopment
2023-2030

Land of Tomorrow
Seafront
Redevelopment

arth

Project Description

Ikia Residence

welcome home

Ikia Residence offers urban, contemporary city living for residents to feel serenity at home. The flowing, linear facade invites residents to escape the city and unwind in their very own single floor apartment. Although the development plot location is 3rd line from the sea, because of it being in the middle of the other plots in front it will offer an unobstructed sea view gap of a minimum 6 to 10 meters facing towards the sea. Minimum distance between the buildings is 6 meters and there are currently 2 floor high buildings in front. If they were to demolish them and because of

the high building coefficient (200%) then the new buildings should have a minimum distance of 5 meters from the boundary thus 10 meters apart.

Development offers 7 single floor Apartments, each with an allocated parking space. Sea Views are available on all floors and the penthouse offers an interconnecting staircase to an amazing private roof terrace.



Project Features



1st Floor Sea View



3rd Floor Sea View



7th Floor Land of Tomorrow View



7th Floor Port View



7th Floor Sea View

Property No.	Floor Level	Type	Baths/ wc	Internal Area m2	Veranda m2	Communal Areas m2	Roof Garden (uncovered)	Total Net Covered Area (m2)	Total Net Gross Covered Area (m2)
101	1	2 BED	2	82	25	28.7	N/A	107	136
201	2	2 BED	2	82	25	28.7	N/A	107	136
301	3	2 BED	2	82	25	28.7	N/A	107	136
401	4	2 BED	2	82	25	28.7	N/A	107	136
501	5	2 BED	2	82	25	28.7	N/A	107	136
601	6	2 BED	2	82	25	28.7	N/A	107	136
701	7	2 BED	2	82	25	28.7	39.5	107	136



Uninterrupted sea view

2m 3m 3m 2m

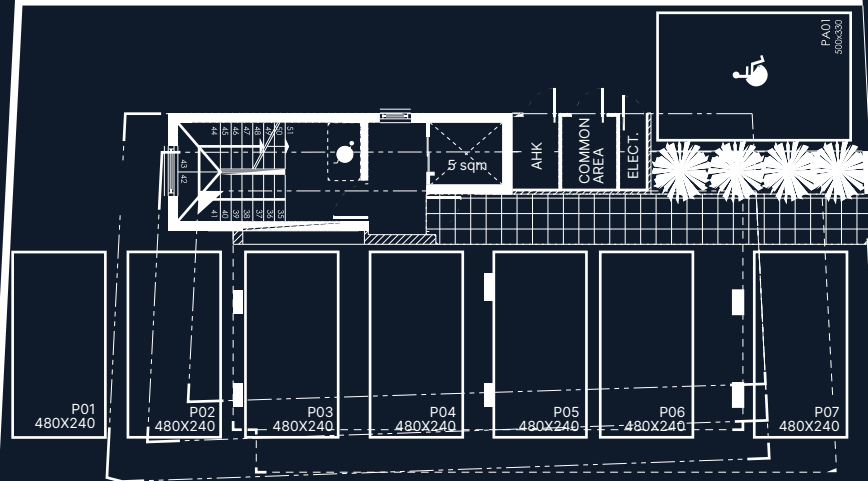
An architectural rendering of a modern, multi-story apartment building. The building features a light-colored facade and large glass windows. It has several balconies with glass railings, some of which are furnished with outdoor seating and plants. The building is situated in a coastal area, with a clear blue sky and a view of the ocean in the background. In the foreground, there are lush green trees and a paved area. The overall scene is bright and sunny, suggesting a high-quality, modern living environment.

About the developer

M.C. GAN VENTURES LTD is the brain child of a collaboration between GAN GROUP and Markos Christodoulou. Both parties have enjoyed decades of outstanding performance in the Insurance & Real Estate business. Our aim is to offer clients top quality developments in prime locations backed up with all the correct procedures to safeguard our clients in their purchase.



NEIGHBORING PLOT



ROAD

SEA

Technical Specifications

1. Building Structure:

Use of reinforced concrete Grade C30 or above, according to (depending on) the structural design calculations. The structural design follows the European Standards and the seismic code.

2. Walls and Brickwork:

Combination of fair face concrete & hollow thermal clay bricks are used according to Cyprus' Standards. Brick walls are internally plastered and externally rendered by 3 coats of plaster and 3 coats of paint, of which the 3rd layer will be waterproof.

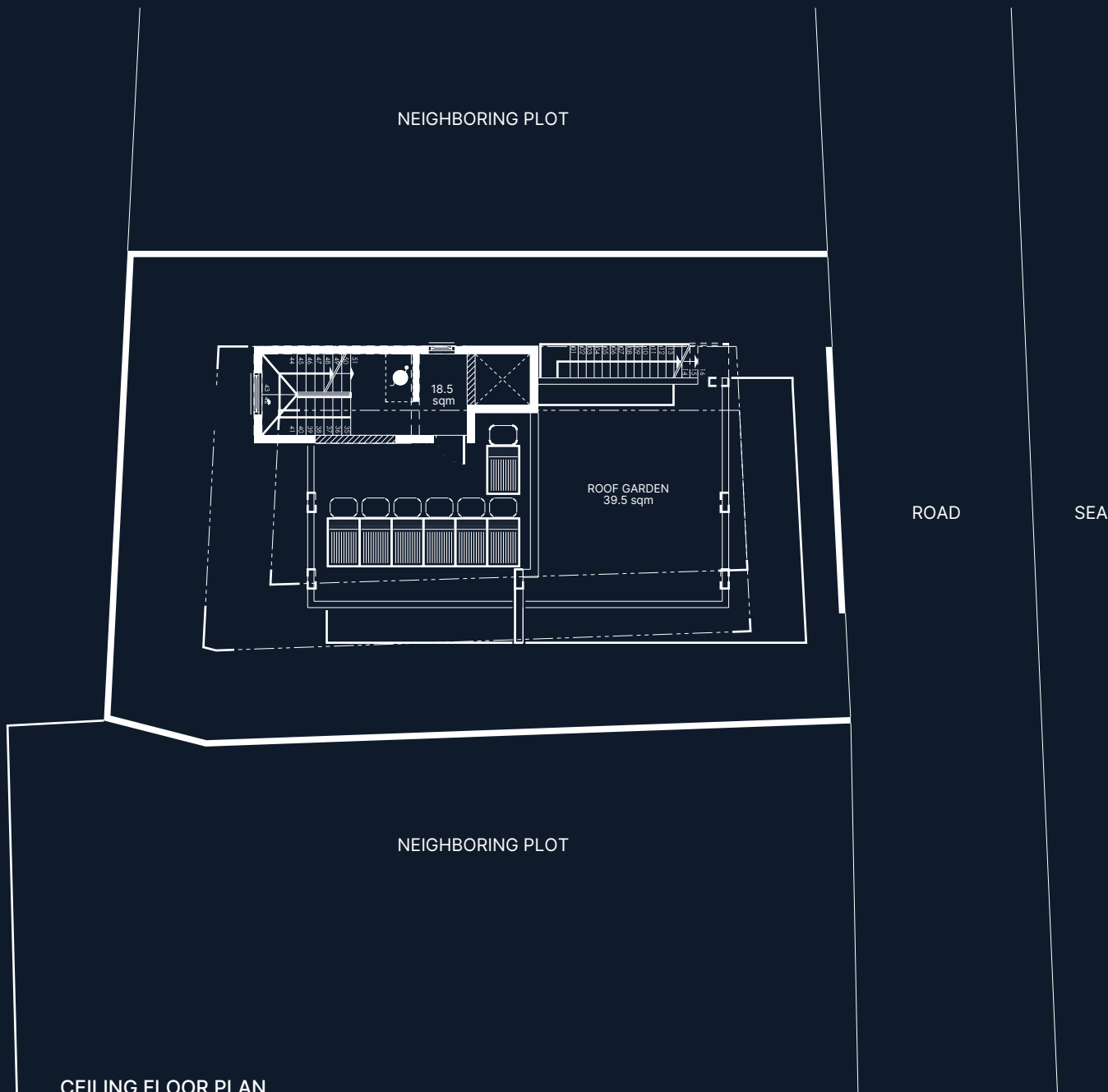
3. Insulation:

(a) Moisture control: Foundation, roof and balconies will be screed levelled. Then two coats of adhesion primer will be applied, followed by 3 coats of the moisture control paint.

(b) Thermal Insulation: all exposed surfaces (walls & roof) will be insulated with the thermal facade system.

(c) Building Energy Efficiency A

GROUND FLOOR



CEILING FLOOR PLAN

4. Finishes

- (a) External doors and Windows: Double-glazed aluminum frames (thermal).
- (b) Internal doors: wooden door with melamine finish (oak or equivalent) and aluminium framed glass doors.
- (c) Entrance Doors will be made of timber (Irocco or equivalent)
- (d) Floors and Walls: full body ceramic tiles will be installed in all Living and kitchen areas. All bedrooms will have laminated parquet flooring. Ceramic tiles will be placed on all bathrooms and toilets floors and walls. Staircase will have marble. All verandas will have anti-slip tiles (R11). All sills and thresholds will be marble.
- (e) Wardrobes & Kitchen Units: All wardrobes and kitchen cupboards shown on the drawings, will be manufactured from melamine panels, with a soft closing mechanism.
- (f) Sanitary Fittings: top quality sanitary products will be installed.
- (g) Front balconies will be clad with High-Pressure Laminate Wood. A thermal facade system will also be installed, as well as a coat of insulating waterproofing primer.

5. Electrical Installation

All according to E.A.C. regulations, as shown on plans. Central T.V system is also included. In some areas there will be false ceiling with spot lights and hidden lighting.

6. Water Supply

According to the plans with pipe in pipe system and pressure system. Solar panels and 1000 liters capacity PVC water tank is included.

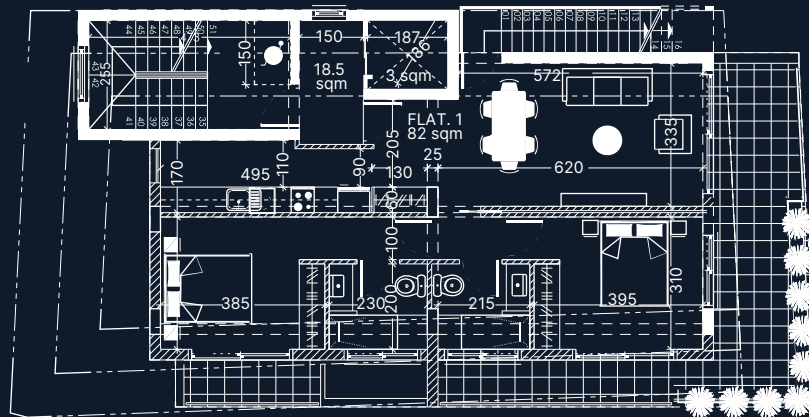
7. Cooling/ Heating

A/C units (hot & cold) in each bedroom, and in all living areas.

8. Common Areas

- a. Car Parking as per drawings. All apartments come with one parking space. The project can accommodate one accessible parking.
- b. Landscaping: Non-paved external areas to be landscaped and planted.

NEIGHBORING PLOT



ROAD

SEA

NEIGHBORING PLOT

FLOOR PLAN OF STANDARD FLOORS X7

NOTES:

1. Prices quoted are the showroom retail prices, available only at M.C. GAN VENTURES LTD collaborator showrooms.
2. VAT is included in the prices.
3. Clients are entitled of carrying out any internal alterations with the approval of the Architect and subject to project progress.

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Disclaimer

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