

An architectural rendering of a modern, curved residential building with multiple balconies and large windows. Several tall palm trees are in the foreground, partially obscuring the building. The scene is set in a landscaped area with a paved walkway and some low-lying plants. The overall tone is dark and moody, with a greyish-blue color palette.

Habitat

URBAN CONTEMPORARY HOUSING

Agios Georgios - Larnaka

Habitat

URBAN CONTEMPORARY HOUSING

Agios Georgios - Larnaka



Location

Habitat is situated on Griva Digeni Avenue, in Ayios Georgios area. The prime location of Habitat offers residents easy access in and out of the two residential towers. It is a crossroad for entering the city centre and exiting 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.

Habitat is located across Ayios Georgios high school. Retail shops, restaurants and local authorities are in a less than 5 minutes drive.



Habitat, welcome home.

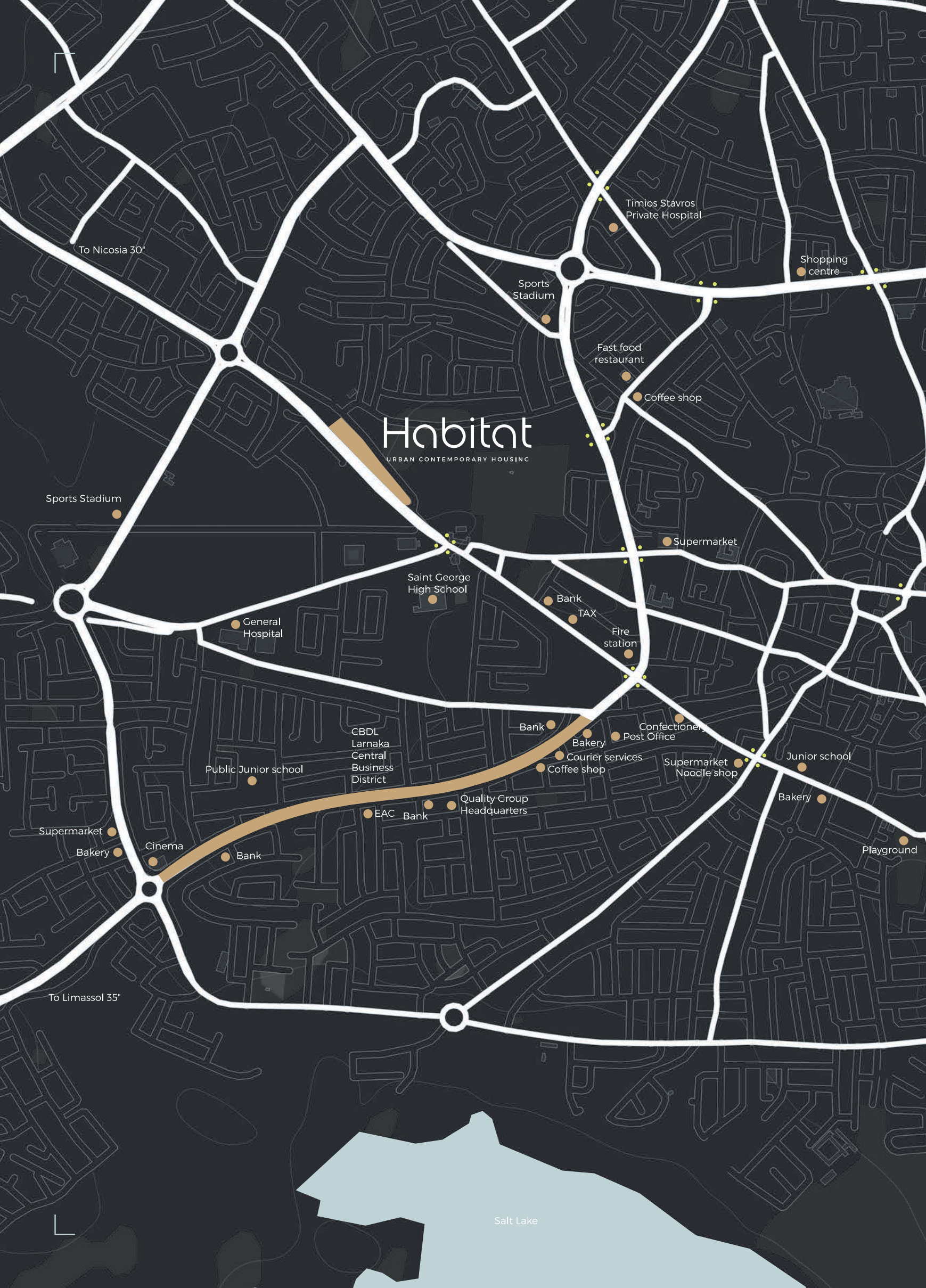
Habitat offers urban,
contemporary city housing
for residents to feel serenely
at home.

The flowing, linear facade invites residents to escape the city and unwind in their very own habitat. Take in the incredible views, or enjoy moments with family and friends in the landscaped common grounds and dining areas. Start the day in peace with a morning getaway in the underground retreat and meditation space.

The linear design and cylindrical curves of Habitat combine to become the façade of the two towers which accumulate into a clean, step-like frontage of more than 100 meters. Escaping the hustle and bustle of the city along Griva Digeni Avenue and

comprising of two residential towers, Tower A and Tower B, space is abundant with 10 and 12 floors, respectively.

Landscaped gardens form bridges connecting Tower A and Tower B at alternating levels and are for the exclusive enjoyment of Habitat residents in the three-bedroom units, while the net interior covered areas of the project are considerably larger to the average corresponding properties in the market.



Habitat

URBAN CONTEMPORARY HOUSING

To Nicosia 30"

Timios Stavros
Private Hospital

Shopping
centre

Sports
Stadium

Fast food
restaurant

Coffee shop

Sports Stadium

Saint George
High School

General
Hospital

Bank

TAX

Fire
station

Supermarket

CBDL
Larnaka
Central
Business
District

Public Junior school

Bank

Bakery

Courier services

Coffee shop

Confectionery
Post Office

Supermarket
Noodle shop

Junior school

Bakery

Playground

Quality Group
Headquarters

EAC Bank

Bank

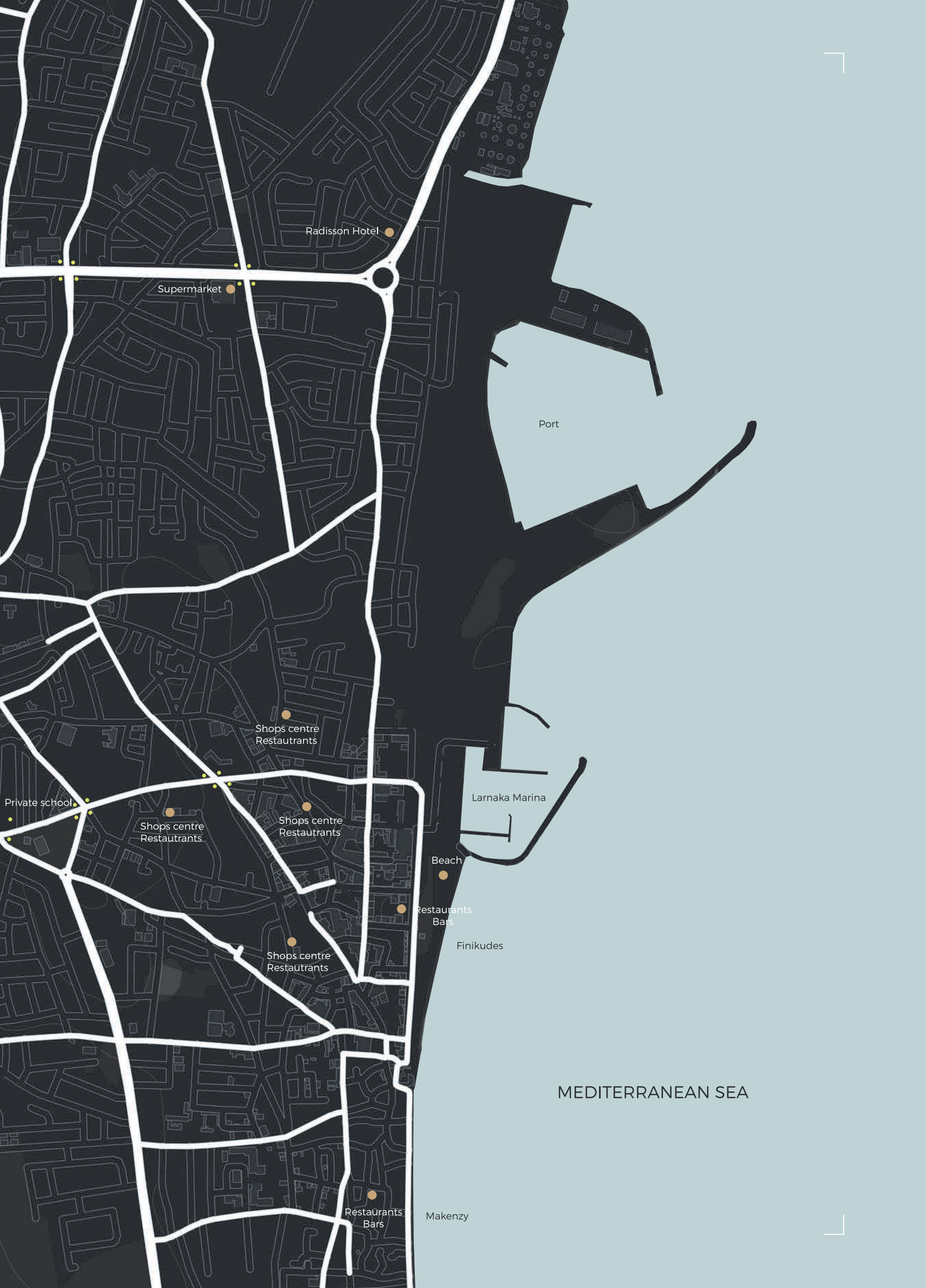
Cinema

Bakery

Supermarket

To Limassol 35"

Salt Lake



Radisson Hotel

Supermarket

Port

Shops centre
Restaurants

Larnaka Marina

Shops centre
Restaurants

Shops centre
Restaurants

Beach

Restaurants
Bars

Finikudes

Shops centre
Restaurants

MEDITERRANEAN SEA

Restaurants
Bars

Makenzy

Private school



Habitat,
welcome home.





Tower A

- + 10 floors
- + 34 apartments
- + 9 one-bedroom apartments (71m²)
- + 17 two-bedroom apartments (112-123m²)
- + 8 three-bedroom apartments (136m²)

Tower B

- + 12 floors
- + 48 apartments
- + 12 one-bedroom apartments (72 m²)
- + 24 two-bedroom apartments (110-134 m²)
- + 12 three-bedroom apartments (143 m²)



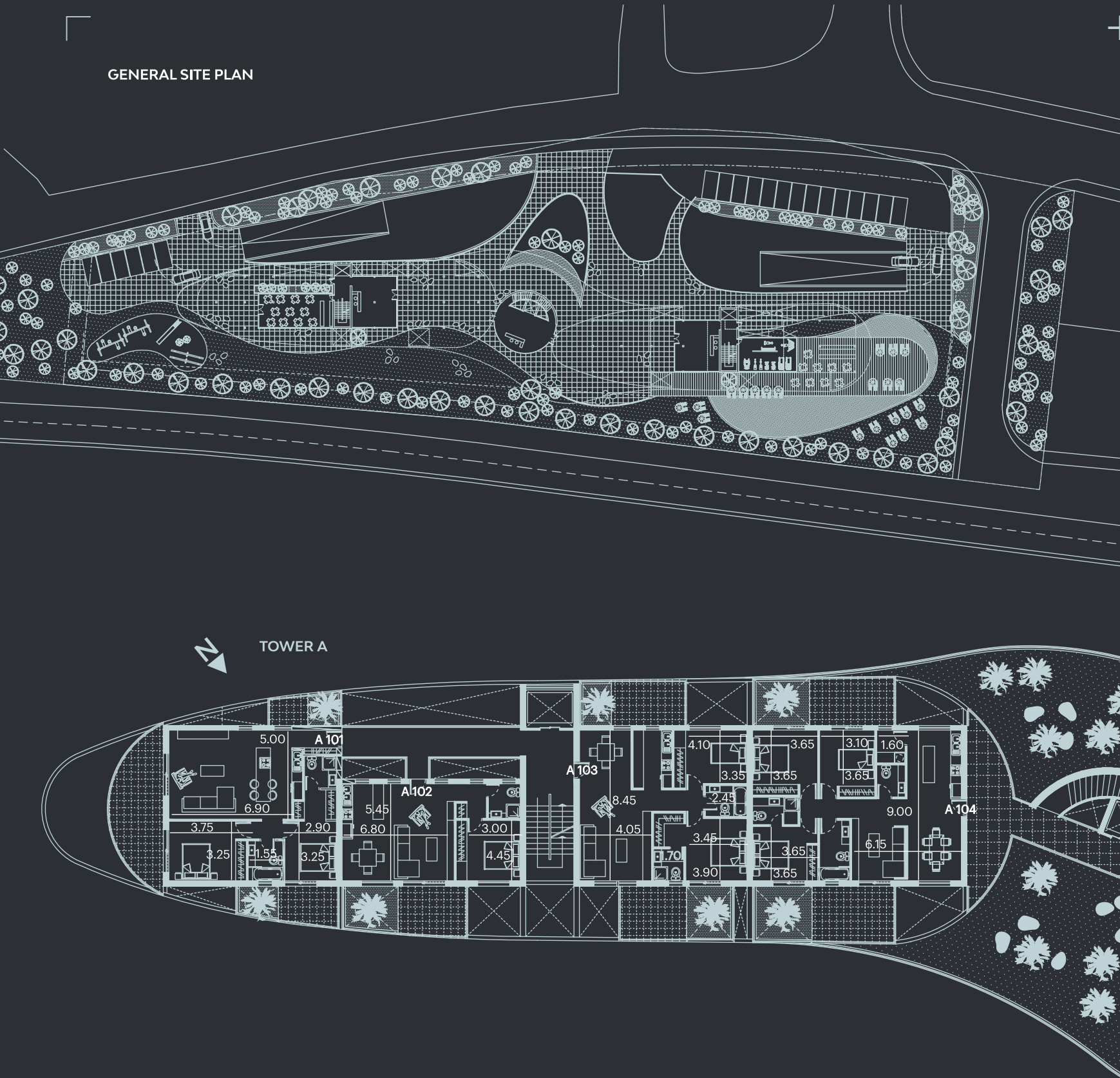
Common areas

- + Three entrance lobbies
- + Common dining area
- + Gym
- + Roof garden (Building A)
- + Outdoor pool
- + Outdoor bar
- + Playground
- + Meditation Room (Underground retreat)
- + 100 parking spaces





GENERAL SITE PLAN



LEVELS

APARTMENTS

BEDROOMS

BATHROOMS

TOTAL
AREAS m²

1-2-3-4-6-7-8-9-10

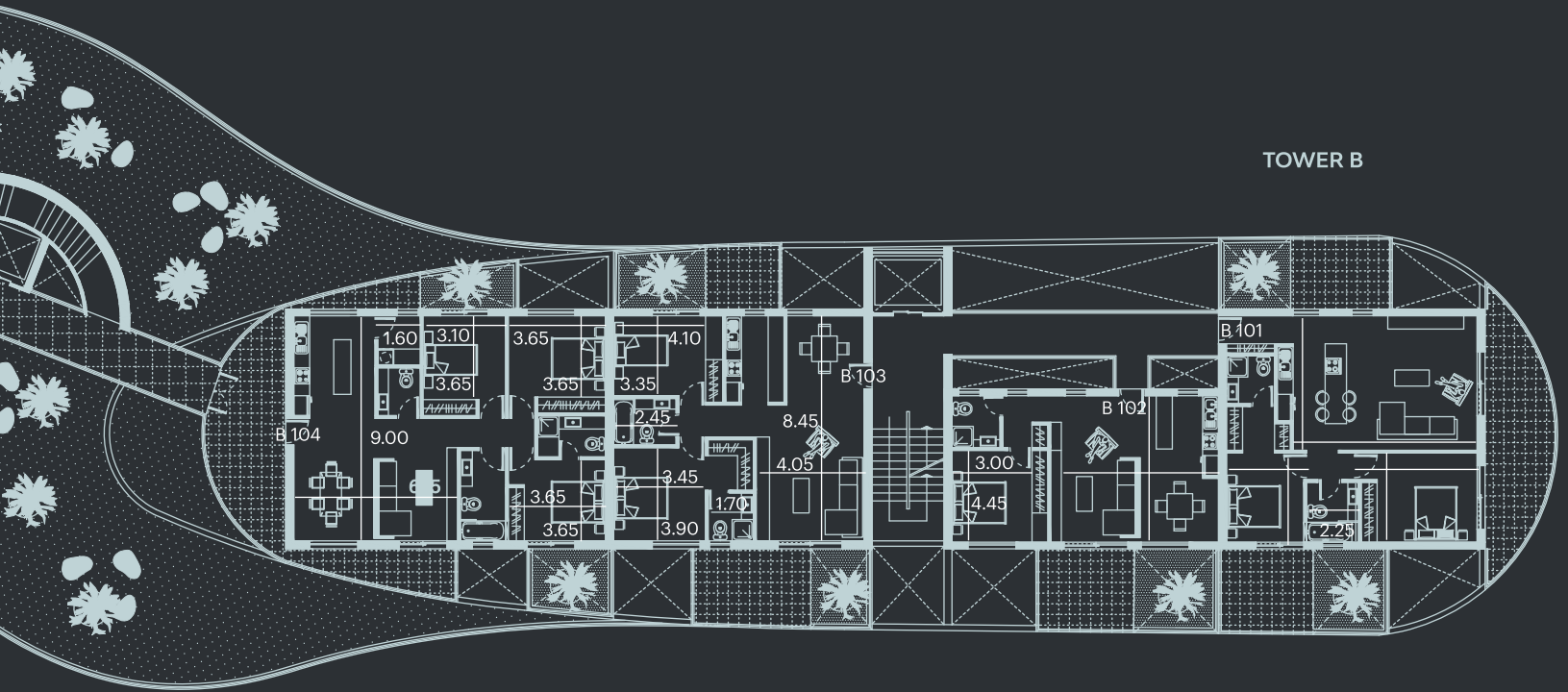
101	201	301	401	601	701	801	901	1001
102	202	302	402	602	702	802	902	1002
103	203	303	403	603	703	803	903	
104	204	304	404	604	704	804	904	

2
1
2
3

2
1
2
3

123
71
112
136

Level 5* mechanical room



LEVELS	APARTMENTS	BEDROOMS	BATHROOMS	TOTAL AREAS m ²
1-2-3-4-5-6-7	101 201 301 401 501 601 701 801 901 1001 1101 1201	2	2	134
8-9-10-11-12	102 202 302 402 502 602 702 802 902 1002 1102 1202	1	1	72
	103 203 303 403 503 603 703 803 903 1003 1103 1203	2	2	110
	104 204 304 404 504 604 704 804 904 1004 1104 1204	3	3	143









QUALITY
PROPERTY DEVELOPMENTS



Quality Property Developments, the foundation of Quality Group, is a premier property development organisation in Cyprus and the East Mediterranean. The corporation has enjoyed decades of outstanding performance in the design, construction and management of renowned real estate projects. For almost 30 years, Quality Property Developments has earned the trust of its clients and its associates; with more than 5,500 delivered units and more than 100 completed projects, Quality Property Developments continues towards the future with high quality residential, commercial, mixed-use and investment property developments of great value.



Specifications

1. Building Structure:

use of reinforced concrete Grade C25 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:

hollow thermal clay bricks are used according to Cyprus' Standards. Walls are internally plastered and externally rendered by 3 coats of plaster and 3 coats of paint.

3. Insulation:

(a) Moisture control: foundation and all concrete surfaces in contact with the ground as well as all balconies and roofs will be insulated against moisture.
(b) Thermal Insulation: all exposed surfaces (walls & roof) will be thermally insulated

4. Finishes:

(a) External doors and Windows: Double-glazed aluminum frames
(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 a 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.

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 and store rooms as per drawings
b. Landscaping: Non-paved external areas to be landscaped and planted.

NOTES

1. Prices quoted are the showroom retail prices, available only at Quality 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.

Disclaimer:

Whilst all reasonable care has been taken in the preparation of this leaflet and the information contained herein is believed to be correct, it cannot be guaranteed and is provided in good faith without liability. This leaflet is for guidance only and does not constitute an offer contract. Photographs, illustrations and artist impressions are indicative only and prospective clients must satisfy themselves as to correctness and suitability of the information through their own enquiries.



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