



REGAENA

# GREEN HABITATION

PERVOLIA, CYPRUS

*Green living by the sea*



QUALITY

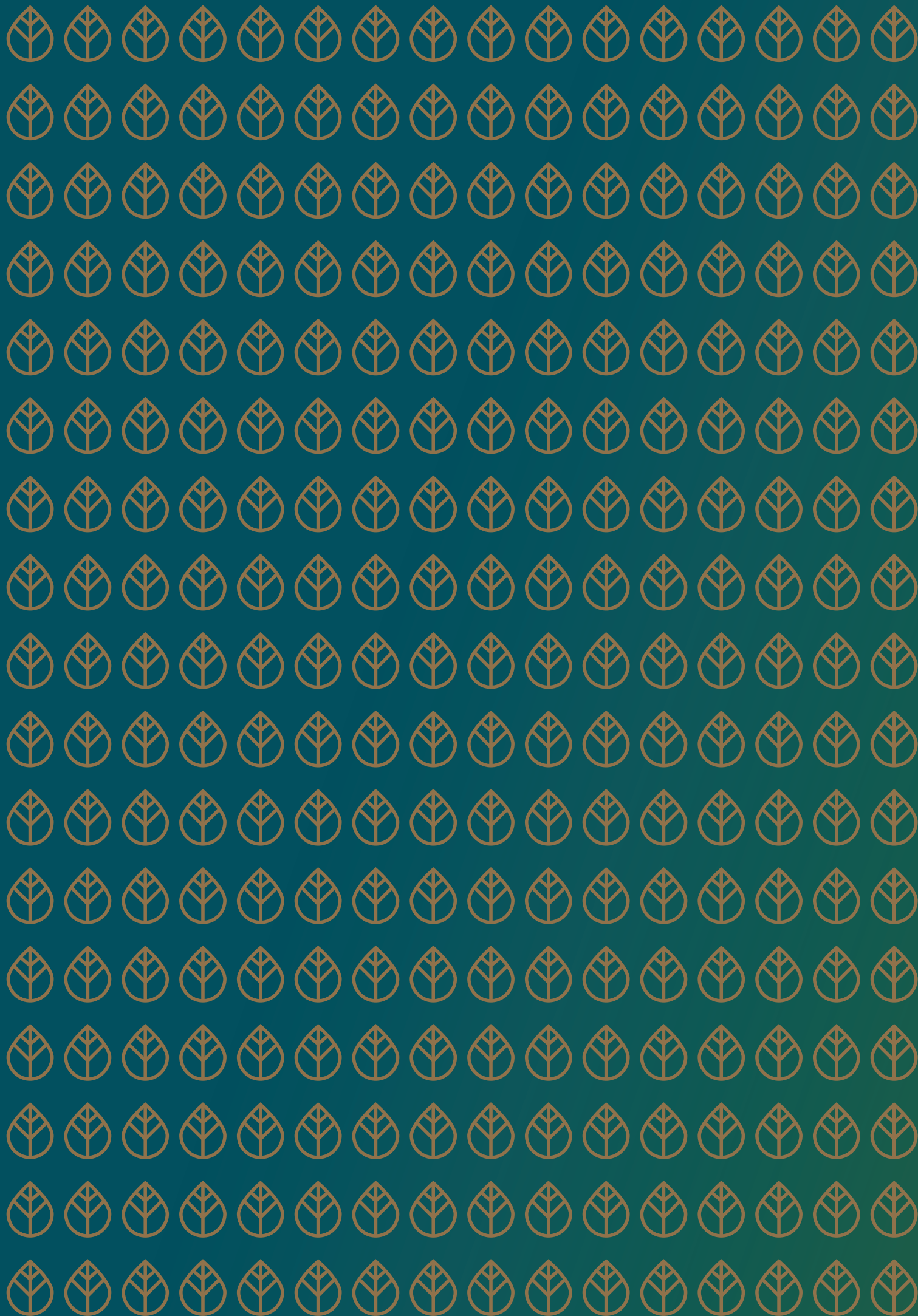
PROPERTY DEVELOPMENTS

41 Constantinou Paleologou Str.,  
6036 Larnaca, Cyprus,  
Tel: +357 8000 7766  
[sales@qualitydevelopments.com](mailto:sales@qualitydevelopments.com)  
[www.qualitydevelopments.com](http://www.qualitydevelopments.com)



QUALITY

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Regaena Green Habitation, is the inspirational creation derived through the strategic collaboration between QUALITY GROUP and A.KAVALLARIS GROUP

It pertains to a project which is located a few meters from the sea, wonderfully combining several elements characterizing its surrounding area, as well as characterizing Cypriot culture in general, while also succeeding in harmoniously rendering yesterday's benchmarks through current trends. The intense aroma of the Mediterranean is adjoined in a dreamlike fashion to the modern way of life, to living on a farm, to agriculture, to living in a permanent modern residence, to living in a vacation home, to live in the village, to live in the city, to green and blue colours, to swimming, to strolls, to bike rides, to fishing, to regional myths, to an ecological way of life, to the view, to the landscape, to tranquillity, to family gatherings at kiosks and to barbecues.

The project shall include 8 modern, high quality residences, featuring 165 meters of interior space, 35 square meters of enclosed parking space and a swimming pool situated on plots measuring approximately 500 square meters. Concurrently and in addition to the aforementioned, residence buyers shall secure 727 square meters out of the total of 5815 square meters and shall become co-owners of the agricultural plot which shall represent part of the project featuring kiosks, barbecue areas, a janitors residence located at the crops site, while primarily featuring planted fruit bearing trees as well as vegetables and herbs which shall serve in providing all necessary items for the needs of the households.

Regaena Green Habitation, Pervolia, Cyprus does not simply represent yet another investment proposition; instead it represents an integrated approach to home ownership which shall serve in establishing a distinctly, innovative and unique way of life.



QUALITY  
PROPERTY DEVELOPMENTS





Regaena venetian tower

## Regaena /The story behind the name

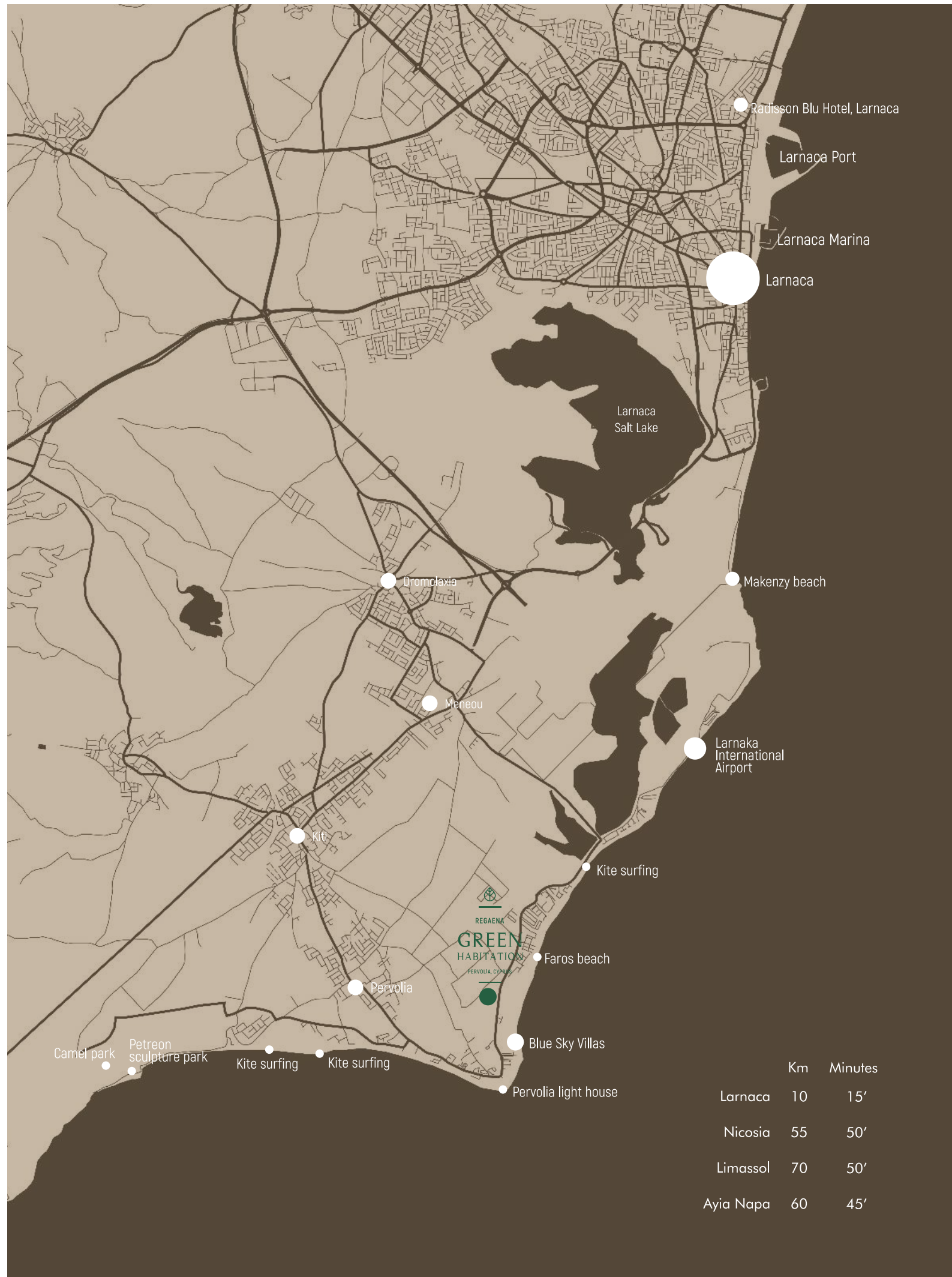
A relic of the Venetian Occupation is the Tower of Regaena, a monument protected by the Department of Antiquities with the distinctive blazons of the Venetian officials and the lion of Agios Markos, a symbol of the Venetian Democracy.

The tradition is transmitted by word of mouth, from generation to generation and there is always great interest in listening to it. Queen Regaena, the wife of the King of Cyprus Peter I, used to come here to the Tower of Regaena in the coastal area of Pervolia where it was full of trees (locusts, olives, figs and sheaves) and enjoyed her vacation, while the king camped with his ships against the Arabs and the pirates.

The legend also adds that Queen Regaena bathed in the clear waters of the sea of Pervolia with the Goddess Aphrodite and enjoyed the natural wealth of the area.

Another legend based on tradition says that Queen Regaena travelled daily from her Tower in Pervolia to her Baths in neighbouring Tersefanou, with her golden carriage and her escort under an underground tunnel, which connected the TOWER with the BATHS.



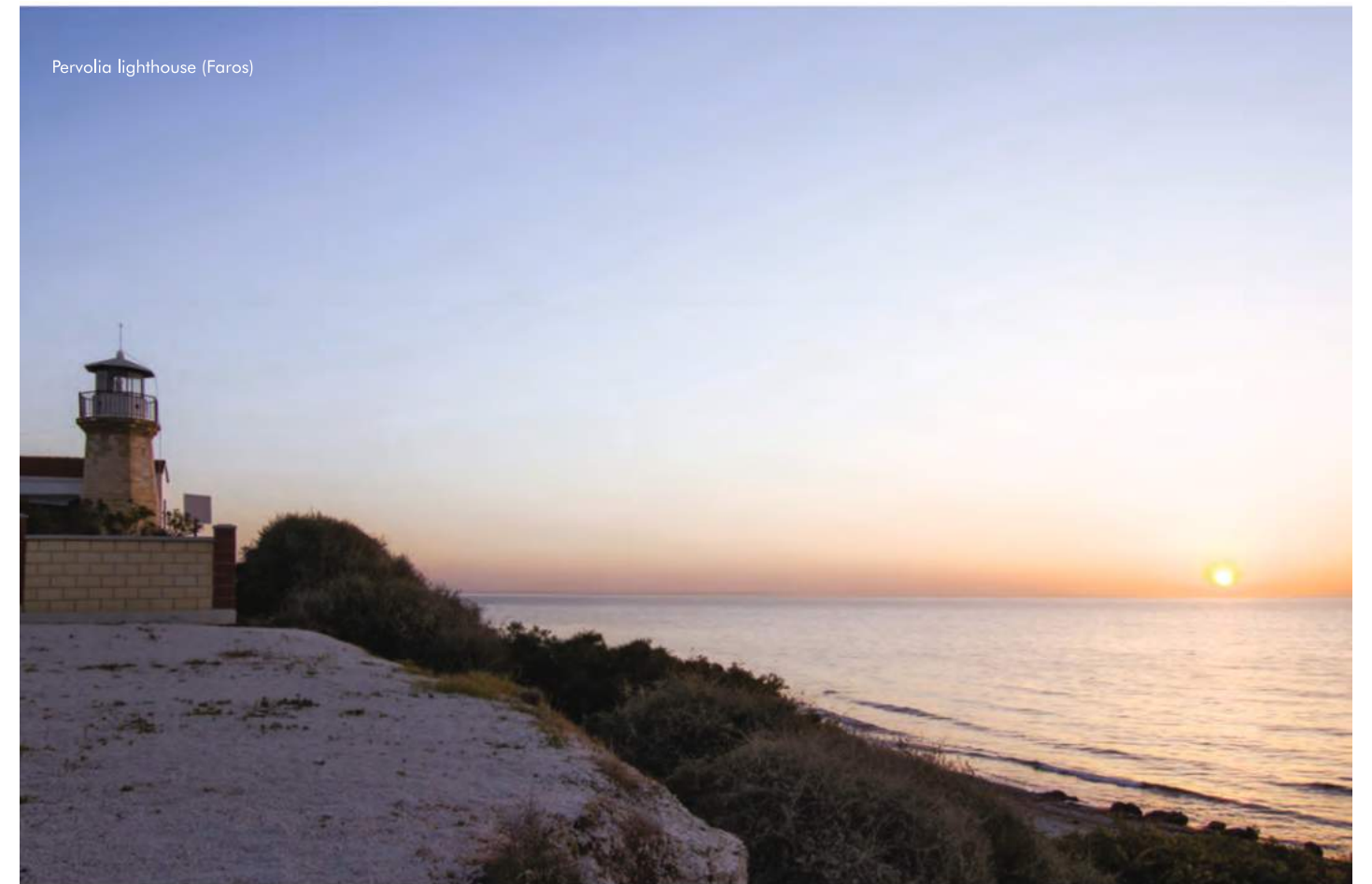


## The Location/Pervolia village

A beautiful village which is located at the south coast of Cyprus, 16 kilometres away from the town of Larnaca and 55 kilometres away from the capital of Cyprus, Nicosia. It is built on the coastal plains of Larnaca and the village's scenery presents a gradual gradient towards the sea. Pervolia is adorned by a breathtaking 4 kilometres-long beach.

In the very ancient years, Pervolia used to be the rest place for the Kings and the rich people of the area. Our village, Pervolia, was named after its abundant gardens, meaning the rich in production fields and the thousands of productive trees.

Famous for its Blue-Flag beaches only a few steps away, the area attracts locals from the surrounding areas. The idyllic and magical scenery offers one of the most beautiful sunrises anywhere in Cyprus, with the sun rising over the calm, clear waters of the bay.







## Pervolia Lifestyle

A popular destination for a permanent home, Pervolia combines a coastal lifestyle and city living. The area is known for its walkable, friendly and easy to commute character. It is highly attractive for permanent residents and tourists during the summer season. Amenities like banks, tourist shops, supermarkets, bus stops and much more are available year round.





# The Site

*Green living by the sea*





# The Residences

REGAENA GREEN HABITATION

PERVOLIA - LARNACA REGION



A five star luxury in  
an idyllic location  
surrounded by nature







3D interior impression



3D exterior impression

## Attention to detail

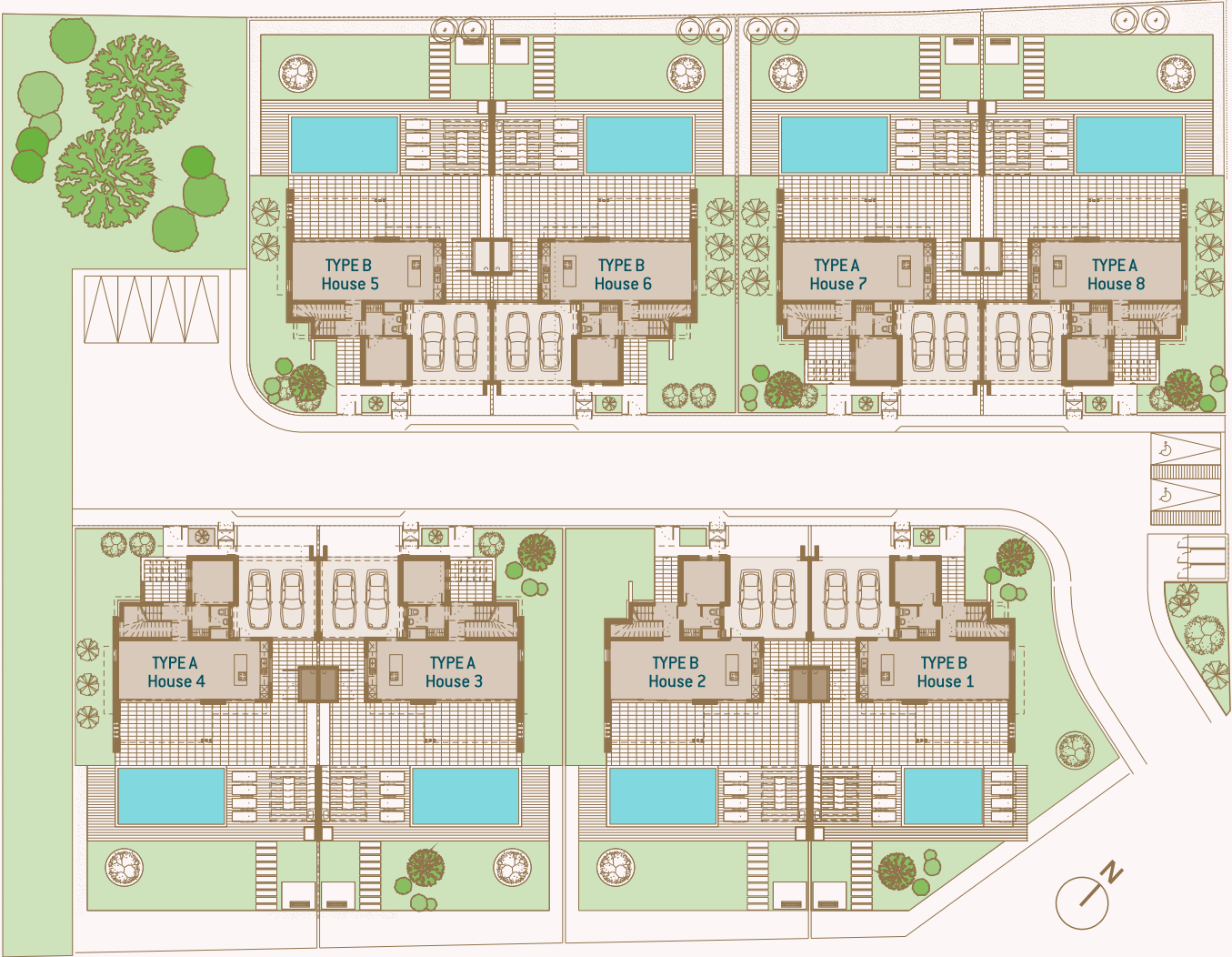
- 8 houses with 3 bedrooms, 3 bathrooms and 1 guest room/office
- Private road
- Parking places for two cars
- Parking Places for guests
- Swimming Pool and Exterior Shower
- Ideal Location, near airport, access from the main road of Pervolia, near amenities, near beach
- Private landscaped gardens
- External boiler room
- External Kitchen Counter/bar and pergola
- Covered veranda that seamlessly merges the internal and external spaces
- Next to public green area
- Communal agricultural land with vegetables, trees and herbs.
- Big Barbecue area in the agricultural plot with traditional stove, pergolas, kitchen counters, playground for children and toilets
- Janitor's house and storage unit for the machinery and crops in the communal agricultural land.



3D exterior impression



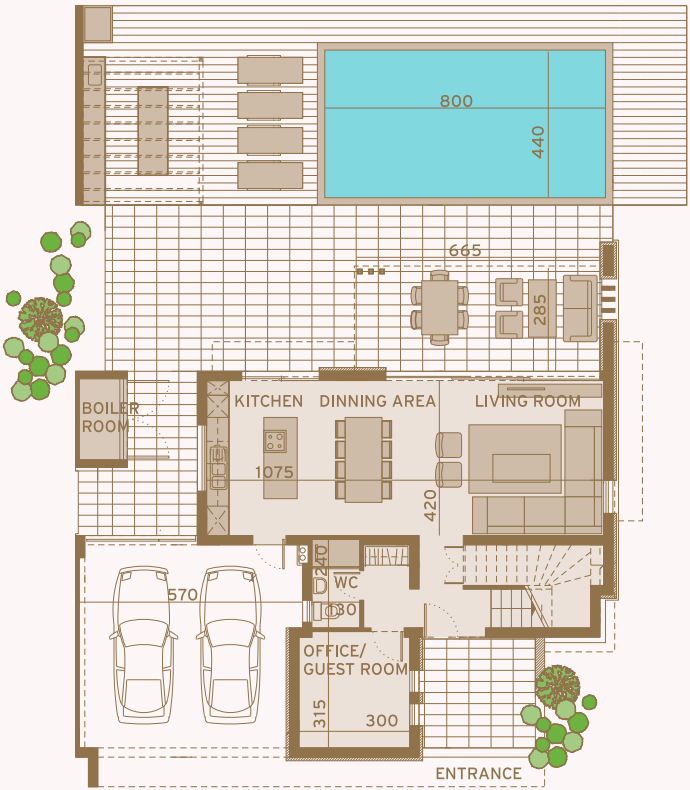
# Residences Site plan



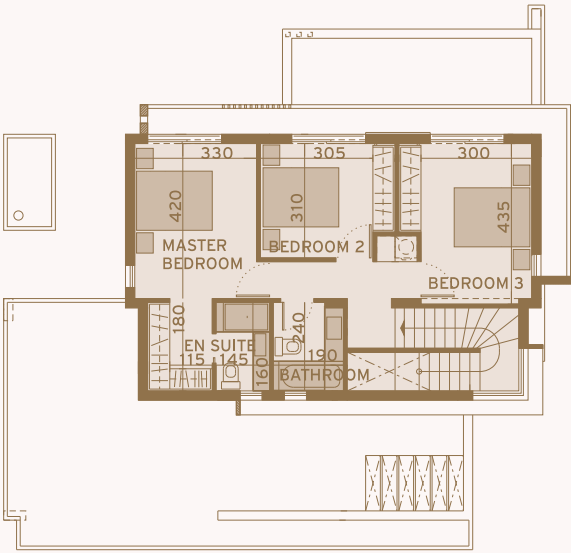
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TYPE A

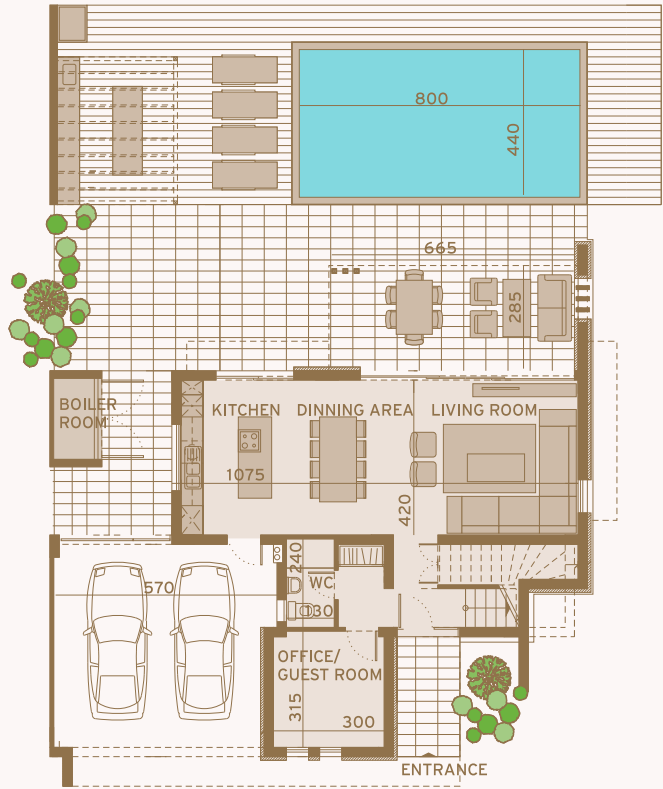


GROUND FLOOR PLAN

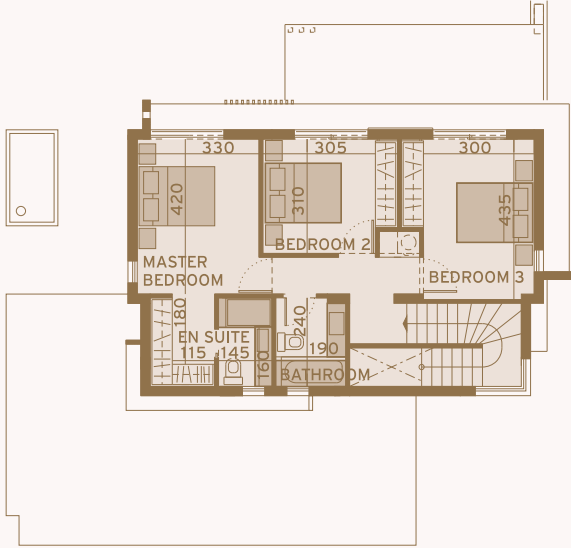


FIRST FLOOR PLAN

TYPE B



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PERVOLA - LARNACA REGION



# The Land

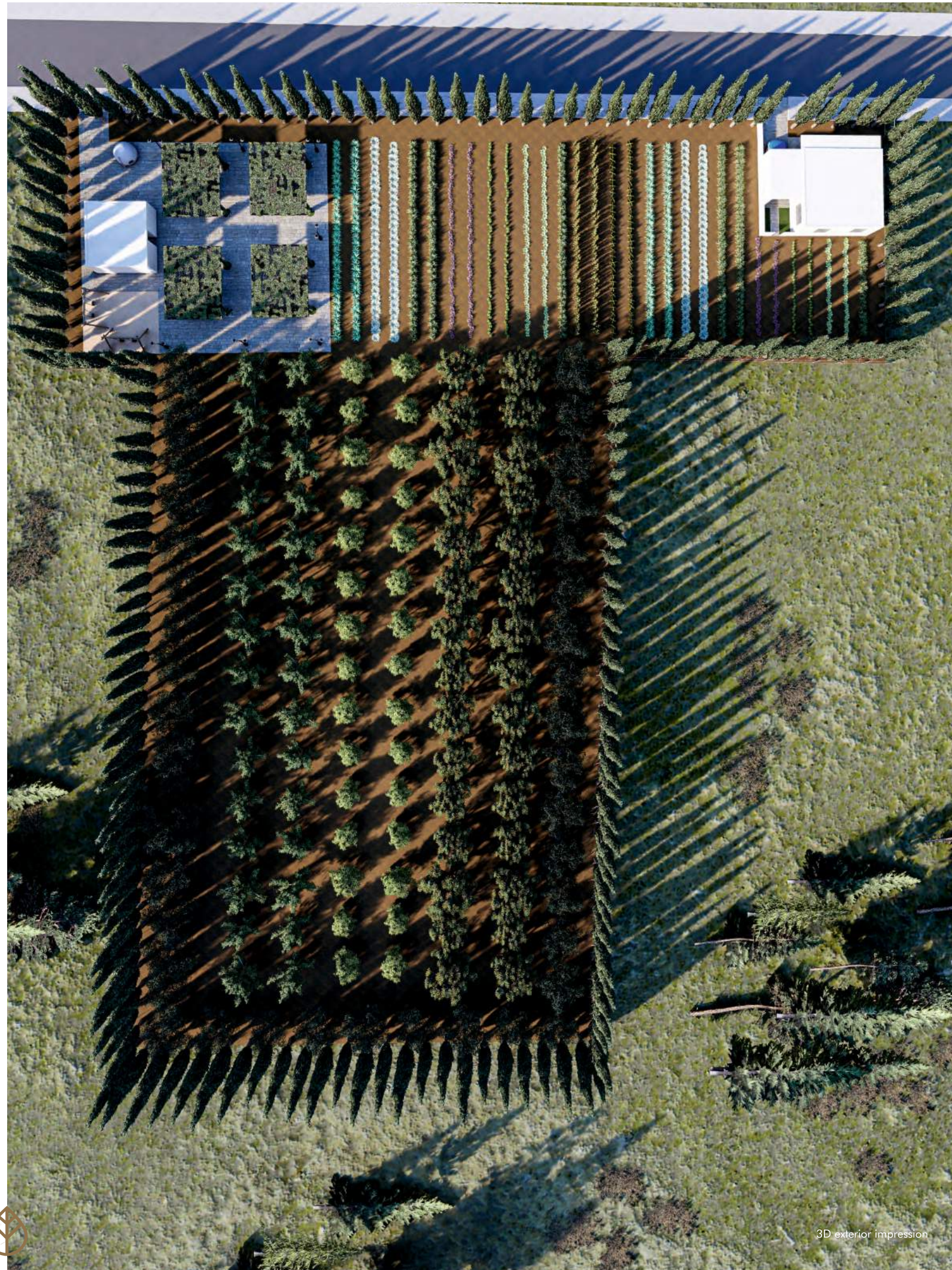
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PERVOLIA - LARNACA REGION







3D exterior impression



## Everyday seasonal fresh produce

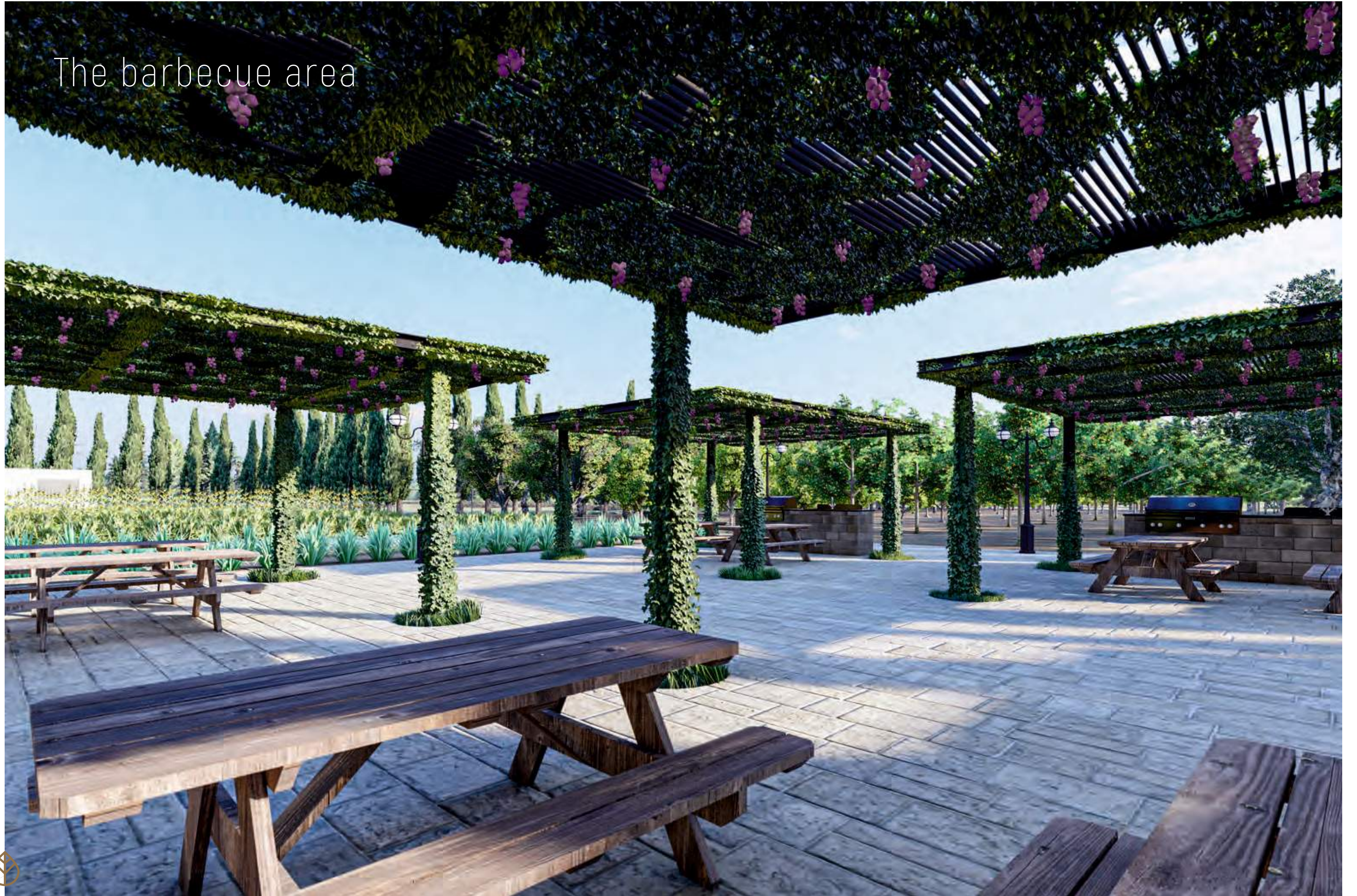
- Grape vines
- Lemon trees
- Orange trees
- Tangerine trees
- Fig trees
- Artichokes
- Eggplants
- Beans
- Peppers
- Chilli peppers
- Pumpkins
- Cucumbers
- Black eye beans
- Watermelon
- Melon
- Spinach
- Cabbage
- Lettuce
- Fresh onions
- Tomatoes
- Mint
- Okra
- Parsley
- Rokit
- Oregano
- Thyme
- Olive trees
- Pomegranate trees



3D exterior impression



# The barbecue area







3D exterior impression

## Barbecue, for family and friends

In Cyprus, barbeque is a tradition that one encounters in the depths of the history and tradition of the place. Even today it is a reference point for holidays, public holidays and Sundays. A family table, a nice gathering with friends are accompanied by grilling. The Cypriot menu focuses on the spit and the souvlaki that are always accompanied by various delicacies that are offered for grilling and more.

The Regaena Green Habitation could not miss the barbeque area that will be able to perfectly host everything that accompanies warm, beautiful moments with family and friends.



3D exterior impression





## Energy efficiency of the building

### POWERFUL THERMAL INSULATED SHELL

The houses will follow the provisions of the legislation for minimum energy efficiency, and aims to be included in the category of energy efficiency A, the highest possible. Photovoltaic or solar energy production systems will be installed on the roof.

The shell of the houses will be strongly thermally insulated reducing the demand for heating and cooling during the winter and summer seasons, as well as detoxification during mild inter-mediate periods and following the latest Cyprus regulations.

High insulated Walls – 0.3 W/m<sup>2</sup>k  
 Thermal and Water insulated Roof – 0.15 W/m<sup>2</sup>k  
 Double Glazing Energy-Class Windows – 1.6 W/m<sup>2</sup>k

### LIGHTING

The lighting of the common areas would be low consumption and where possible automated lighting system will be installed.

### NATURAL LIGHT

It is offered through large glazing and openings due to the careful architectural design providing equal distribution, creating an excellent environment for visual well-being, excluding excessive contrasts in the lighting levels and dazzling it. Technical lighting fixtures will act as an auxiliary role.

### WATER SAVINGS

Water pressure reduction regulators, where it is necessary to reduce water consumption.  
 Special components at water supply points (taps) that reduce water consumption.  
 Water treatment plant to irrigate the green spaces

### WASTE MANAGEMENT

Install systems to compost organic waste.  
 Recycle Bins outside of the project to promote and encourage the green way of living.

### BIOLOGICAL ENVIRONMENT

Limitation of effects on the biological environment  
 Endemic / native flora species would be used outdoors in the gardens.



# Technical Specifications

**STRUCTURE:** Structural design according to the relevant Cyprus Standards and the earthquake code.

**BRICKWORK:** Hollow clay bricks according to Cyprus Standards. Plastered internally and rendered externally all in 3 coats, plus 3 coats painting.

**FLOORS:** All living, kitchen and bathroom areas will be laid of solid wood parquet or marble of supply price €70 per sqm. All verandas will be laid with anti slip marble of supply price €70 per sq.m. All floors will be finished with skirting of similar type.

**DOORS & WINDOWS:**  
a) All external doors and windows will be of double-glazed aluminium sections and they will include opening or sliding sections (as per plans).  
b) All internal doors will be lacquered MDF.  
c) Residence entrance door will be of Solid wood.

**KITCHEN UNITS:** Kitchens with all accessories such as pull out drawers, plate holders, drawer stoppers etc. included. For the kitchen worktops and the splash backs you have the choice of industrial granite, natural granite or Corian at a cost of €200 per running meter.

**WARDROBES:** With sliding or opening doors and will come complete with full accessories such as pull out drawers, hanging mechanisms, shoe holders, etc.

**SANITARY FITTINGS:** All of 1st quality according to EU Standards and total supply cost €3,000 per bathroom, €1600 per guest toilet, €800 per kitchen (sanitary accessories are included).

**HOME AUTOMATION:** Home automation system for Lighting and Sound including speakers and audio systems in living areas.

**ELECTRICAL INSTALLATION:** All according to the IEE Regulations for Electrical installations and other regulations as required by the Cyprus Electricity Authority. Power supply points and switches are as shown on electrical drawings.

**AIR-CONDITIONING & HEATING:** Full installation of VRV system for cooling. Under floor heating system.

**PHOTOVOLTAIC:** Photovoltaic and solar energy production systems will be installed in the roof.

**WATER SUPPLY:** All according to EU Standards with pipe in pipe system and solar panels with PVC water tank. Water pressure reduction regulators, where it is necessary to reduce water consumption. Special components at water supply points (taps) that reduce water consumption.

**INSULATION:**  
(a) Moisture Insulation: All concrete surfaces exposed to earth plus all balconies and roofs will be insulated against moisture.  
(b) Thermal Insulation: Thermal insulation according to latest Cyprus regulations.

**EXTERNAL AREAS:**  
- The swimming pool surrounding is of tiles or wooden decking.  
- Specific landscaping all as per designers plans.  
- Swimming pool with mosaic tiles or equivalent.  
- Barbecue area as shown on plans.  
- Parking for each house as shown on drawings  
- External lighting as per designer's recommendation.

**COMMON AREAS:**  
Water Treatment plant to irrigate the green spaces.  
Road as shown on drawings with p/v automatic lighting system.  
Landscaping as shown on drawings, use of endemic / native flora species.

**NOTES**  
1. Prices quoted are the showroom retail prices, available only at Quality collaborator showrooms.  
2. V.A.T 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.

