



INTERCITY
RESIDENCES



8000 7766

WWW.QUALITYGROUPCYPRUS.COM

PROJECT SUMMARY

- 5 TYPES OF 11 APARTMENT BLOCKS
- 131 1,2 & 3 BEDROOM APARTMENTS
- CLUB HOUSE
- SWIMMING POOL
- CHANGING ROOM
- GYM
- OUTDOOR CHILDREN'S PLAYGROUND
- LANDSCAPED GARDENS
- GATED SECURED COMMUNITY
- ENERGY CLASS A



PROJECT DESCRIPTION

Inspired by the need for a unique and modern statement towards its residents, Q Intercity is an elegant eleven-building residential community, located at the entrance of Larnaca. It takes shape with simplicity as its foundation which is instilled into every aspect of the project from inception through creation, striving not only to make life easier but also better.

The project expresses itself uniquely through the linear design of waiving curves, a common feature for all buildings. The curves serve as the signature visual design identity, making it stand amongst the best properties of the surrounding area.

Q Intercity has 11 apartment buildings across 5 types offering 131 apartments, serving the lifestyle and needs of anyone, all within one bustling development.

The community swimming pool, the clubhouse, the children's playground, and other amenities become the go-to place for residents to find a sense of community all wrapped in a safe environment.

The buildings are not only striking from the outside but also have an inviting atmosphere on their ground level. The landscaping is both hardscape and soft so that residents can comfortably walk through to leave all of life's worries behind them when they enter their new home.





GENERIC IMAGE
TYPICAL
LIVING ROOM AREA

Club House • Swimming Pool • Gym • Outdoor Children Playground



PROJECT LOCATION



Q Intercity Residences is located in an ideal position that allows easy access to all of Larnaca's basic amenities such as supermarkets, banks and pharmacies, schools and many more, but it is also minutes away from the Larnaca General hospital and a walking distance from the new Metropolis Mall.

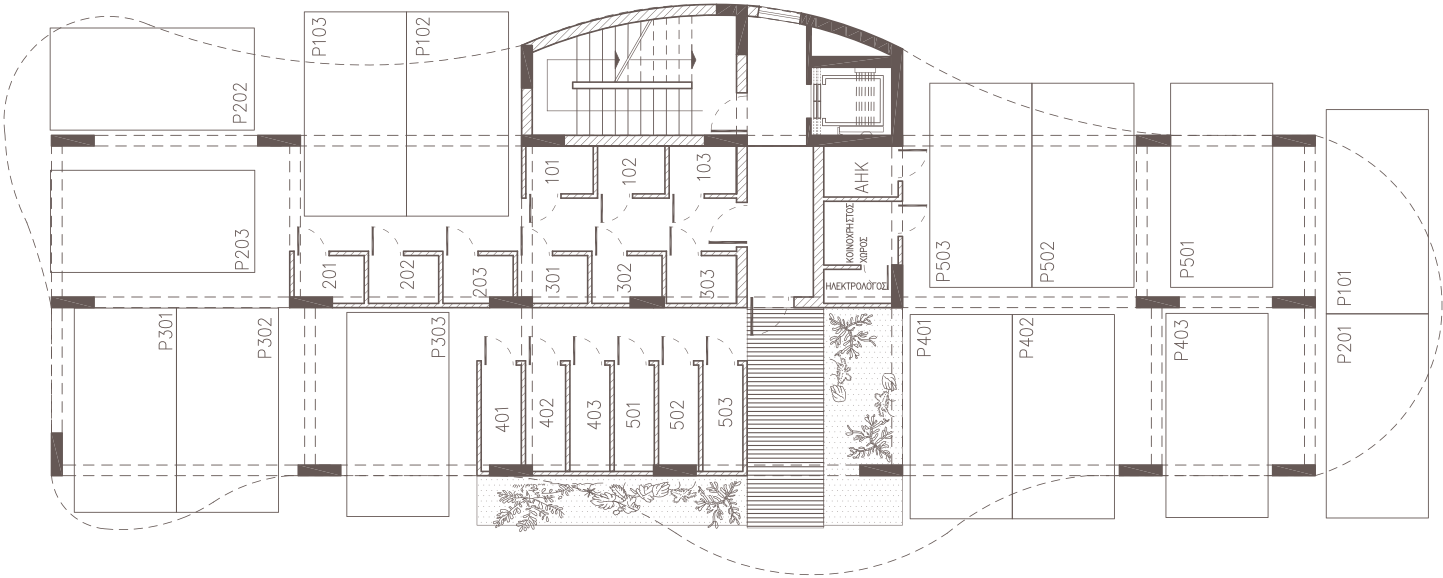
- 10 minutes away from basic amenities such as supermarkets, shops, bakeries, pharmacies
- Under 3 minutes driving distance towards the Larnaca General Hospital
- Walking distance to Metropolis Mall
- 10 minutes away towards Larnaca city Centre
- 5 minutes away from the main highway network



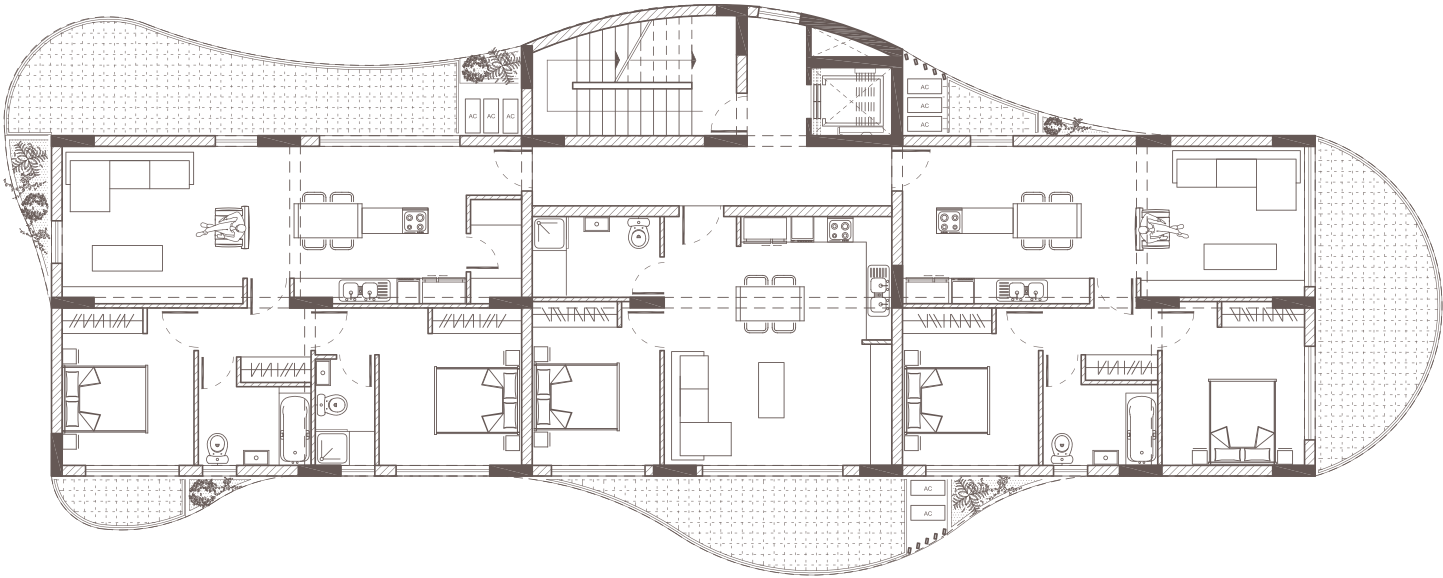
SITE PLAN

BLOCK
TYPE
A1 . 2 . 3 . 4

GROUND FLOOR

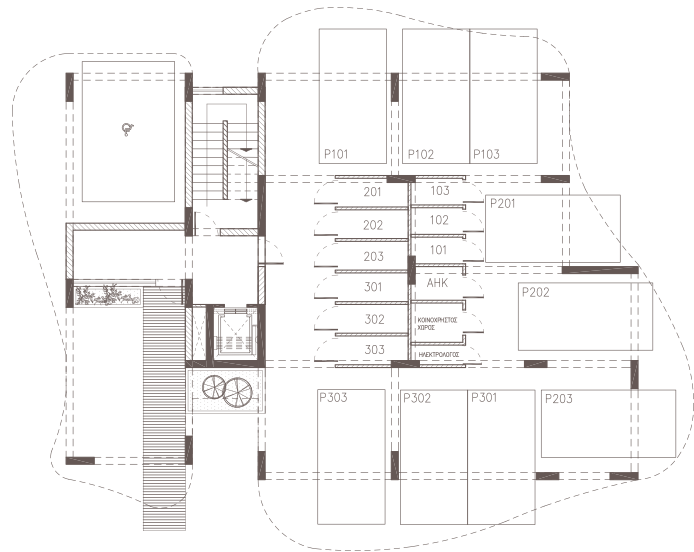


TYPICAL FLOOR PLAN

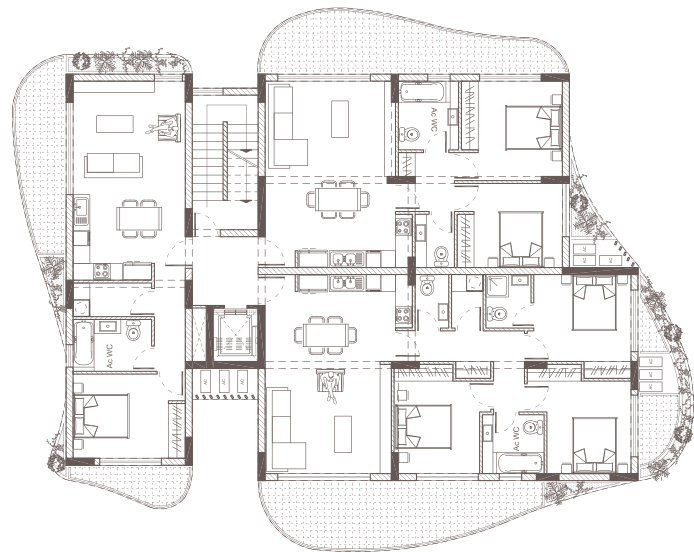


BLOCK TYPE
B1

GROUND FLOOR

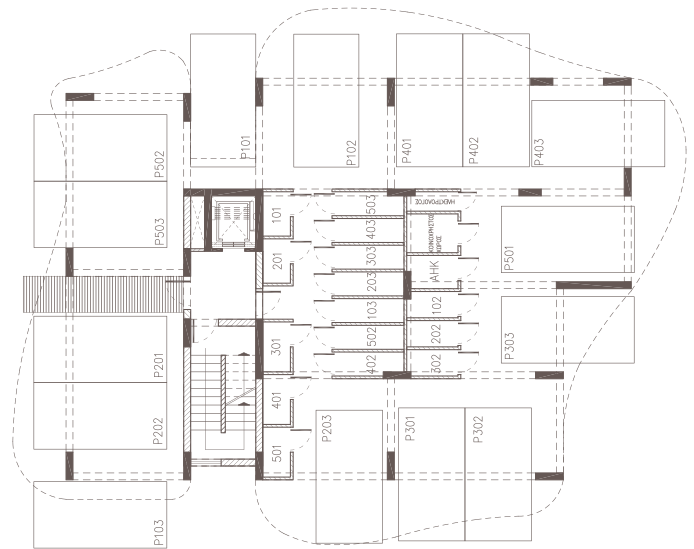


TYPICAL FLOOR PLAN

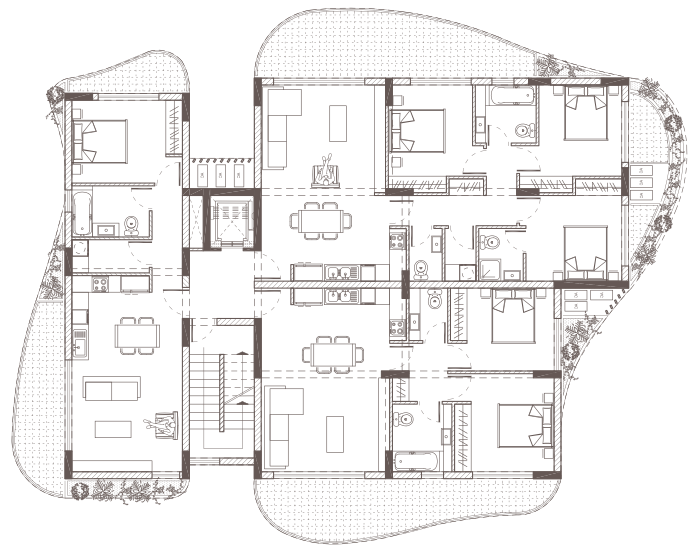


BLOCK
TYPE
B2 .3

GROUND FLOOR

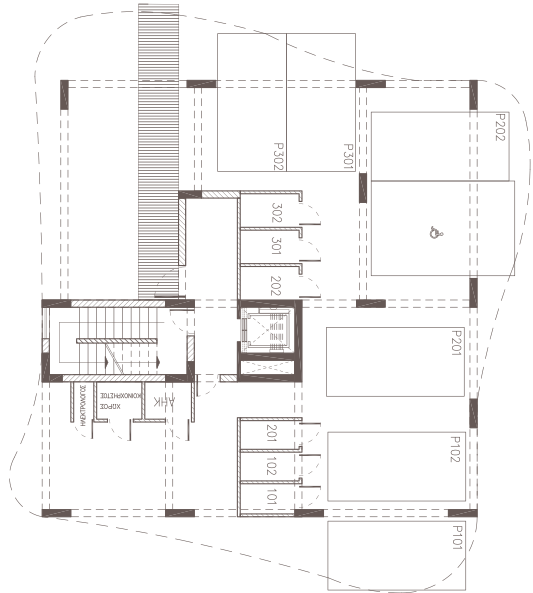


TYPICAL FLOOR PLAN

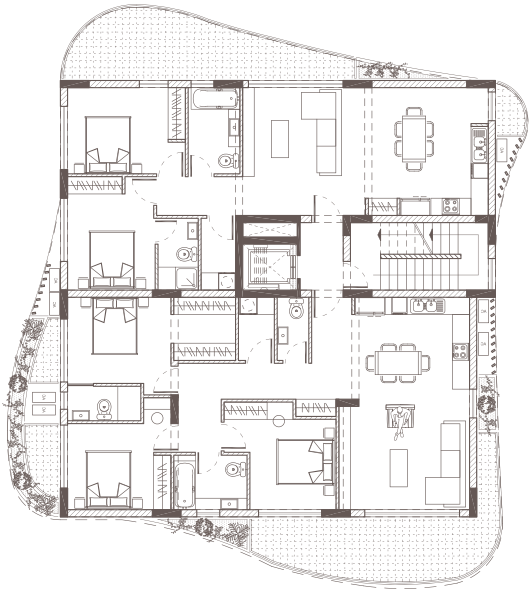


BLOCK
TYPE
C1 .2

GROUND FLOOR

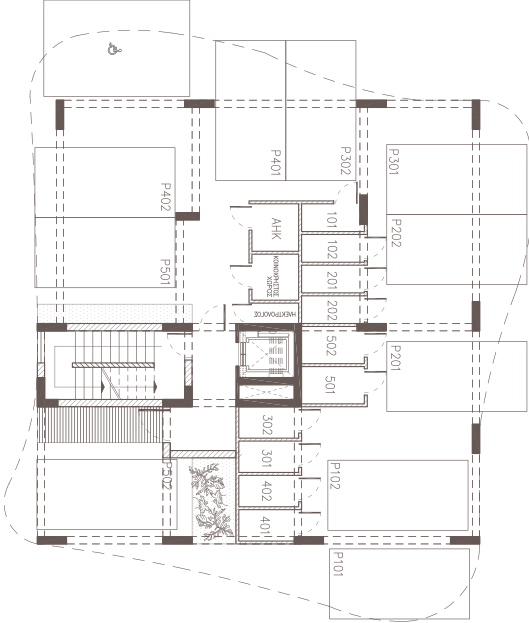


TYPICAL FLOOR PLAN

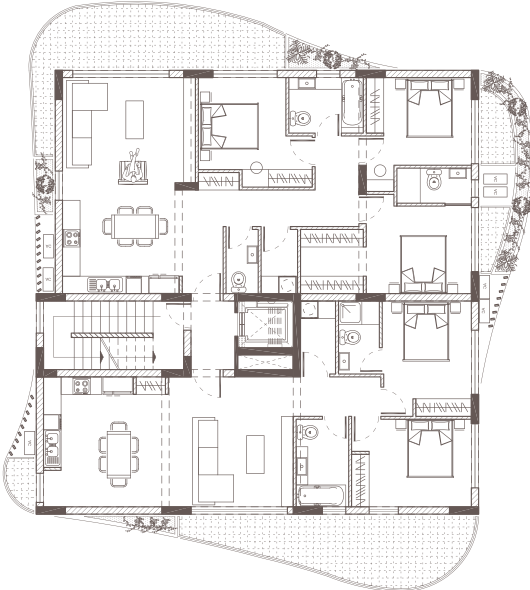


BLOCK
TYPE
C3 .4

GROUND FLOOR



TYPICAL FLOOR PLAN



GENERIC IMAGE
TYPICAL

BEDROOM



AREAS

	BLOCK	PROPERTY NO.	FLOOR L.	TYPE	BATHS	INTERNAL	VERANDA
A 1	A1	101	1	2B+	2	89.40	24.33
	A1	102	1	1B	1	54.15	12.33
	A1	103	1	2B	1	78.60	20.08
	A1	201	2	2B+	2	89.40	24.33
	A1	202	2	1B	1	54.15	12.33
	A1	203	2	2B	1	78.60	20.08
	A1	301	3	2B+	2	89.40	24.33
	A1	302	3	1B	1	54.15	12.33
	A1	303	3	2B	1	78.60	20.08
	A1	401	4	2B+	2	89.40	24.33
	A1	402	4	1B	1	54.15	12.33
	A1	403	4	2B	1	78.60	20.08
	A1	501	5	2B+	2	89.40	24.33
	A1	502	5	1B	1	54.15	12.33
	A1	503	5	2B	1	78.60	20.08
A 2	A2	101	1	2B+	2	89.40	24.33
	A2	102	1	1B	1	54.15	12.33
	A2	103	1	2B	1	78.60	20.08
	A2	201	2	2B+	2	89.40	24.33
	A2	202	2	1B	1	54.15	12.33
	A2	203	2	2B	1	78.60	20.08
	A2	301	3	2B+	2	89.40	24.33
	A2	302	3	1B	1	54.15	12.33
	A2	303	3	2B	1	78.60	20.08
	A2	401	4	2B+	2	89.40	24.33
	A2	402	4	1B	1	54.15	12.33
	A2	403	4	2B	1	78.60	20.08
	A2	501	5	2B+	2	89.40	24.33
	A2	502	5	1B	1	54.15	12.33
	A2	503	5	2B	1	78.60	20.08
A 3	A3	101	1	2B+	2	89.40	24.33
	A3	102	1	1B	1	54.15	12.33
	A3	103	1	2B	1	78.60	20.08
	A3	201	2	2B+	2	89.40	24.33
	A3	202	2	1B	1	54.15	12.33
	A3	203	2	2B	1	78.60	20.08
	A3	301	3	2B+	2	89.40	24.33
	A3	302	3	1B	1	54.15	12.33
	A3	303	3	2B	1	78.60	20.08
	A3	401	4	2B+	2	89.40	24.33
	A3	402	4	1B	1	54.15	12.33
	A3	403	4	2B	1	78.60	20.08
	A3	501	5	2B+	2	89.40	24.33
	A3	502	5	1B	1	54.15	12.33
	A3	503	5	2B	1	78.60	20.08
A 4	A4	101	1	2B+	2	89.40	24.33
	A4	102	1	1B	1	54.15	12.33
	A4	103	1	2B	1	78.60	20.08
	A4	201	2	2B+	2	89.40	24.33
	A4	202	2	1B	1	54.15	12.33
	A4	203	2	2B	1	78.60	20.08
	A4	301	3	2B+	2	89.40	24.33
	A4	302	3	1B	1	54.15	12.33
	A4	303	3	2B	1	78.60	20.08
	A4	401	4	2B+	2	89.40	24.33
	A4	402	4	1B	1	54.15	12.33
	A4	403	4	2B	1	78.60	20.08
	A4	501	5	2B+	2	89.40	24.33
	A4	502	5	1B	1	54.15	12.33
	A4	503	5	2B	1	78.60	20.08

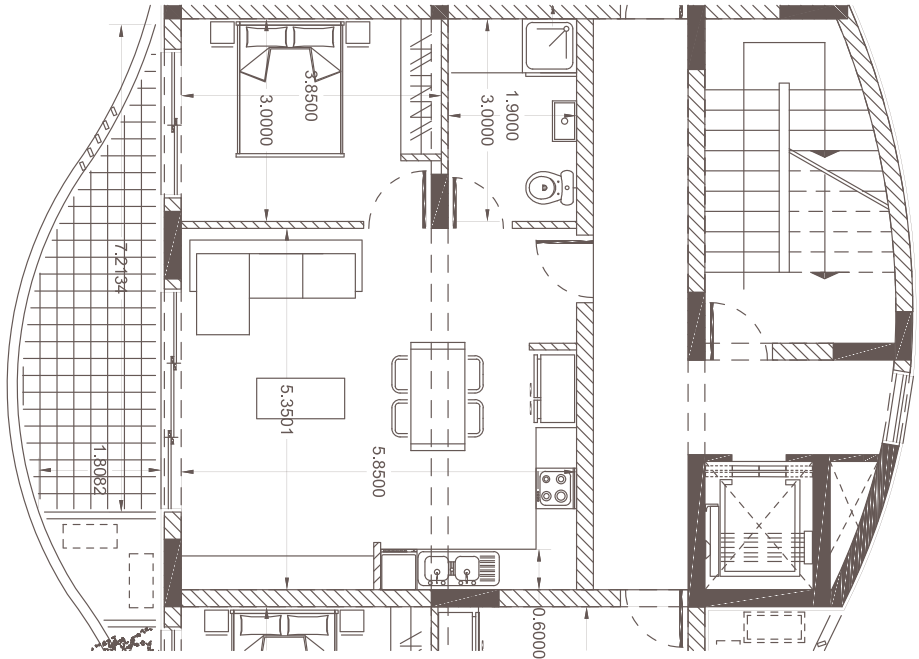




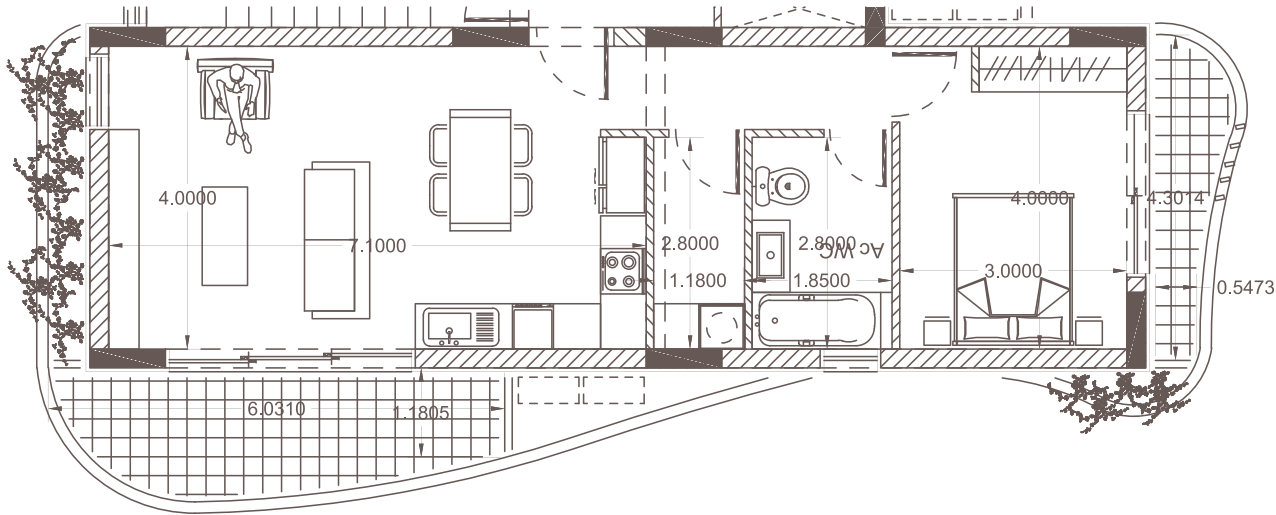
AREAS

BLOCK	PROPERTY NO.	FLOOR L.	TYPE	BATHS	INTERNAL	VERANDA	
B1	101	1	1B+	1	61.50	14.85	B 1
	102	1	2B	2	77.10	18.41	
	103	1	3B	3	101.17	26.66	
	201	2	1B+	1	61.50	14.85	
	202	2	2B	2	77.10	18.41	
	203	2	3B	3	101.17	26.66	
	301	3	1B+	1	61.50	14.85	
	302	3	2B	2	77.10	18.41	
	303	3	3B	3	101.17	26.66	
B2	101	1	1B+	1	61.50	14.85	B 2
	102	1	2B	2	77.10	18.41	
	103	1	3B	3	101.17	26.66	
	201	2	1B+	1	61.50	14.85	
	202	2	2B	2	77.10	18.41	
	203	2	3B	3	101.17	26.66	
	301	3	1B+	1	61.50	14.85	
	302	3	2B	2	77.10	18.41	
	303	3	3B	3	101.17	26.66	
	401	4	1B+	1	61.50	14.85	
	402	4	2B	2	77.10	18.41	
	403	4	3B	3	101.17	26.66	
	501	5	1B+	1	61.50	14.85	
	502	5	2B	2	77.10	18.41	
	503	5	3B	3	101.17	26.66	
B3	101	1	1B+	1	61.50	14.85	B 3
	102	1	2B	2	77.10	18.41	
	103	1	3B	3	101.17	26.66	
	201	2	1B+	1	61.50	14.85	
	202	2	2B	2	77.10	18.41	
	203	2	3B	3	101.17	26.66	
	301	3	1B+	1	61.50	14.85	
	302	3	2B	2	77.10	18.41	
	303	3	3B	3	101.17	26.66	
	401	4	1B+	1	61.50	14.85	
	402	4	2B	2	77.10	18.41	
	403	4	3B	3	101.17	26.66	
	501	5	1B+	1	61.50	14.85	
	502	5	2B	2	77.10	18.41	
	503	5	3B	3	101.17	26.66	
C1	101	1	2B+	2	89.00	23.46	C 1
	102	1	3B+	3	112.70	26.17	
	201	2	2B+	2	89.00	23.46	
	202	2	3B+	3	112.70	26.17	
	301	3	2B+	2	89.00	23.46	
	302	3	3B+	3	112.70	26.17	
C2	101	1	2B+	2	89.00	23.46	C 2
	102	1	3B+	3	112.70	26.17	
	201	2	2B+	2	89.00	23.46	
	202	2	3B+	3	112.70	26.17	
	301	3	2B+	2	89.00	23.46	
	302	3	3B+	3	112.70	26.17	
C3	101	1	2B+	2	89.00	23.46	C 3
	102	1	3B+	3	112.70	26.17	
	201	2	2B+	2	89.00	23.46	
	202	2	3B+	3	112.70	26.17	
	301	3	2B+	2	89.00	23.46	
	302	3	3B+	3	112.70	26.17	
	401	4	2B+	2	89.00	23.46	
	402	4	3B+	3	112.70	26.17	
	501	5	2B+	2	89.00	23.46	
C4	101	1	2B+	2	89.00	23.46	C 4
	102	1	3B+	3	112.70	26.17	
	201	2	2B+	2	89.00	23.46	
	202	2	3B+	3	112.70	26.17	
	301	3	2B+	2	89.00	23.46	
	302	3	3B+	3	112.70	26.17	
	401	4	2B+	2	89.00	23.46	
	402	4	3B+	3	112.70	26.17	
	501	5	2B+	2	89.00	23.46	
	502	5	3B+	3	112.70	26.17	

TYPICAL
APARTMENT PLANS



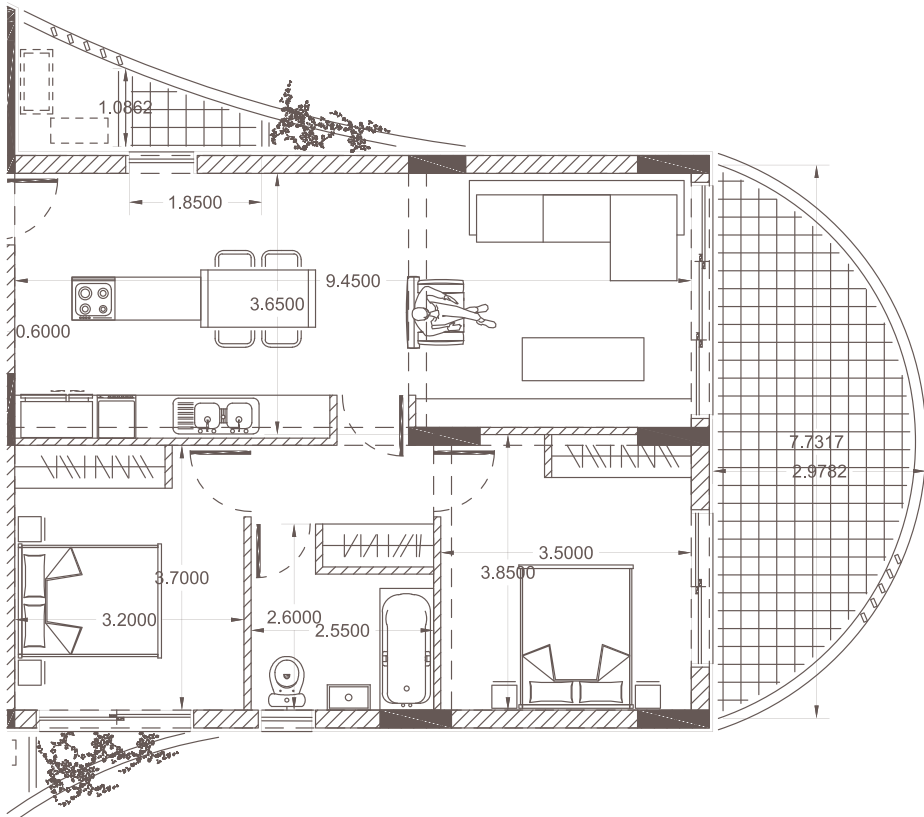
TYPE A
1 BEDROOM



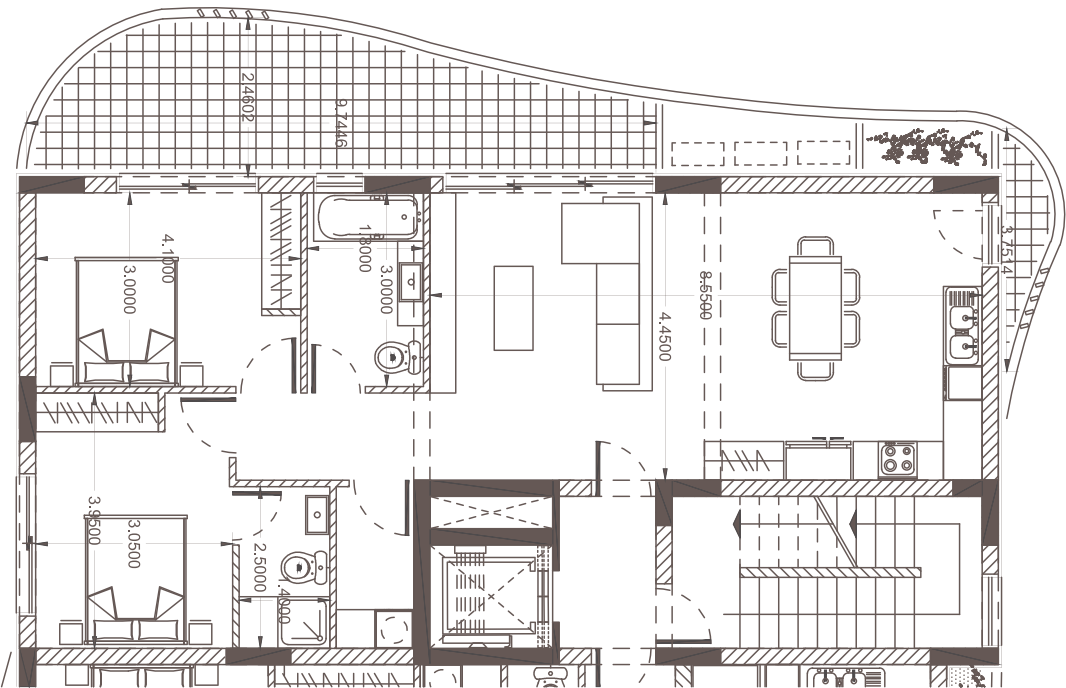
TYPE B
1 BEDROOM+

TYPICAL
APARTMENT PLANS

TYPE A
2 BEDROOM

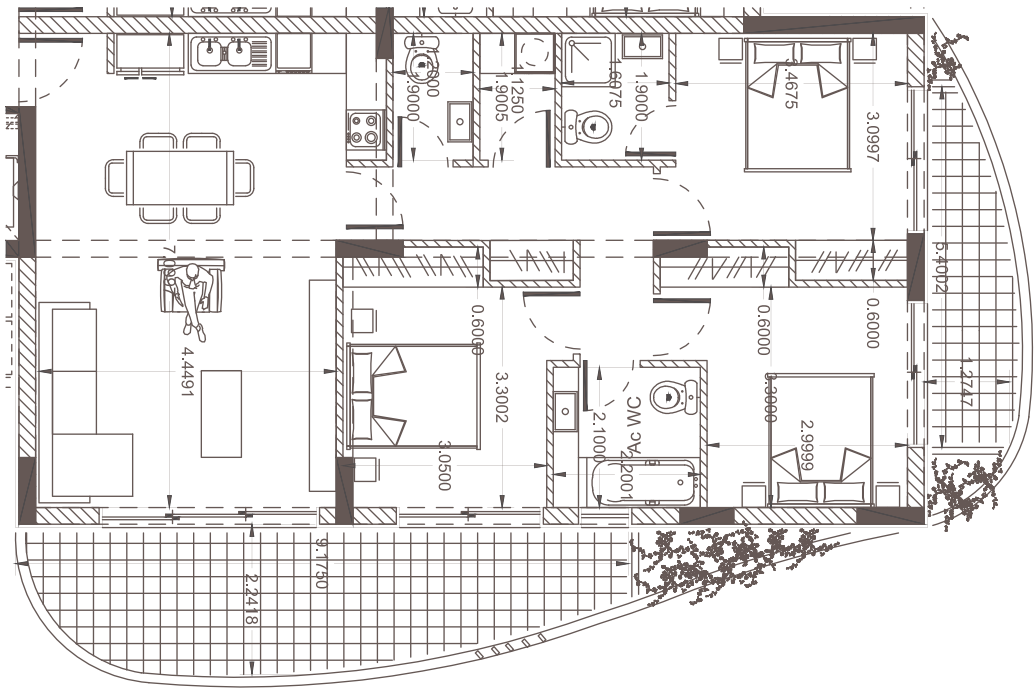


TYPE C
2 BEDROOM+

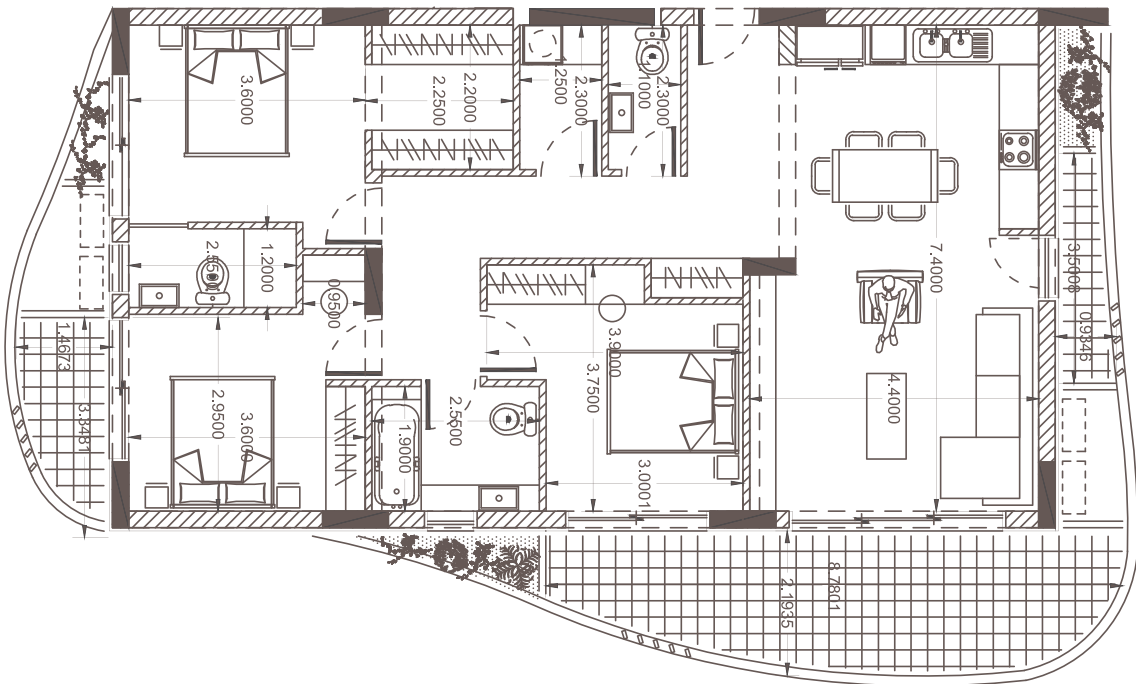


TYPICAL
APARTMENT PLANS

TYPE B
3 BEDROOM

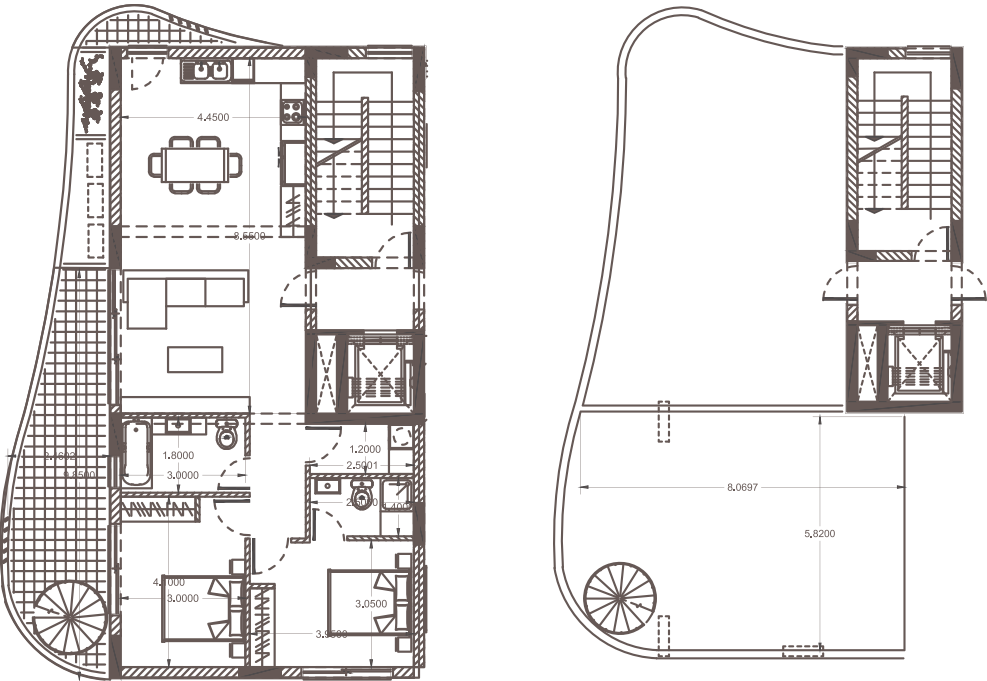


TYPE C
3 BEDROOM+

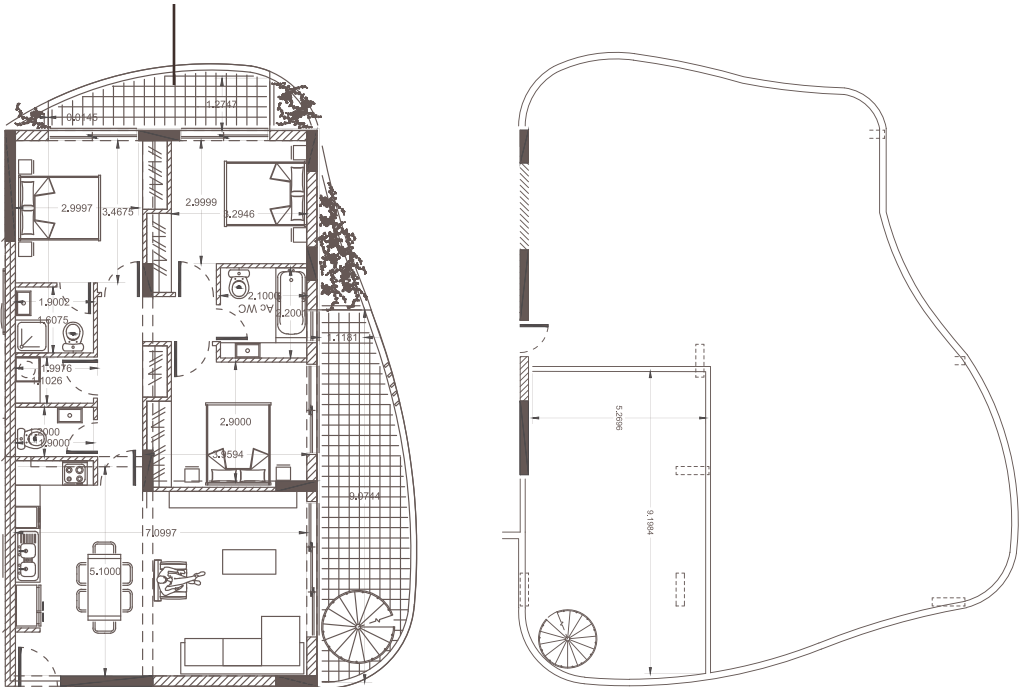


TYPICAL
APARTMENT PLANS
WITH ROOF GARDEN

TYPE C
1 & 2 BEDROOM



TYPE B
1 BEDROOM



ABOUT THE DEVELOPER



QUALITY
PROPERTY DEVELOPMENTS

Quality Property Developments, founded in 1991, is one of the premier privately-owned, integrated property development and construction groups based in Cyprus. From strategic site acquisition, design, planning and construction through to project sales and marketing, Quality Property Developments controls the entire lifecycle of every project with the goal to deliver premium quality to its clients. The company is currently planning, designing, and developing a wide range of residential and commercial projects for the local market but also high rise projects such as hotels, residential and commercial towers, student accommodations and many more.

STRUCTURE

Of reinforced concrete minimum Grade C30/37. Structural design according to the relevant European Standards and the earthquake code. Minimum width of external columns and beams 250mm.

BRICKWORK

With hollow clay bricks, 25cm wide externally and 10cm wide internally, according to Cyprus Standards. Plastered internally and rendered externally all in 3 coats plus 3 coats painting.

FLOOR FINISHES

All living and kitchen areas will be of ceramic / granite tiles of supply price €15/m2. All bedrooms will be of laminated parquet flooring of supply price €16/m2. Bathrooms will be tiled (floors and walls) with ceramic tiles of supply price €15/m2. All verandas will be pebbled floor cast in situ. All floors are finished with skirting of similar type.

DOORS & WINDOWS

All external doors and windows will be from Aluminum sections with double glazed energy efficient glass, sliding or hinged according to the architectural drawings. All internal doors will be timber melamine finish. Entrance doors will be of timber sections

WARDROBES & KITCHEN UNITS

Timber with melamine finishes to all areas shown on drawings. Kitchen worktop will be timber with melamine finishes.

SANITARY FITTINGS

All of 1st quality according to the EU standards of total supply cost €800 for 1 bed apartments, €1400 for two bed apartments and €2200 of three beds (includes all sanitary fittings and sanitary accessories).

NOTE

Prices quoted are the showroom retail prices, available only at Quality collaborator showrooms. VAT is included in the prices. Clients are entitled of carrying out any internal alterations with the approval of the Architect and subject to project progress. The following services can be offered: 1) Proposals for interior design: False ceilings (depending on project progress and height of building) & Burglar and Fire alarm systems - budget cost €1500. 2) Installation of A/C units - budget cost €1500-€2500. 3) Granite worktops - budget cost €2500.

WATER SUPPLY

All as per plans with pipe in pipe system according to the EU standards. Solar panels and 1000 liters capacity water tank is included.

ELECTRICAL INSTALLATION

All according to the electrical drawings and E.A.C. regulations. Power supply points and switches are as shown on electrical drawings. Lighting fittings are not included.

AIR-CONDITIONING-HEATING

Provisions for air conditioning units (hot / cold) in each bedroom, and in all living areas (a/c units not included).

INSULATIO

- Moisture Insulation

All concrete surfaces exposed to earth plus all balconies and roofs will be insulated against moisture.

- Thermal Insulation

Thermal insulation with polystyrene, according to the legislation and the study for the building energy efficiency (category A).

PARKING

One private parking space for each apartment as shown in the architectural drawings.

STORAGE

One private storage unit for each apartment as shown in the architectural drawings

TECHNICAL SPECIFICATIONS





Constantinou Paleologou St. 6036 Larnaca,
Cyprus
T 8000 7766
T +357 24 821855
E info@qualitydevelopments.com

DISCLAIMER

Whilst all reasonable care has been taken in the preparation of this leaflet and the information contained here in 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.

