

Q KAMARES

HEIGHTS

Residential Apartments



Experience a one-of-a-kind living next to the historical Kamares Aqueduct.



QUALITY GROUP

DEVELOPMENTS & INVESTMENTS

Project Facts

Status: Under Construction

Location: Kamares, Larnaca

HIGHLIGHTS:

- 10 two-bedroom & 1 three-bedroom apartments
- Panoramic views of Larnaca
- Direct access to the main motorway networks
- 1 km from schools and Larnaca General Hospital
- 5 minute drive from Larnaca international Airport
- Amenities at 50m walking distance (Cinema, bakeries, supermarkets)

The project is situated on the hill of Kamares in a prime location in Larnaca with breath-taking views of the Salt Lake at the rear and Larnaca city at the front.

It is a 4-storey residential building that consists of 10 two-bedroom apartments and 1 three-bedroom apartment. The 3 apartments on the top floor include roof garden with panoramic views of Larnaca.

All apartments include 1 storage and one parking spot on the ground floor.

The combination of the architectural design, the quality of the materials used, and the location of this project make it an ideal modern home opportunity.



Project Location



to Nicosia

Football Field

Larnaca Mall

Public School

Public School

Supermarket

Public School

Q Kamares Heights

Football Field

Public School

Public School

Public School

Larnaca Salt Lake

LARNACA WATERFRONT REDEVELOPMENT

to Limassol

LARNACA
SALT LAKE

KAMARES
AQUEDUCT

Q Kamares
Heights





ALPHA MEGA
SUPERMARKET

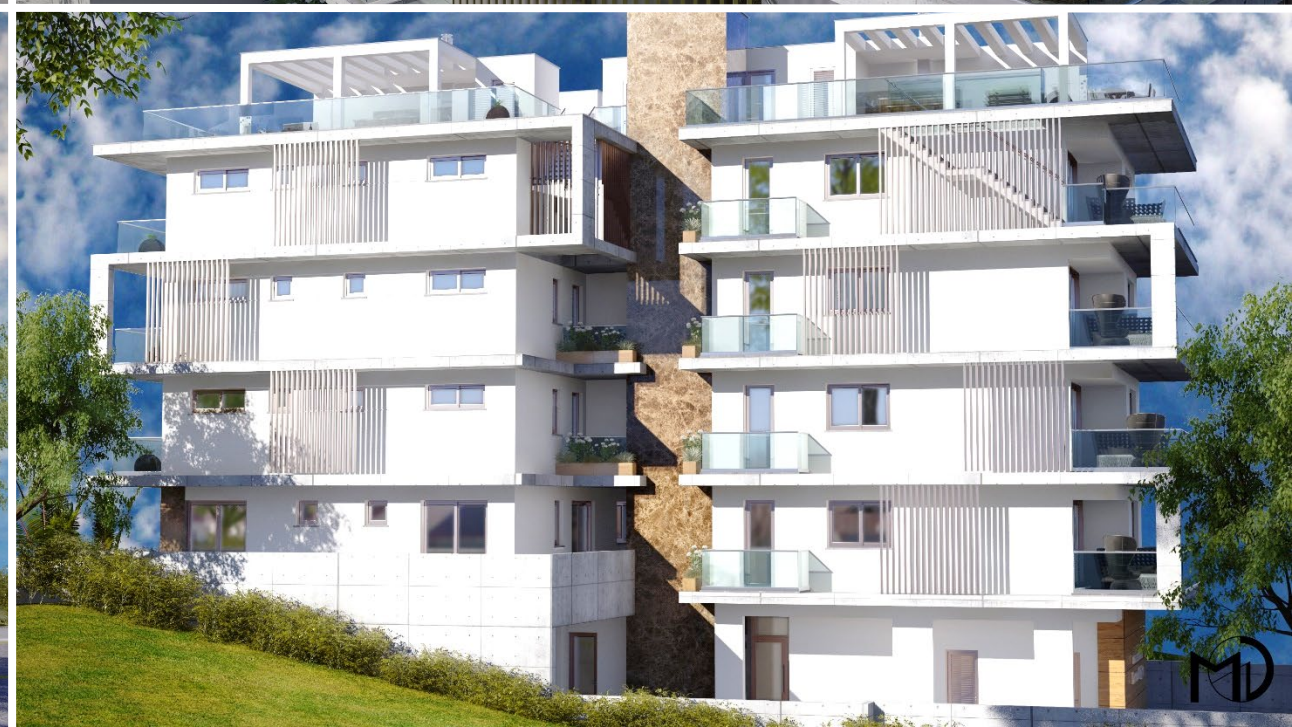
METROPOLIS
MALL

LARNACA
K-CINEPLEX

LARNACA
GENERAL HOSPITAL

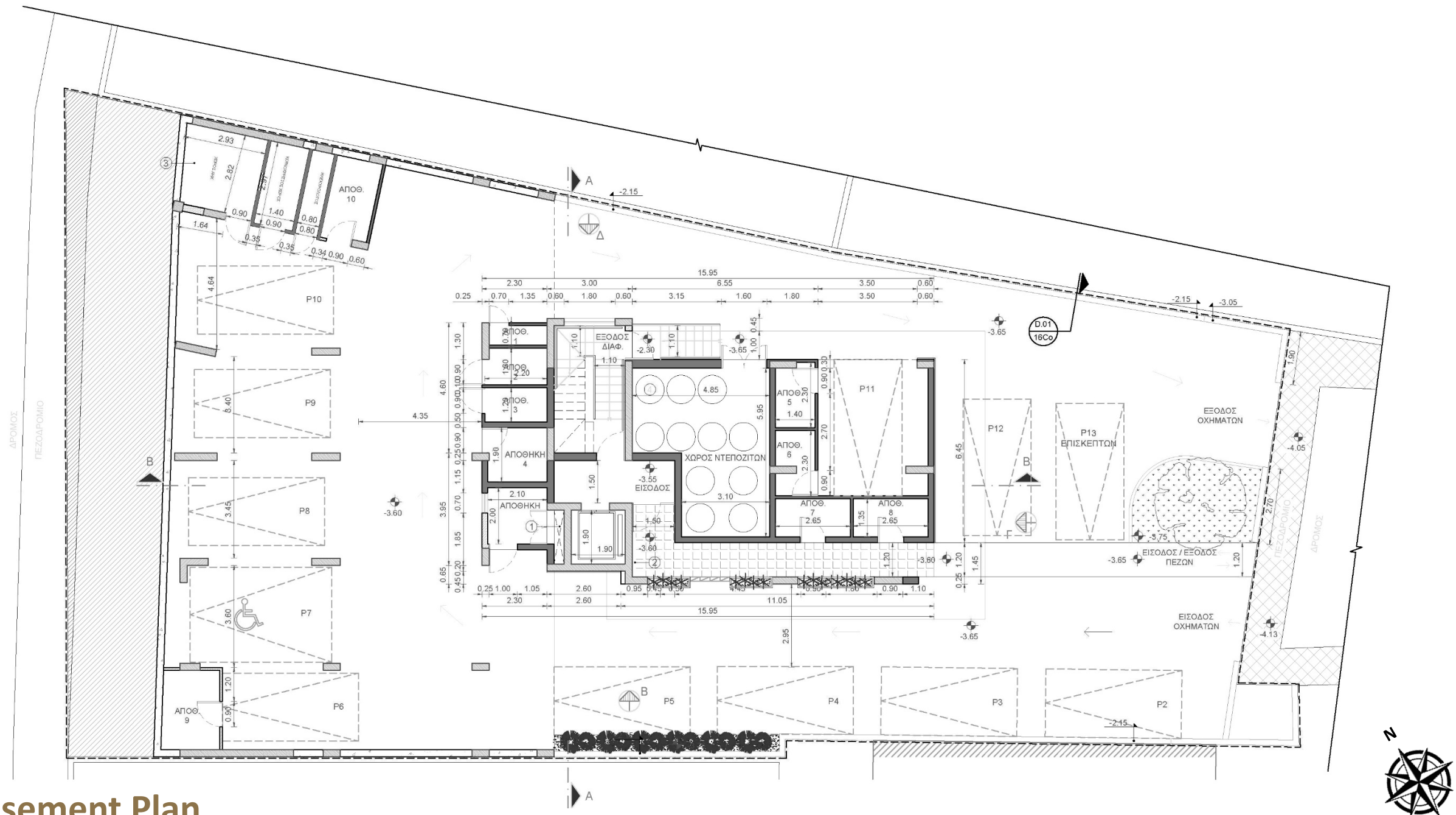
PUBLIC
SCHOOL

Q Kamares
Heights





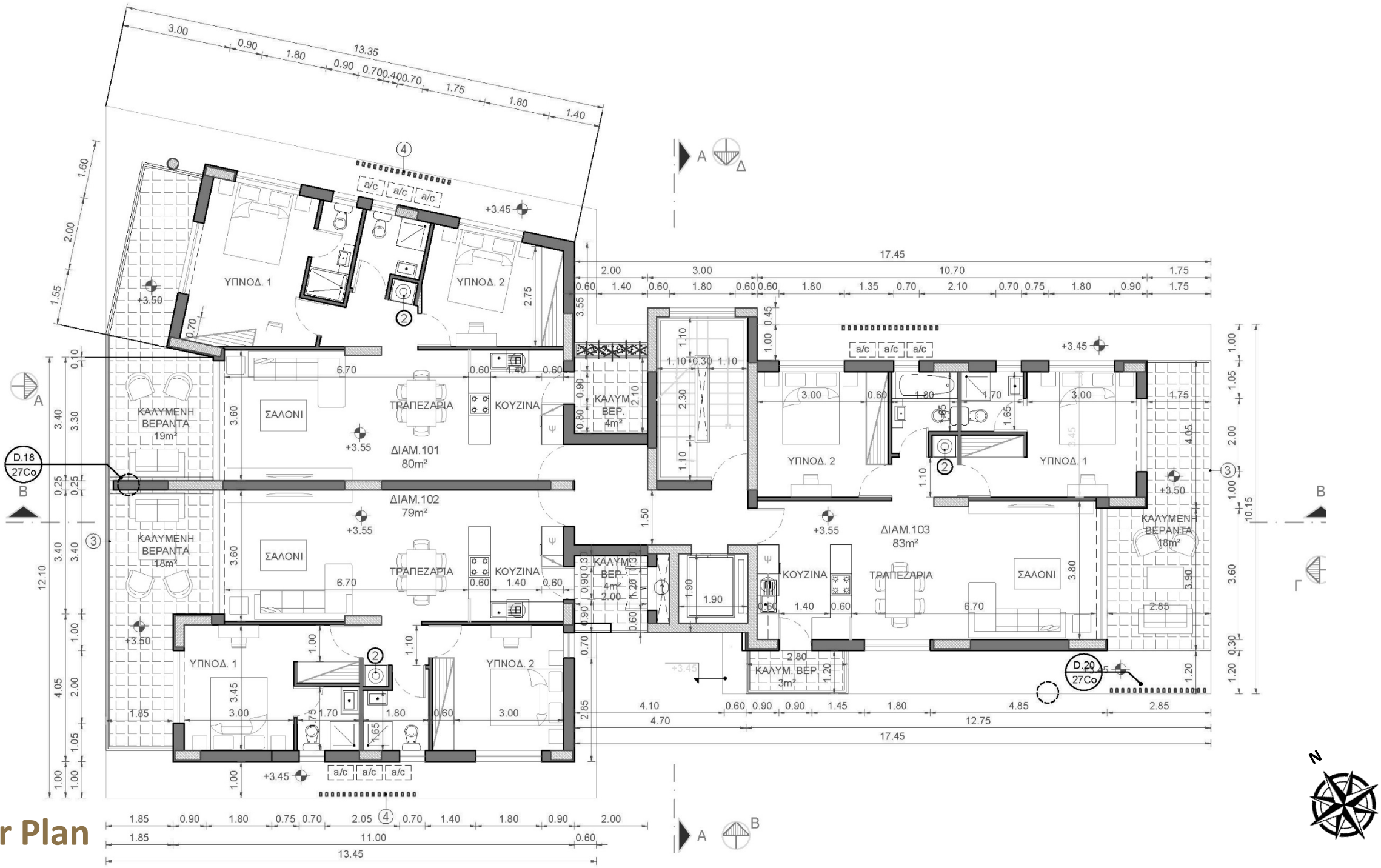
Basement Plan



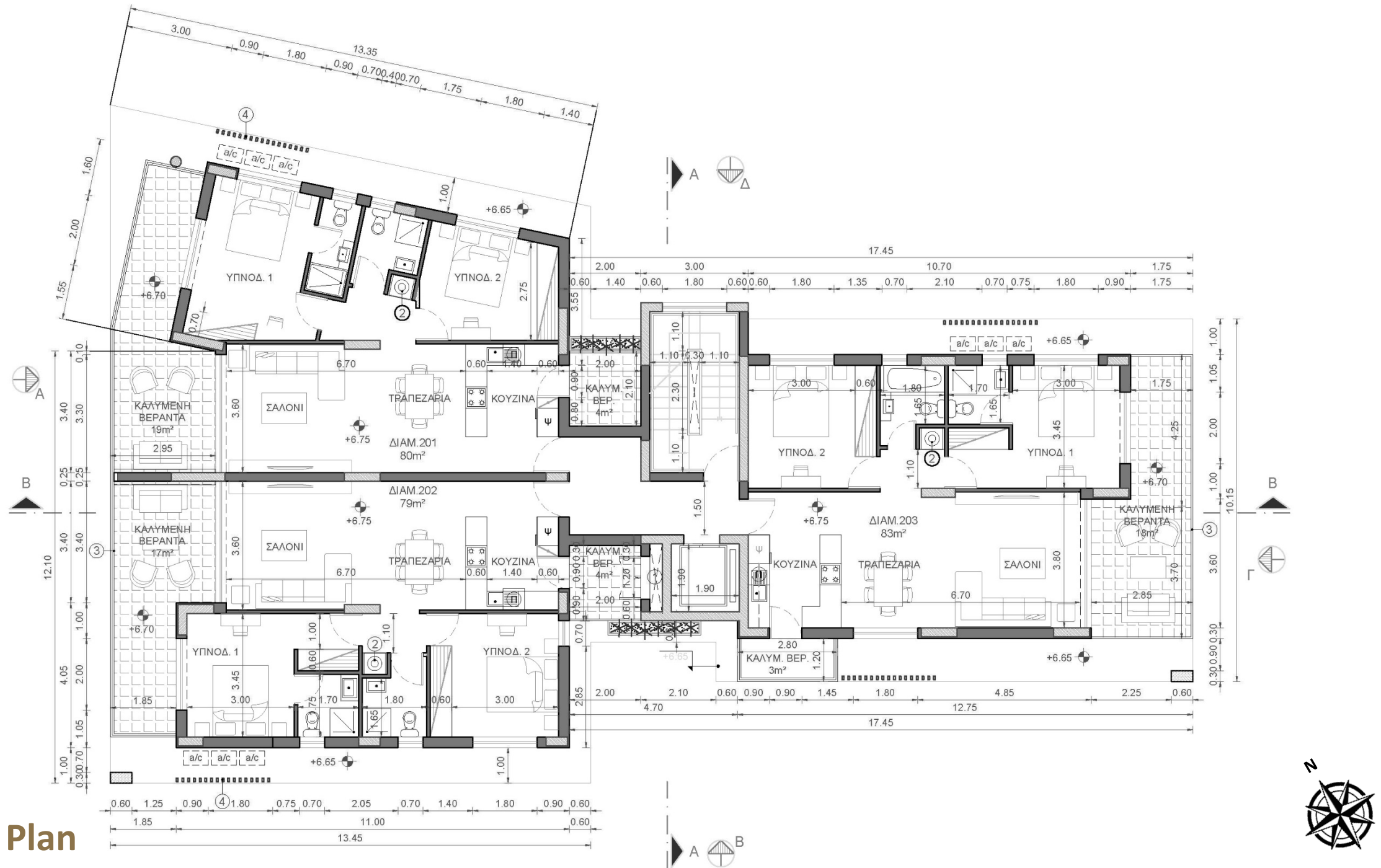


Ground Floor Plan

1st Floor Plan



2nd Floor Plan







BUILDING SPECIFICATIONS

STRUCTURE

Reinforced concrete structure. Design in compliance with the anti-earthquake regulations.

FLOORS

Internal area of apartments and verandas paved with high quality durable granite type. Ceramic tiles.

WALLS

All walls will be constructed with high quality perforated clay bricks. External walls will be 300mm thick (high level of thermal insulation) and internal 10mm thick. Partition walls between apartments will be constructed with perforated clay bricks 250 mm thick for high levels of thermal and sound insulation.

PLASTERING/PAINT

Internal surfaces will be plastered with smooth finish and 3 coats of emulsion paint. Externally surfaces will be plastered and painted with 3 coats of emulsion paint (exterior use).

WINDOWS - DOORS (EXTERNAL)

All external windows and doors will be aluminium (anodized finish). They will be constructed with high quality thermal profiles for optimal levels of thermal and sound insulation. The external windows and doors will be fitted with double glazing with high values of thermal and sound insulation as well as low emissivity for energy saving.

CARPENTRY

- Main entrance door (for common entrance and ground floor apartment) will be in plywood panel and high pressure laminate cladding.
- Internal apartment doors semi-solid flush doors in high quality 3D melamine finish.
- Apartment entrance doors semi-solid flush doors in veneered varnished wood. Quality security lock and spy hole, safety chain lock is included. Fire rated in accordance to fire regulations.
- Staircase doors - Flush doors in veneered varnished wood with glass vision panel. Fire resistant in accordance to fire regulations.

Kitchen Filings

Fitted high and low level cupboards made from melamine panels internally and high quality 3D melamine panels externally. Worktops made from quality high durability synthetic granite. Stainless steel sink with 3 way mixer tap. Electric and plumbing provisions for appliances according to architectural drawings.

Wardrobes

All wardrobes will be made with melamine board internal construction and high quality 3D- melamine externally. They will include hanging rails, shelves and drawers.

PLUMBING/DRAINAGE

PVC pipes to be used for drainage. Hot and cold water supply through pipe network according to mechanical installation drawings/ specifications. Water tank complete with solar heating and immersion heater are included. Pressurised system for both hot and cold water will be installed.

Quality Group Headquarters

41, Costantinou Paleologou str. 6036,
Larnaca, Cyprus

Office opening Hours

Monday-Friday: 8:00am - 17:30pm

T: 8000 7766 / +357 24 821855

F: +357 24 662922

E: info@qualitydevelopments.com

W: www.qualitygroupcyprus.com



QUALITY GROUP

DEVELOPMENTS & INVESTMENTS

**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. The 3D render images included in this advertisement are intended to provide a visual representation of the finished building. However, please note that the actual finished building may differ from the images shown here. This is because the design and construction process is subject to changes and modifications, which may impact the final outcome of the building. Therefore, we cannot guarantee that the building will be 100% accurate to the images shown here. We recommend that you consult the final plans and specifications for the building to ensure that you have an accurate understanding of its features and design.