



LATITUDES

LARNACA - CYPRUS



A magnificently appointed development





A destination to relax, unwind and live

Unique and exceptional, Latitudes is located amongst a peaceful setting that caters for a variety of lifestyles.

Set in a supreme location in the coastal village of Meneou within very close proximity to the sandy beaches and all local amenities.

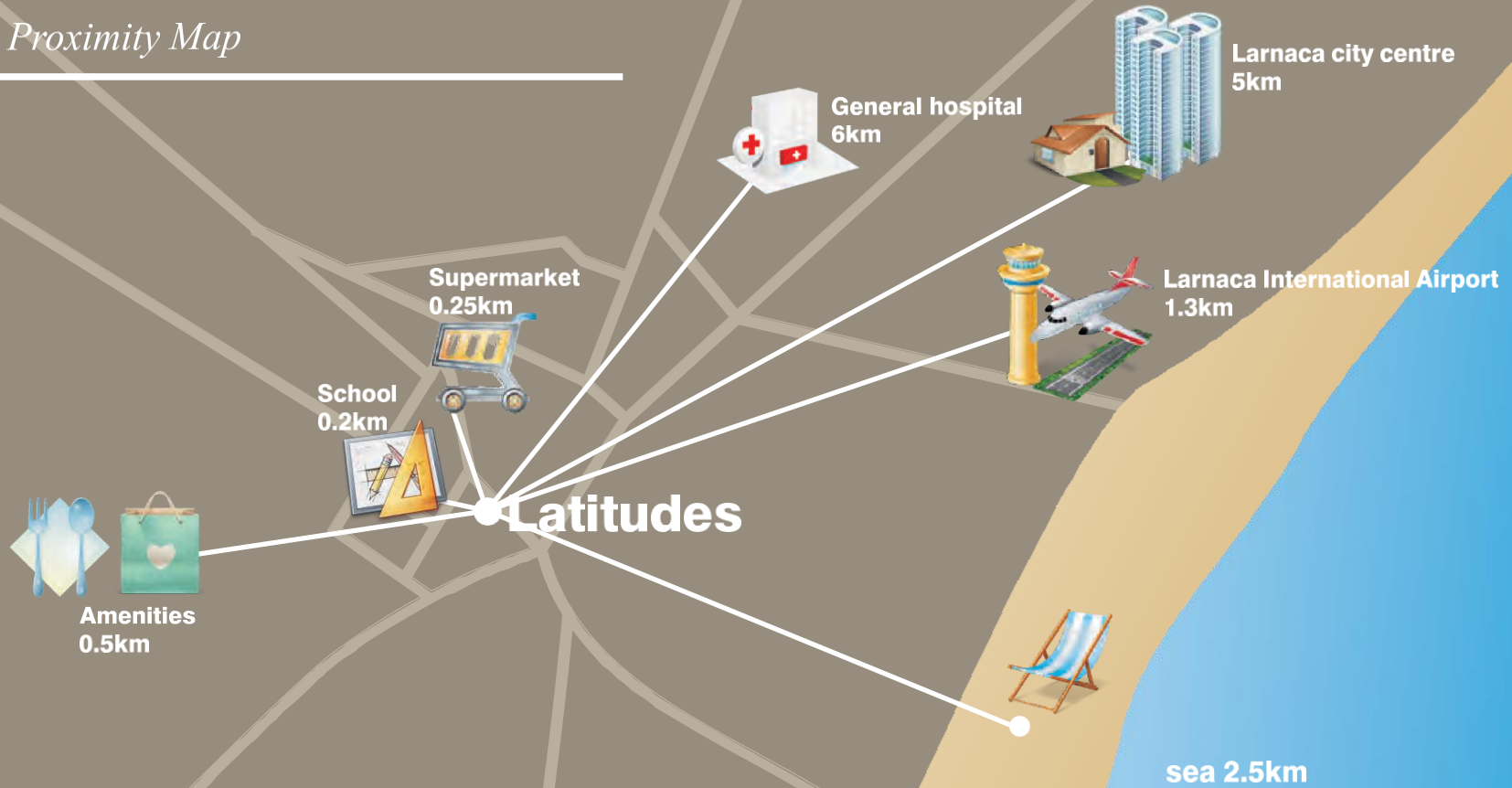
Offering a tranquil environment only 5 minute drive away from the vibrant city of Larnaca with its bustling array of stylish boutiques, cafes, bars, restaurants, supermarkets and shops.



VU/as designed to exacting standards

Latitudes features a selection of 24 sophisticated three bedroom villas each crafted to exacting specifications arranged over a carefully designed master plan.

Proximity Map



MEDITERRANEAN SEA



Elegant and Graceful

The sensation of light and space is evident throughout with living rooms opening out to front and back patios leading to private swimming pools and landscaped gardens.

Complimented with inspiring contemporary interior finishes of high specification and sophisticated fittings.



Residences with aesthetic appeal

Complimented with inspiring contemporary interior finishes of high specification and sophisticated fittings.

Featuring open plan fully fitted kitchens, modern bathrooms, substantial bedrooms and balconies and private parking, these villas serve as a pinnacle to modern lifestyle.



Relaxing and comfortable

Latitudes has been carefully conceptualised to optimise privacy, convenience and comfort for the most discerning residents.

Design, comfort, luxury and ease of living

The residences combine unique contemporary architecture with traditional Cypriot culture reflected in the use of traditional stone, rich wooden details and modern materials.

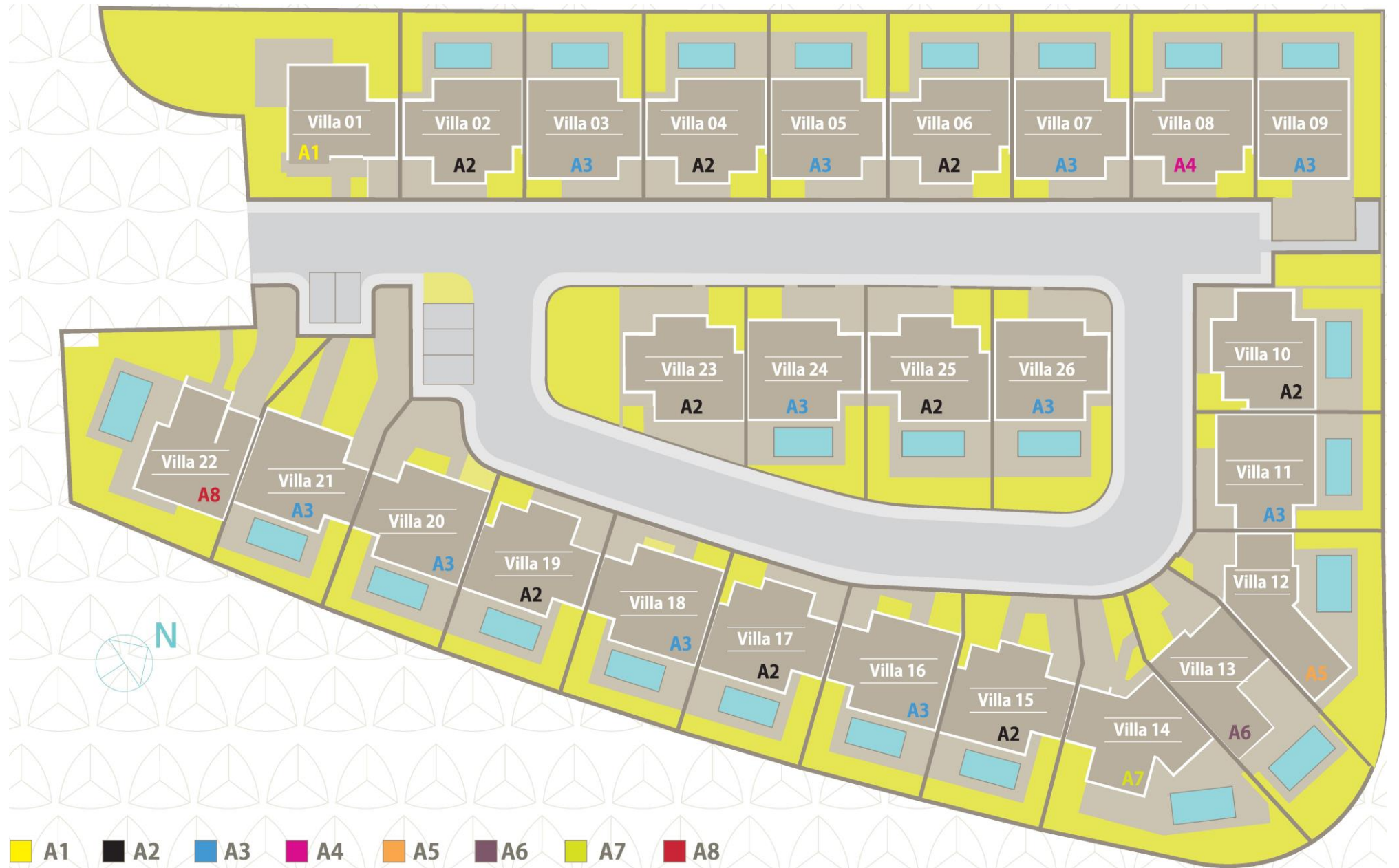
The Residences

The Residences



Villa	Type	Bedrooms
1	A1	3
2	A2	3
3	A3	3
4	A2	3
5	A3	3
6	A2	3
7	A3	3
8	A4	3
9	A3	3
10	A2	3
11	A3	3
12	A5	3
13	A6	3
14	A7	3
15	A2	3
16	A3	3
17	A2	3
18	A3	3
19	A2	3
20	A3	3
21	A3	3
22	A5	3
23	A2	3
24	A3	3
25	A2	3
26	A3	3

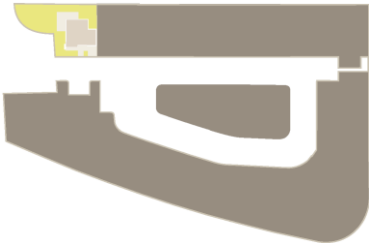
Master Plan



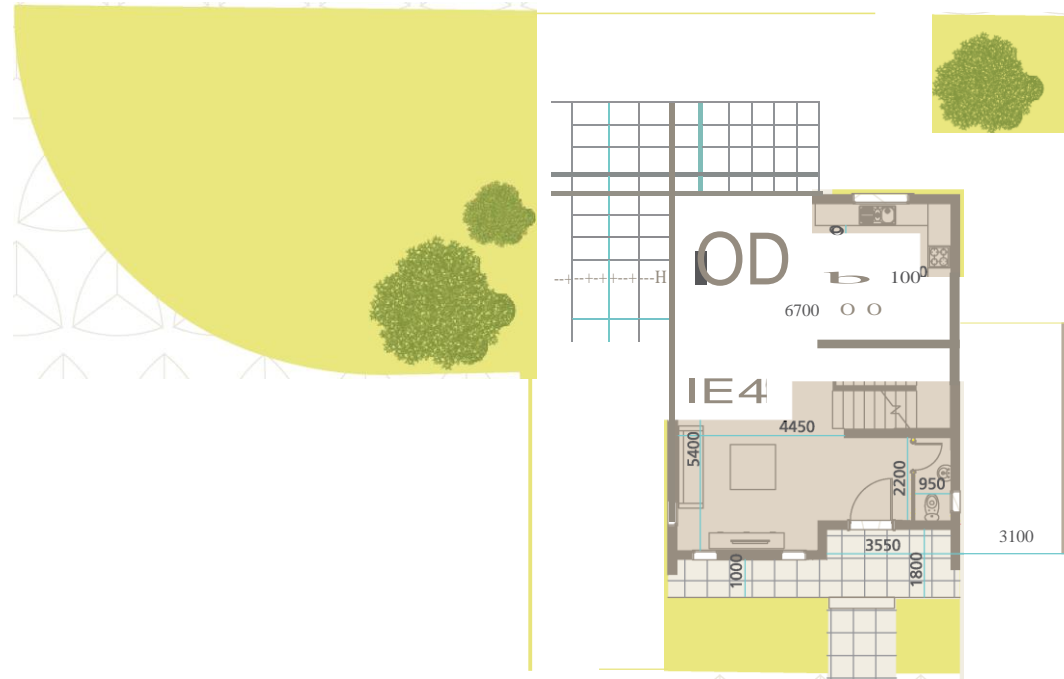
Villa Type A1

Plot Size	386 sq.m
Covered Areas	
Level 1	73 sq.m
Level 2	77 sq.m
Covered Veranda	27 sq.m
Total Covered Area	177 sq.m
Bedrooms	3
Bathrooms	2
Standard	1
En Suite	1
Guest WC	Optional
Swimming Pool	Covered 18sq.m
Parking	

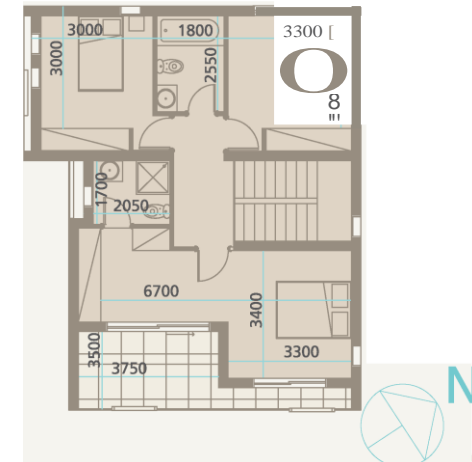
Villa 01



Ground Floor

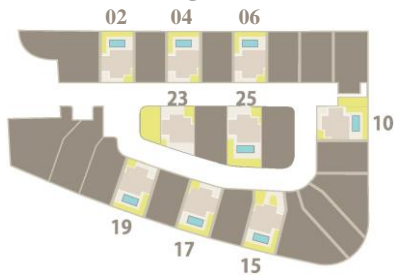


First Floor

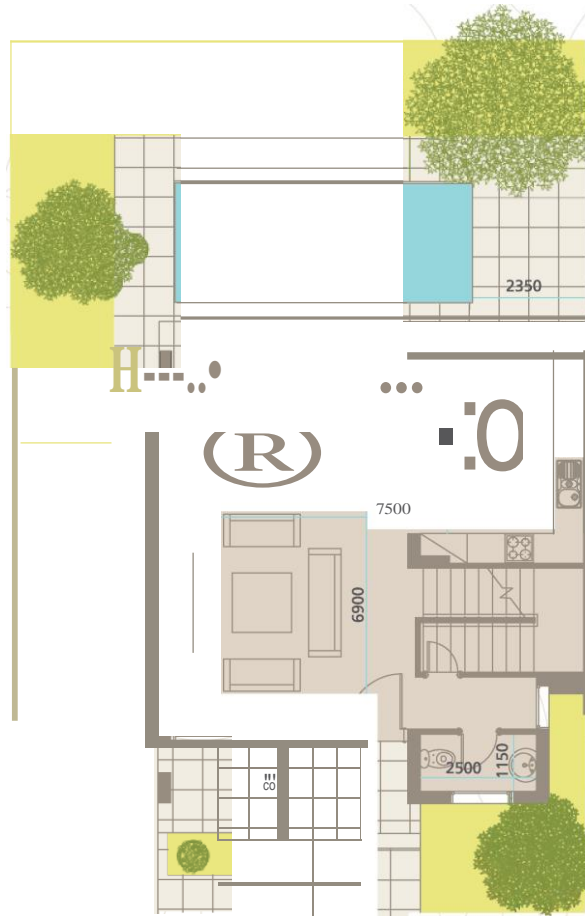


Villa Type A2

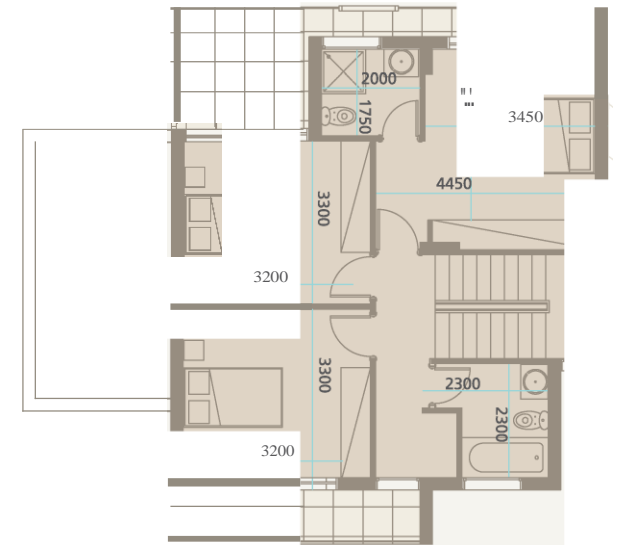
Plot Size	From 214-271sq.m
Covered Areas	
Level 1	70 sq.m
Level 2	73 sq.m
Covered Veranda	34 sq.m
Total Covered Area	177 sq.m
Uncovered Veranda	23 sq.m
Bedrooms	3
Bathrooms	1
Standard	1
En Suite	1
Guest WC	Optional
Swimming Pool	Covered 17sq.m
Parking	



Ground Floor



First Floor

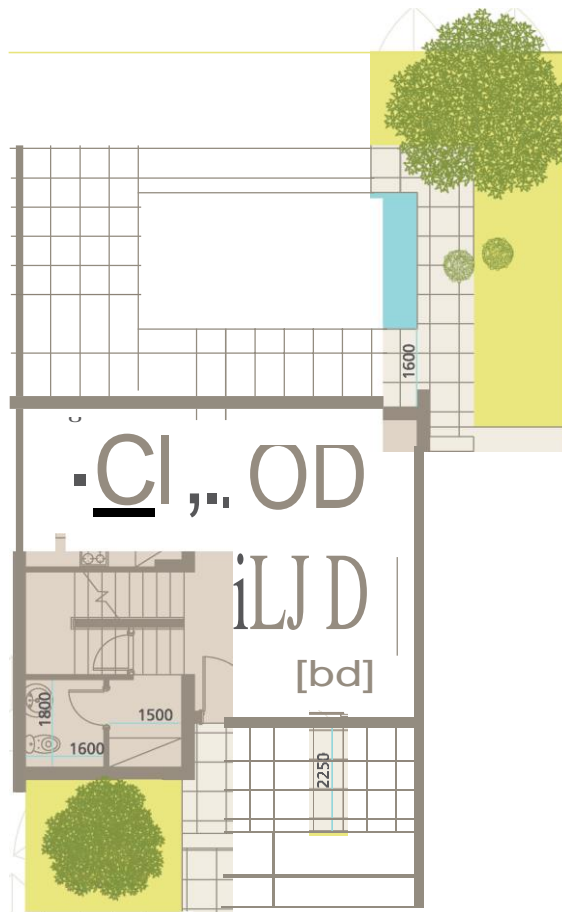


Villa Type A3

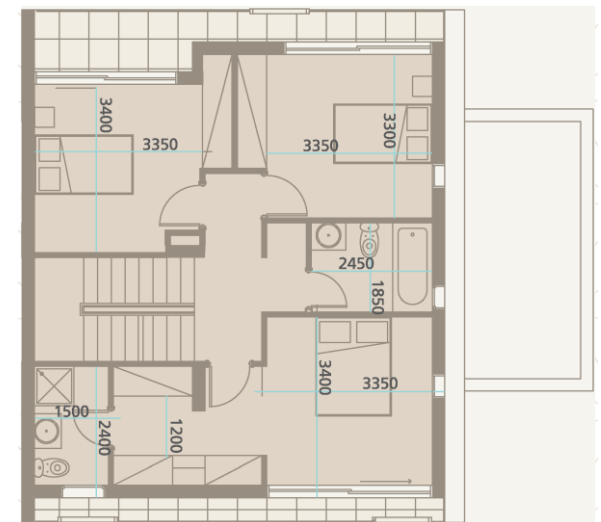
Plot Size	210 sq.m
Covered Areas	
Level 1	61 sq.m
Level 2	77 sq.m
Covered Veranda	35 sq.m
Total Covered Area	173 sq.m
Uncovered Veranda	26 sq.m
Bedrooms	3
	2
Bathrooms	1
Standard	1
En Suite	1
Guest WC	Optional
Swimming Pool	Covered 17sq.m
Parking	



Ground Floor

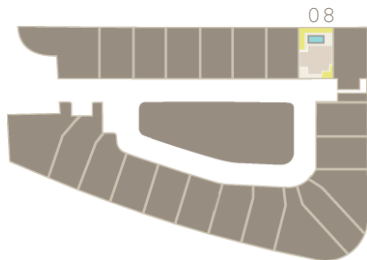


First Floor

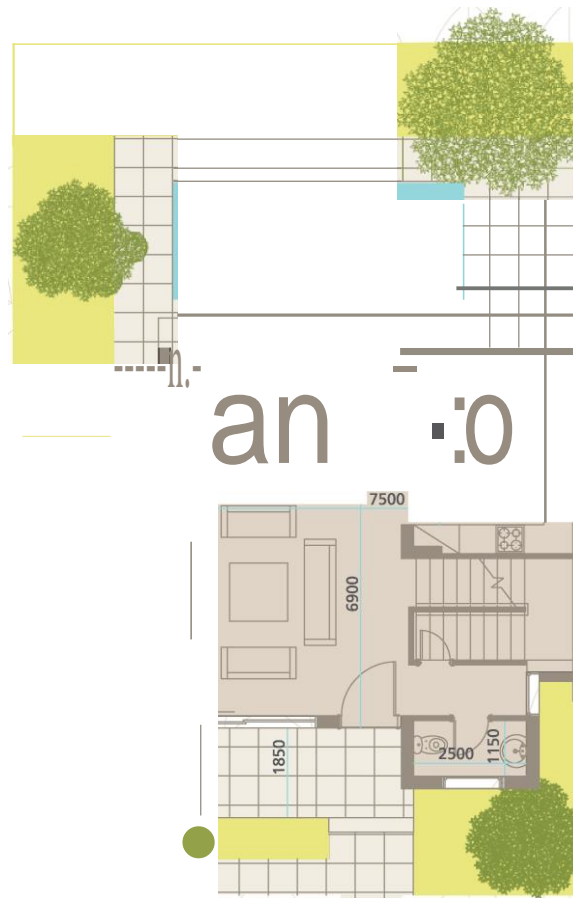


Villa Type A4

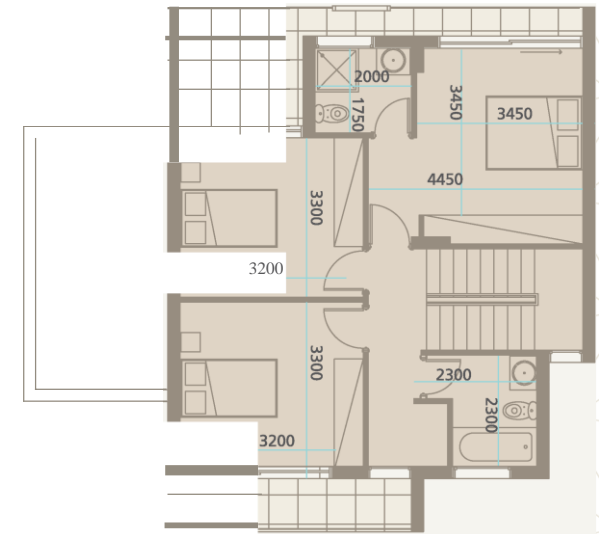
Plot Size	From 209-300sq.m
Covered Areas	
Level 1	68 sq.m
Level 2	72 sq.m
Covered Veranda	33 sq.m
Total Covered Area	173 sq.m
Uncovered Veranda	26 sq.m
Bathrooms	2
Standard	1
En Suite	1
Guest WC	Optional
Swimming Pool	Covered 17sq.m
<u>Parking</u>	



Ground Floor

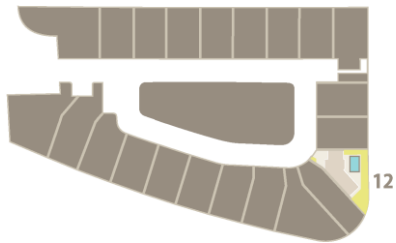


First Floor

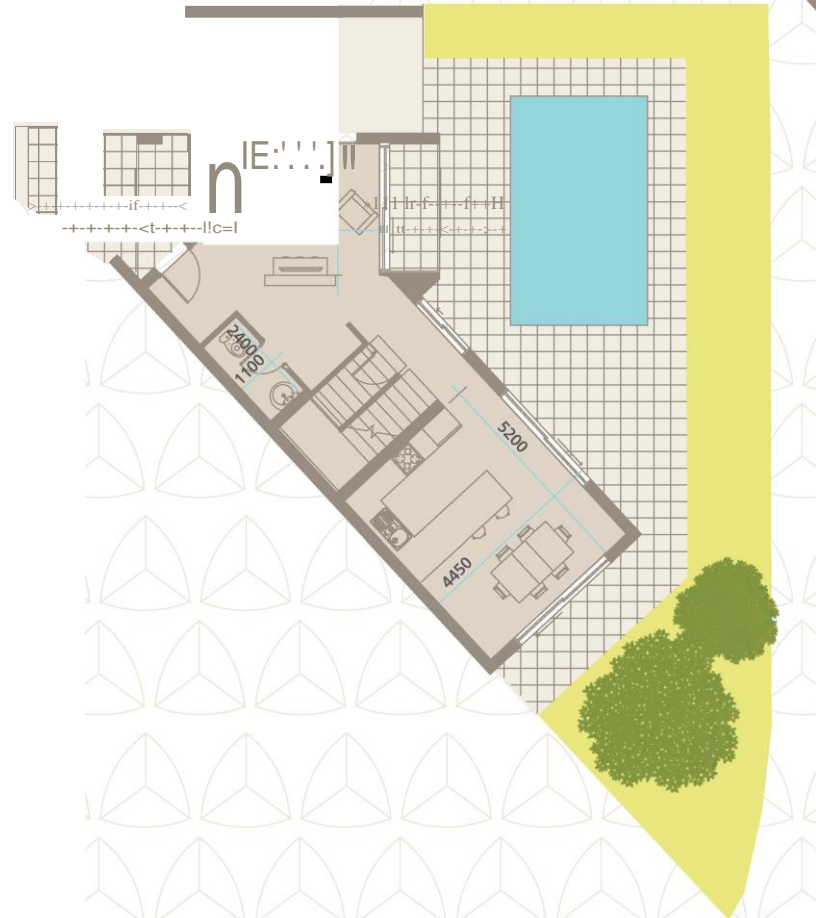


Villa Type A5

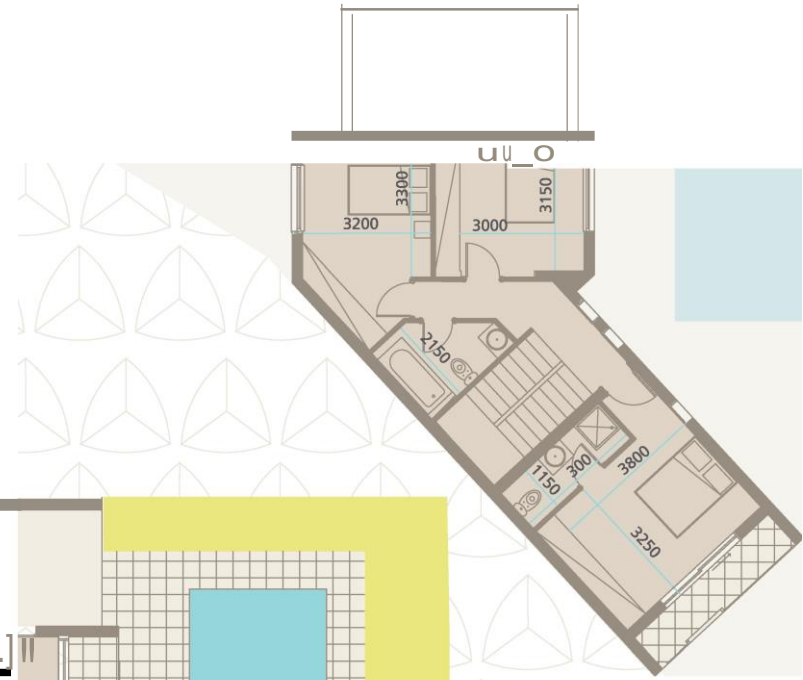
Plot Size	251 sq.m
Covered Areas	
Level 1	70 sq.m
Level 2	75 sq.m
Covered Veranda	13 sq.m
Total Covered Area	158 sq.m
Uncovered Veranda	51 sq.m
Bedrooms	3
	2
Bathrooms	1
Standard	1
En Suite	1
Guest WC	Optional
Swimming Pool	Covered 17sq.m
Parking	



Ground Floor

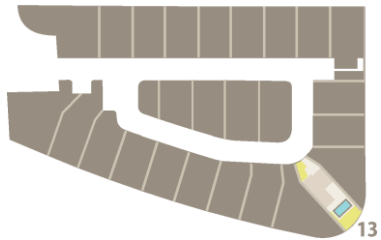


First Floor



Villa Type A6

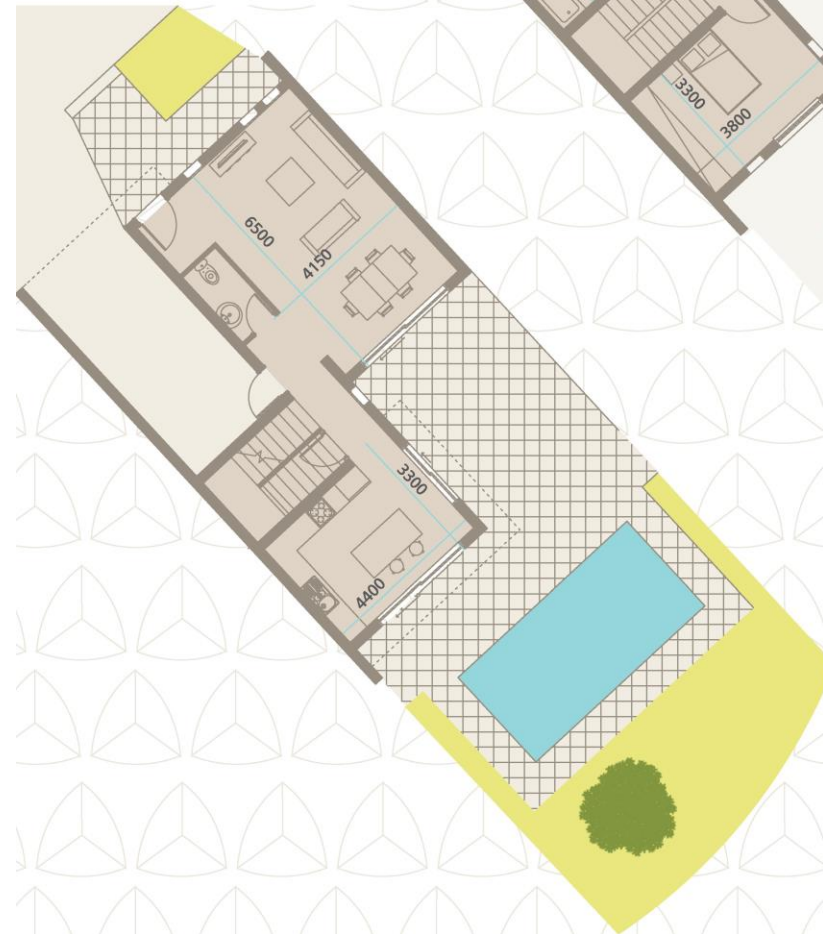
Plot Size	251 sq.m
Covered Areas	
Level 1	70 sq.m
Level 2	85 sq.m
Covered Veranda	13 sq.m
Total Covered Area	168 sq.m
Uncovered Veranda	61 sq.m
Bedrooms	3
	2
Bathrooms	1
Standard	1
En Suite	1
Guest WC	Optional
Swimming Pool	Covered 20 sq.m
<u>Parking</u>	



First Floor

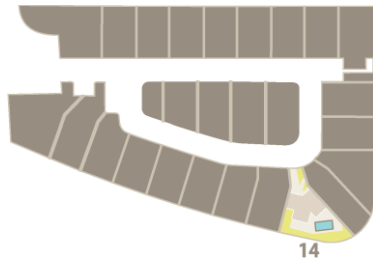


Ground Floor



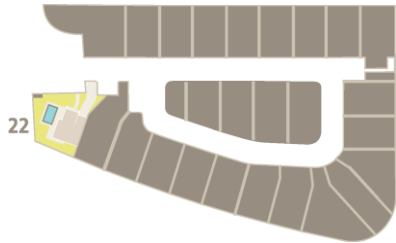
Villa Type A7

Plot Size	338 sq.m
Covered Areas	
Level 1	74 sq.m
Level 2	79 sq.m
Covered Veranda	14 sq.m
Total Covered Area	167 sq.m
Uncovered Veranda	78 sq.m
Bedrooms	3
	2
Bathrooms	1
Standard	1
En Suite	1
Guest WC	Optional
Swimming Pool	Covered 17 sq.m
<u>Parking</u>	



Villa Type AB

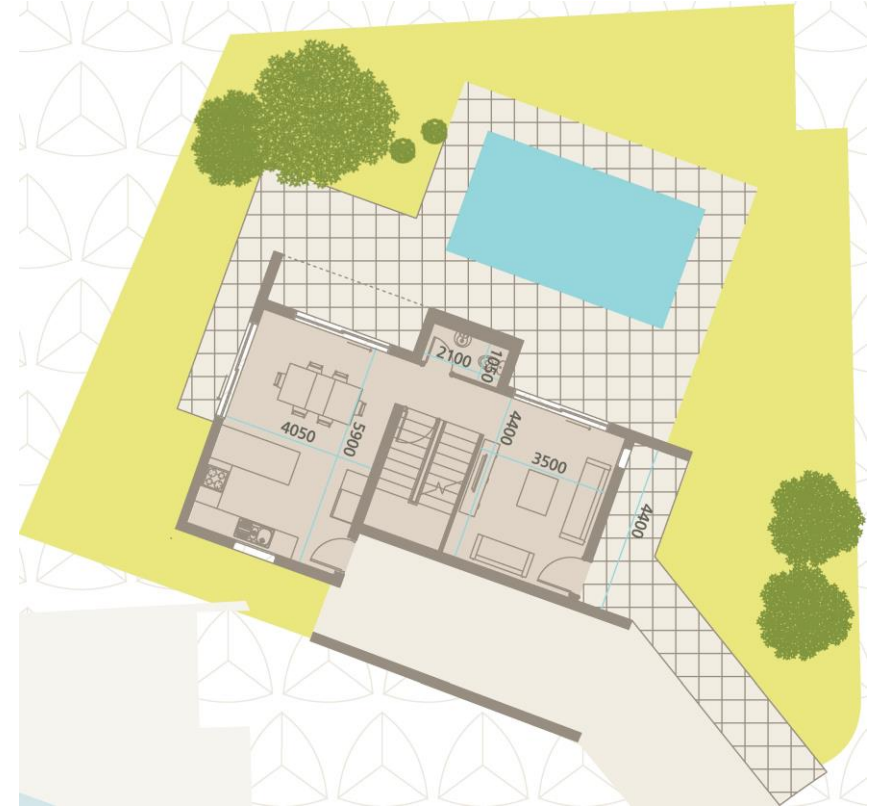
Plot Size	381 sq.m
Covered Areas	
Level 1	61 sq.m
Level 2	81 sq.m
Covered Veranda	23 sq.m
Total Covered Area	165 sq.m
Uncovered Veranda	50 sq.m
Bedrooms	3
Bathrooms	2
Standard	1
En Suite	1
Guest WC	Optional
Swimming Pool	Covered 21 sq.m
<u>Parking</u>	



First Floor



Ground Floor



Latitudes Technical Specifications

STRUCTURE: Of reinforced concrete Grade 25 N/ sq.mm and 30 N/ sq.mm. Structural design according to the relevant European Standards and the earthquake code. External beams and columns of 25cm minimum width.

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.

FLOORS: All Living, Kitchen and bedroom areas will be of ceramic – granite tiles of supply price 022 per square meter. Bathrooms will be tiled (floors and walls) with ceramic tiles of supply price 020 per square meter. Staircases will be of granite/marble finish (supply cost 050 per step). All verandas will be of anti-slip tiles supply price 015 per square meter. All floors are finished with skirting of similar type and all sills and thresholds are marble finish.

DOORS & WINDOWS:

- a) All external doors and windows will be double-glazed aluminium sections.
- b) All internal doors will be timber melamine finish (oak or equivalent)
- c) Entrance doors will be of timber sections (Irocco).

WARDROBES & KITCHEN UNITS: Timber with melamine finishes to all areas shown on drawings. Kitchen worktop will be granite of supply cost 0170 per running meter.

SANITARY FITTINGS: All of 1st quality total supply cost 02,200 per house (Includes all Sanitary fittings and Sanitary Accessories).

WATER SUPPLY: All as per plans with pipe in pipe system and pressure system. Solar panels and 1500 liters capacity PVC water tank is included.

ELECTRICAL INSTALLATION: All according to E.A.C. regulations 16th edition as shown on plans.

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 and using 6cm thermoplast mortar.

PARKING: Car park area as shown on plans.

EXTERNALS:

- 1 . External dustbin area will be provided as per plan
- 2 1 .2 m perimeter wall.
- 3 Top soil for landscaping purposes.

NOTES

- 1 . Prices quoted are the showroom retail prices
- 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.



11,-

For more information, please contact:



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