









GOLDEN SHELTER

CONSTRUCTION & DEVELOPMENT



THE BENEFITS OF INVESTING IN CYPRUS

| | | | |
|--|---|---|--|
|  PERMANENT RESIDENCY |  1st SAFETY 2015 |  5th LIFESTYLE 2013 |  EUROPE |
|  9,251 km ² |  1,100,000 |  TAX% LOW |  PRESIDENTIAL DEMOCRATIC |

| APARTMENT | BEDROOMS NUMBER | UNIT NO. | INTERNAL AREA | COVERED VERANDA | ALLOCATED COVERED PARKING | STOREROOM | |
|-----------|-----------------|----------|---------------------|--------------------|---------------------------|----------------------|-----------|
| 1st Floor | 1 | 101 | 48m ² | 7.70m ² | 10.50m ² | ~ 1.80m ² | AVAILABLE |
| | 1 | 102 | 48m ² | 7.70m ² | 10.50m ² | ~ 1.80m ² | AVAILABLE |
| | 2 | 103 | 63.50m ² | 8m ² | 10.50m ² | ~ 1.80m ² | AVAILABLE |
| | 2 | 104 | 75.50m ² | 8m ² | 10.50m ² | ~ 1.80m ² | AVAILABLE |
| 2nd Floor | 1 | 201 | 48m ² | 7.70m ² | 10.50m ² | ~ 1.80m ² | AVAILABLE |
| | 1 | 202 | 48m ² | 7.70m ² | 10.50m ² | ~ 1.80m ² | AVAILABLE |
| | 2 | 203 | 63.50m ² | 8m ² | 10.50m ² | ~ 1.80m ² | AVAILABLE |
| | 2 | 204 | 75.50m ² | 8m ² | 10.50m ² | ~ 1.80m ² | AVAILABLE |

FOR MORE INFOS: www.molnargroup.com

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ESTATES@MOLNARGROUP.EU

ACCORDING TO GOOGLE MAPS

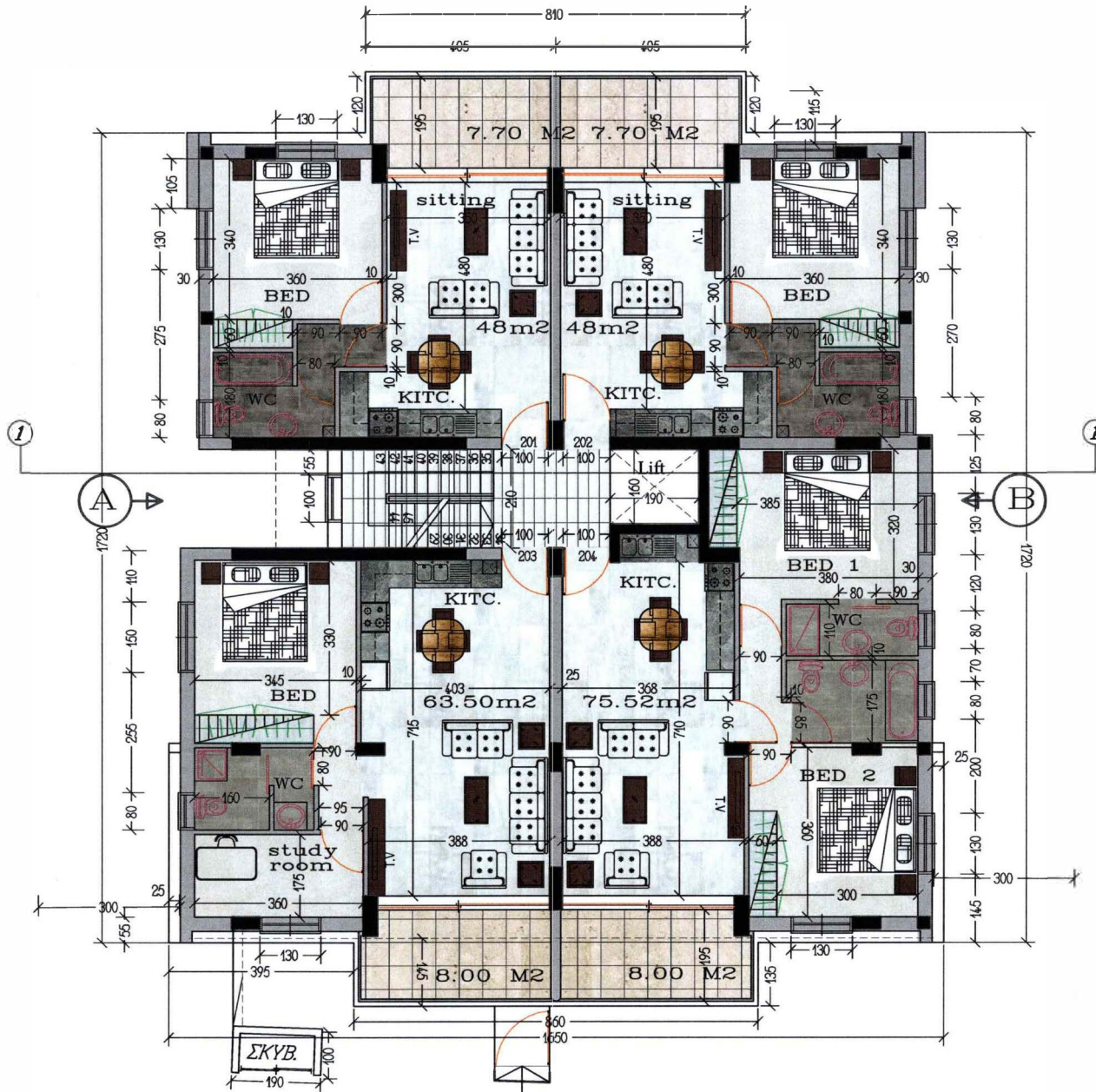


15 minutes from the Airport
Easy access to Highway
towards all directions.

- Nearby
- Petrol Station
- Bus Station
- Market
- All Amenities
- 1.5 KM to UCLan
- 3 KM to the C.T.O Beach



2 FLOORS BUILDING



ONE BEDROOM:
 ≈ 48 m² covered area of
 apartment with extra
 7.7 m² of veranda.

TWO BEDROOMS:
 ≈ 63.5 m² covered area
 of apartment with extra
 8 m² of veranda.
 Or
 ≈ 75.5 m² covered area
 of apartment with extra
 8 m² of veranda.

Every apartment will
 have Private Parking,
 Private Storeroom and
 communal Roof Terrace.



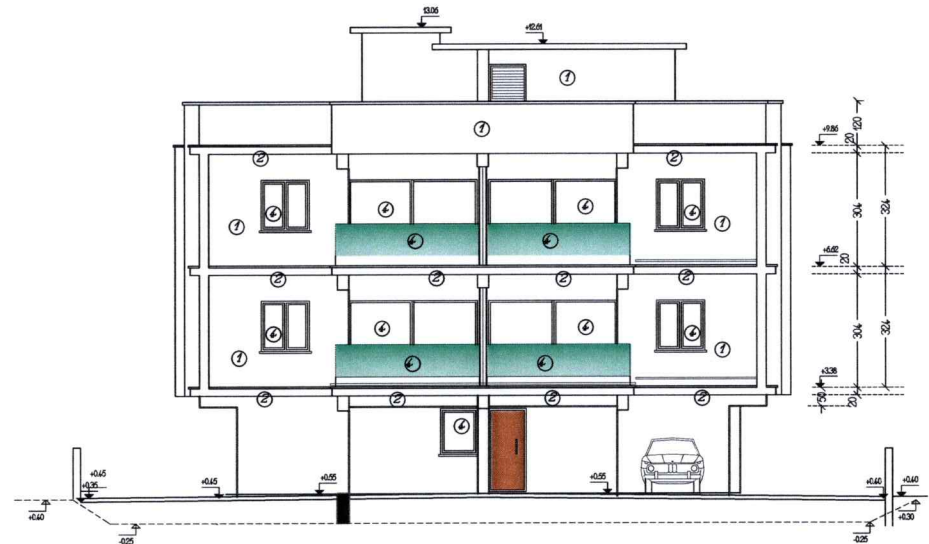
SIDE ELEVATION A



SIDE ELEVATION B

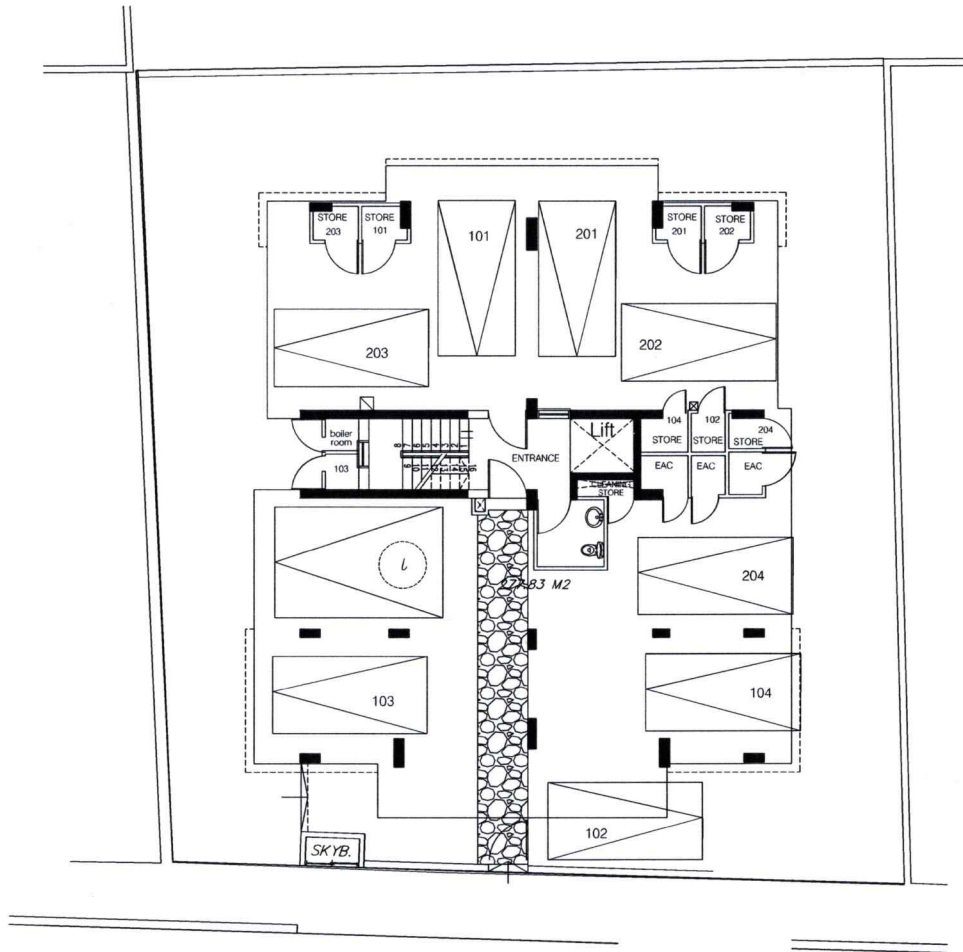


FRONT ELEVATION

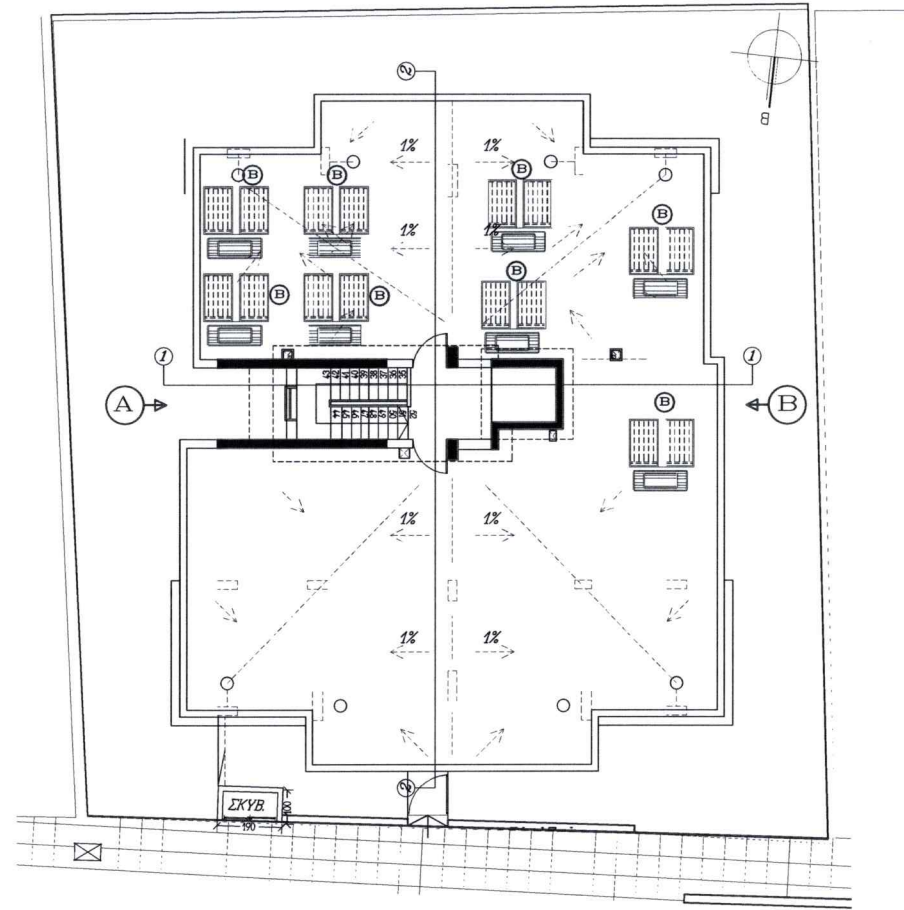


REAR ELEVATION

ELEVATIONS



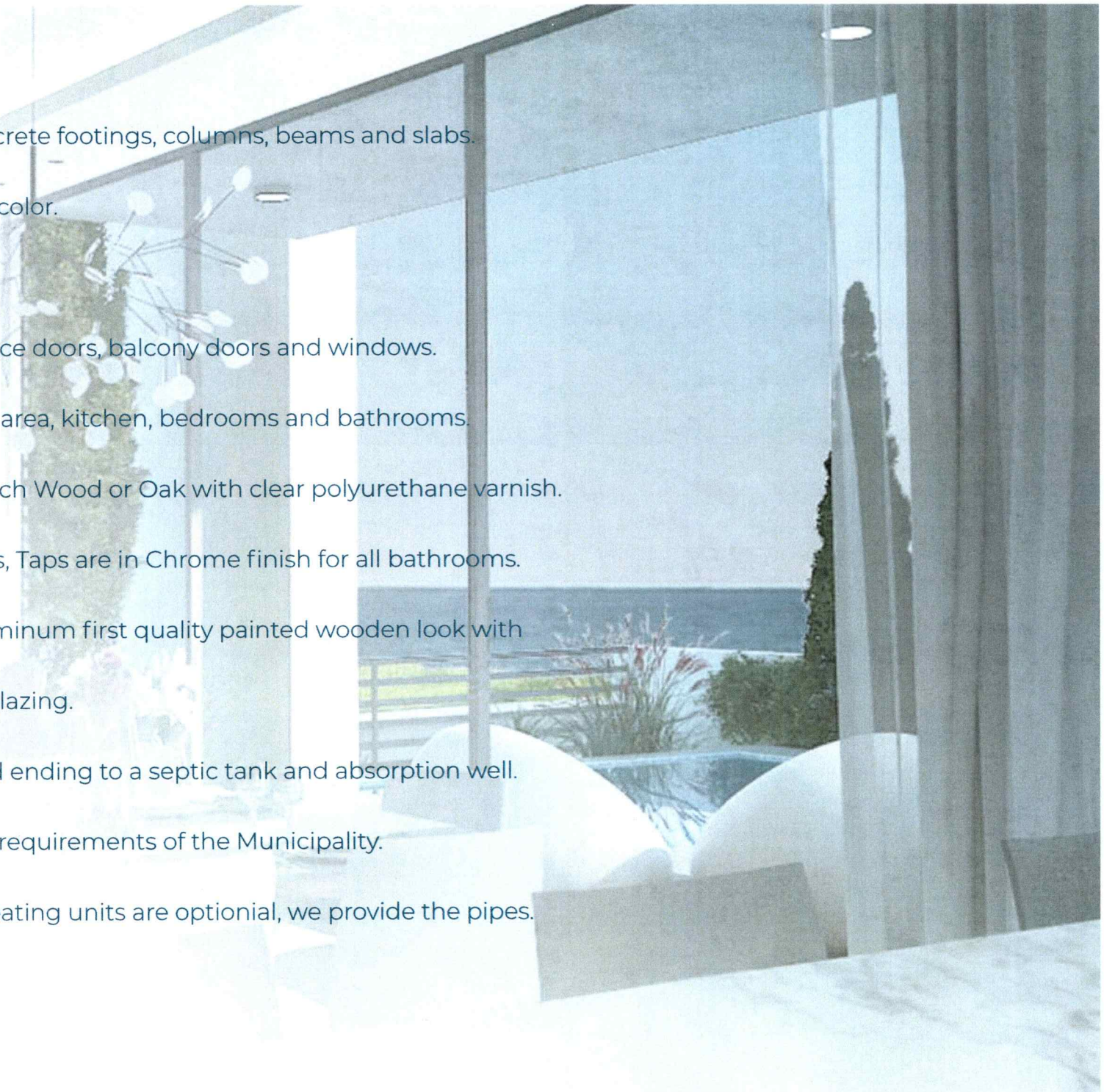
GROUND FLOOR PLAN



ROOF PLAN

SPECIFICATIONS

- Anti-earthquake reinforced concrete footings, columns, beams and slabs.
- Wooden Wardrobes; melamine color.
- Veneer Beech Wood Doors.
- Aluminium wooden look entrance doors, balcony doors and windows.
- Ceramic tiles in: entrance, living area, kitchen, bedrooms and bathrooms.
- Kitchen units are of Veneer Beech Wood or Oak with clear polyurethane varnish.
- Porcelain and Fiberglass fixtures, Taps are in Chrome finish for all bathrooms.
- All external opening will be aluminum first quality painted wooden look with electrostatic paint and double glazing.
- Drainage PVC pipes will be used ending to a septic tank and absorption well.
- All sanitary provisions meet the requirements of the Municipality.
- The air-condition and central heating units are optional, we provide the pipes.
- Solar Panel is placed at €770.



WELCOME TO GOLDEN SHELTER LARNACA - CYPRUS



PYLA

Pyla is located in the Eastern part of the Island, adjacent to the British Sovereign Base Area of Dhekelia and has easy access to all main cities in Cyprus.

Several of the most luxurious hotels in Cyprus are located in the tourist area of Pyla, such as: Golden Bay, Lordos Beach and Sandy Beach. This strip is lined with a mix of taverns and restaurants, as well as tourist shops and boutiques, which all run parallel to the beachside which offers organised facilities, as well as kiosks and ice-cream stands. Pyla Tourist Area continues through the new Larnaca-Dhekelia sea road, onwards to the C.T.O. (Cyprus Tourist Organisation) beach.

In Pyla, you will also find UCLan University: The British University of Cyprus; where you can study Business, Law, Math and many more..

The general Hospital is just 15 minutes from our location and for emergency you will find 2 local general doctors.