



DESTALO LAKE VILLAS

OROKLINI CYPRUS



unique location beautiful lifestyle



THIS IS LARNAKA...



...AND THIS IS OROKLINI

Larnaka is beautifully compact, easily accessible and truly authentic!

The longest continually inhabited region of the island, with a history that dates back 10,000 years, is the most centrally positioned, offering easy access to the rest of Cyprus, and the world with the island's major international airport.

As well as the ancient culture of contrasting civilizations, Larnaka is also a thriving and modern European city that offers the best of all worlds. A characteristic feature of this beautifully diverse yet compact region is that locals and visitors mix to enjoy a charming daily experience, especially on it's famous palm tree seafront. From stretches of endless coastline to a mix of traditional and cosmopolitan leisure options, Larnaka seamlessly blends traditional with contemporary.

Oroklini is just 8 km from Larnaka town centre, a large community which enjoys an elevated hill position that overlooks Larnaka Bay, Oroklini Lake and many other natural beauty spots.

For more information on **Cyprus - Larnaka - Oroklini** visit **larnakaregion.com**





Eating and Leisure 5 mins

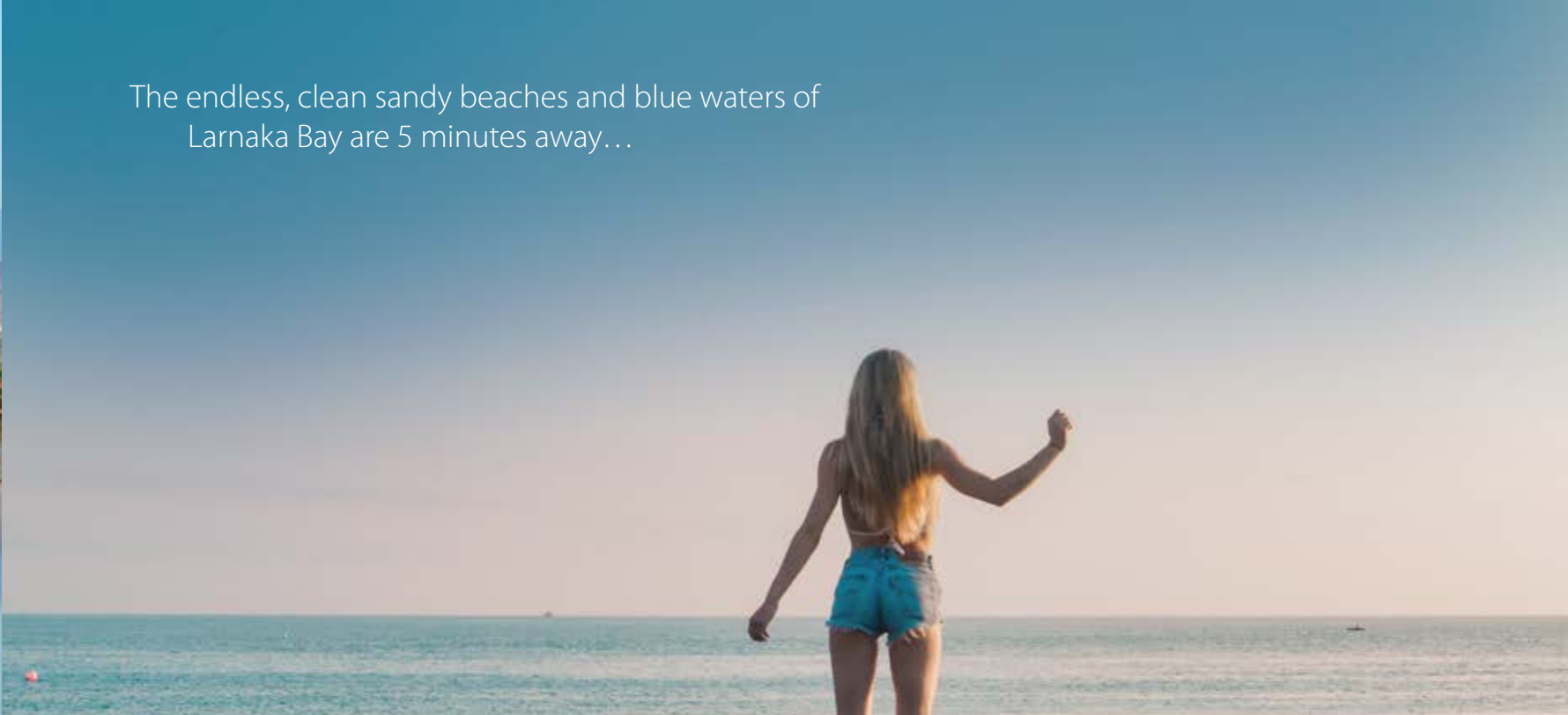


International Airport 15 mins



Salt Lake 15 mins

The endless, clean sandy beaches and blue waters of Larnaka Bay are 5 minutes away...



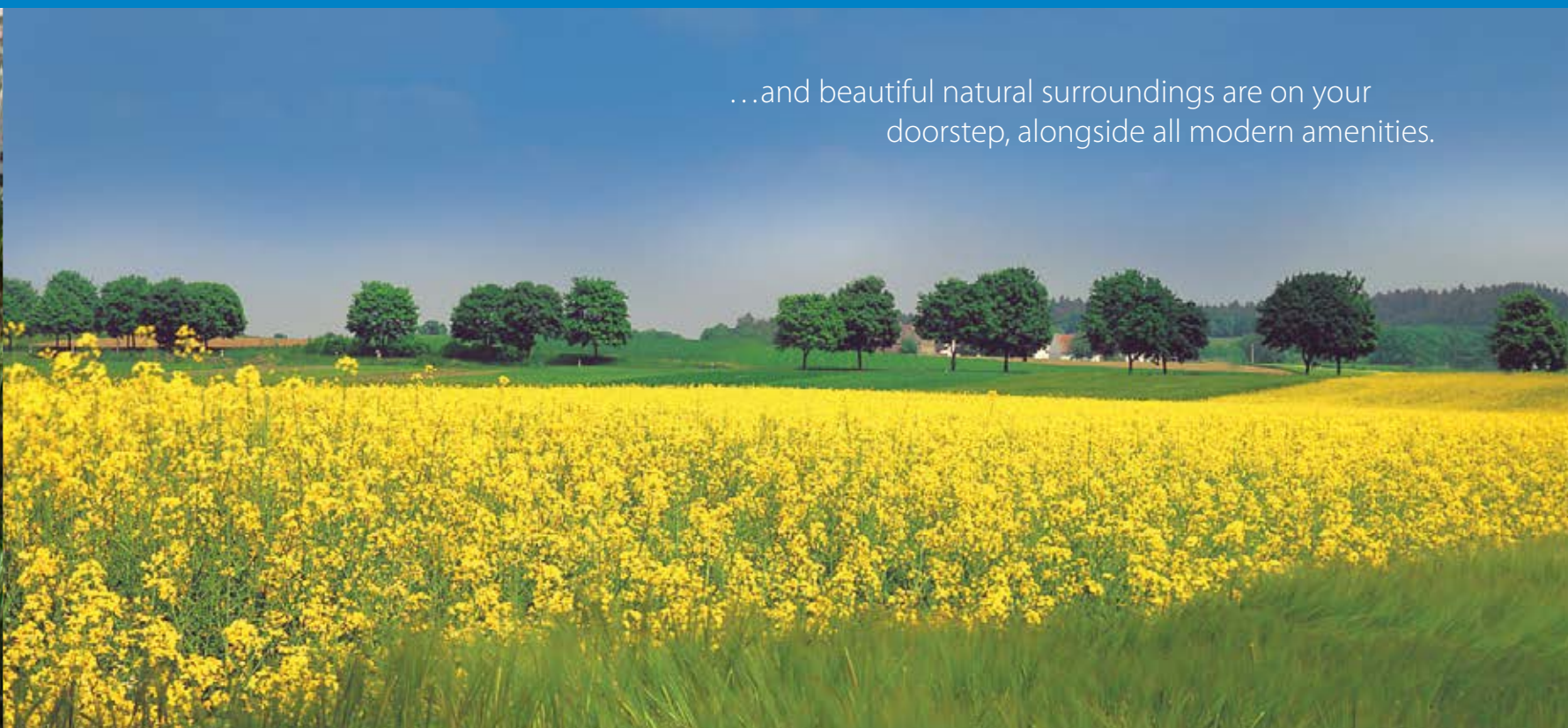
THESE ARE YOUR NEW SURROUNDINGS...

...AND THESE ARE YOUR FREE EXTRAS



The Famous Larnaka Sea Front 10 mins

...and beautiful natural surroundings are on your doorstep, alongside all modern amenities.





Destalo Lake Villas



Superb
Location just 900
metres from the
beach.

**Larnaka Seafront
10 mins**



The famous
cosmopolitan hot
spot South of the
Project.

**Larnaka Airport
15 mins**



The island's main
gateway to the world
South of the city.



THIS IS DESTALO LAKE VILLAS

A complex of independent, exquisitely designed Luxury residences located in a beautiful residential area of Oroklini. They are situated just few minutes from Larnaka Centre and 900 metres from the Beach. Easily accessible and close to all amenities including banks, restaurants, supermarkets, schools etc, they are uniquely located in a dead-end street next to green area. Designed according to contemporary architectural trends and functionality they feature exceptional specifications. The project consist of 26 detached villas all with private swimming pool and luxury bathrooms, modern kitchen joined to the living room, private backyard and a lovely mountain view. Residences start from 185 sqm to 300 sqm covered area and from 220 sqm to 540 sqm corresponding land area. The project will be completed in 18months.

Buyers qualify for
Cyprus - EU Citizenship
and Passports. For more
information see last
page of this brochure.





THE PROJECT IN BRIEF

26 superbly designed detached Villas with gardens.

Unique location in a natural setting but also close to all amenities and the beach.

Residential area in the famous lively Oroklini Village near Larnaka.

Just off main artery with easy access to surrounding area and rest of the island.

Contemporary living design with clever allocation of spaces and ergonomy.

High standard specifications and fittings with flexibility for individual customisation.

Outstanding Value Investment.

Buyers qualify for Permanent Residence with Cyprus-EU Passports.



TYPE A

Detached Villa with Private Swimming Pool
Bedrooms: 3
Covered Area: 232 square metres
Corresponding Land: 338-351 square metres
No. Of Villas Per Type: 2

TYPE B

Detached Villa with Private Swimming Pool
Bedrooms: 3
Covered Area: 184 square metres
Corresponding Land: 218-234 square metres
No. Of Villas Per Type: 12

TYPE C

Detached Villa with Private Swimming Pool
Bedrooms: 3
Covered Area: 206 square metres
Corresponding Land: 284 square metres
No. Of Villas Per Type: 1

TYPE D

Detached Villa with Private Swimming Pool
Bedrooms: 3
Covered Area: 255 square metres
Corresponding Land: 320 square metres
No. Of Villas Per Type: 1

TYPE E

Detached Villa with Private Swimming Pool
Bedrooms: 3
Covered Area: 267 square metres
Corresponding Land: 370-381 square metres
No. Of Villas Per Type: 2

TYPE F

Detached Villa with Private Swimming Pool
Bedrooms: 3
Covered Area: 219 square metres
Corresponding Land: 329 square metres
No. Of Villas Per Type: 1

TYPE G

Detached Villa with Private Swimming Pool
Bedrooms: 3
Covered Area: 215 square metres
Corresponding Land: 310 square metres
No. Of Villas Per Type: 1

TYPE H

Detached Villa with
Private Swimming Pool
Bedrooms: 3
Covered Area:
219 square metres
Corresponding Land:
228-231 square metres
No. Of Villas Per Type: 4

TYPE I

Detached Villa with
Private Swimming Pool
Bedrooms: 3
Covered Area:
223 square metres
Corresponding Land:
252 square metres
No. Of Villas Per Type: 1

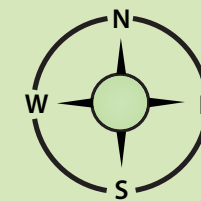
TYPE J

Detached Villa with
Private Swimming Pool
Bedrooms: 4
Covered Area:
299 square metres
Corresponding Land:
542 square metres
No. Of Villas Per Type: 1



DESTALO LAKE VILLAS

are situated in a unique location just off the main artery connecting Larnaka and the International Airport to the South. The Beaches of Larnaka Bay are just 900 metres away and the Larnaka Area offers easy access to the rest of Cyprus, such as Nicosia, Limassol and Ayia Napa.



Larnaka

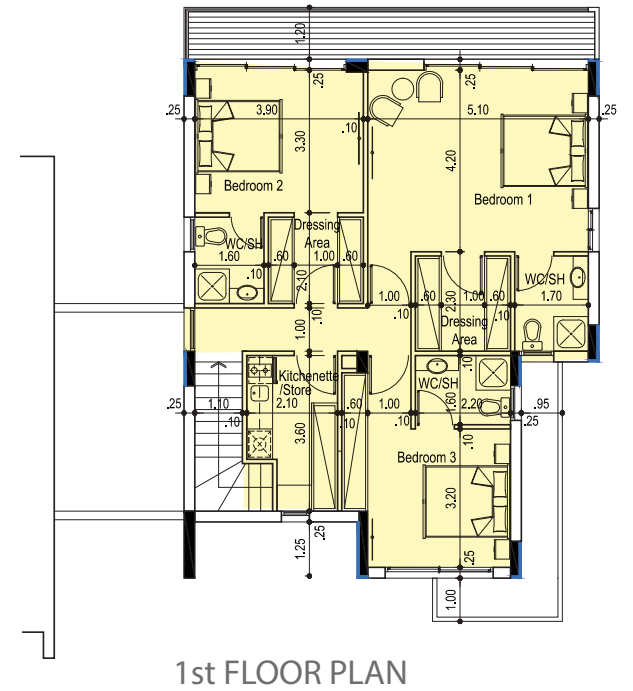
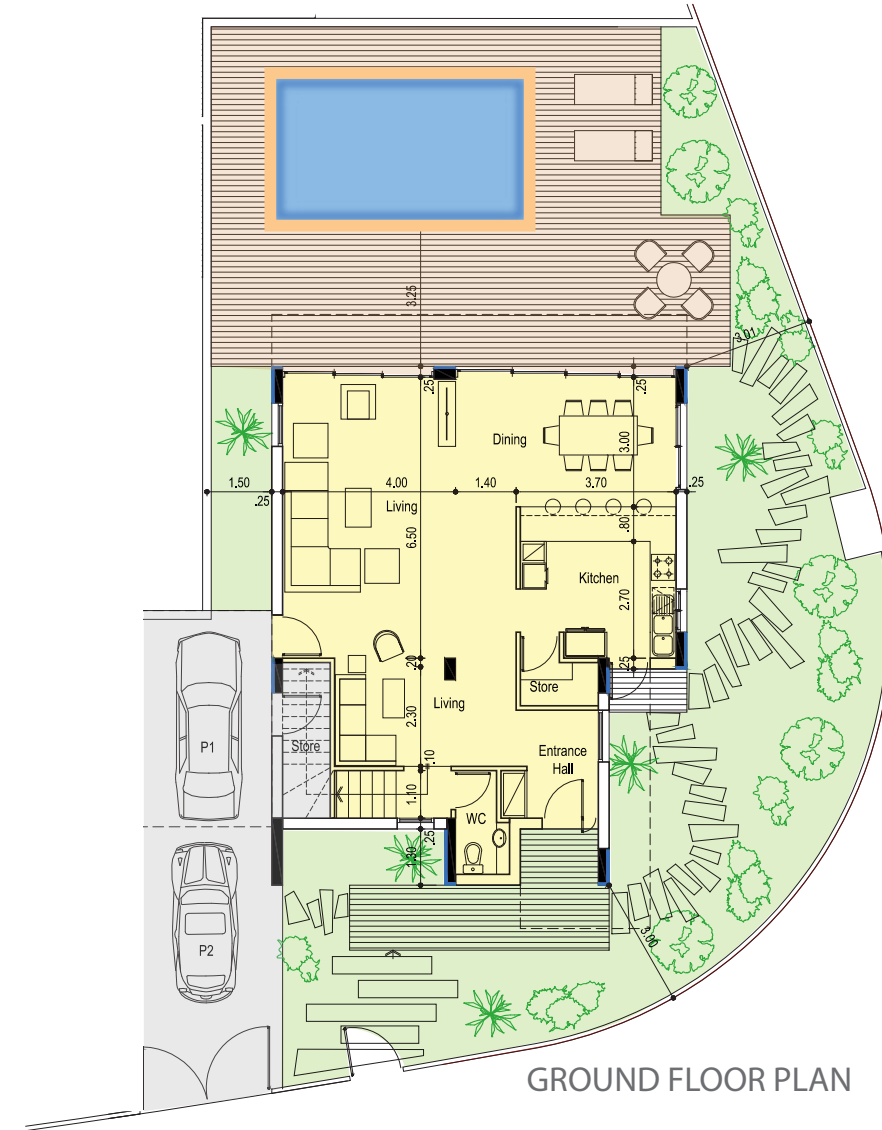
Beach

Oroklini



TYPE A

Detached Villa with Private Swimming Pool
Bedrooms: 3
Covered Area: 232 square metres
Corresponding Land: 338-351 square metres
No. Of Villas Per Type: 2



TYPE B

Detached Villa with Private Swimming Pool

Bedrooms: 3

Covered Area: 184 square metres

Corresponding Land: 218-234 square metres

No. Of Villas Per Type: 12



TYPE C

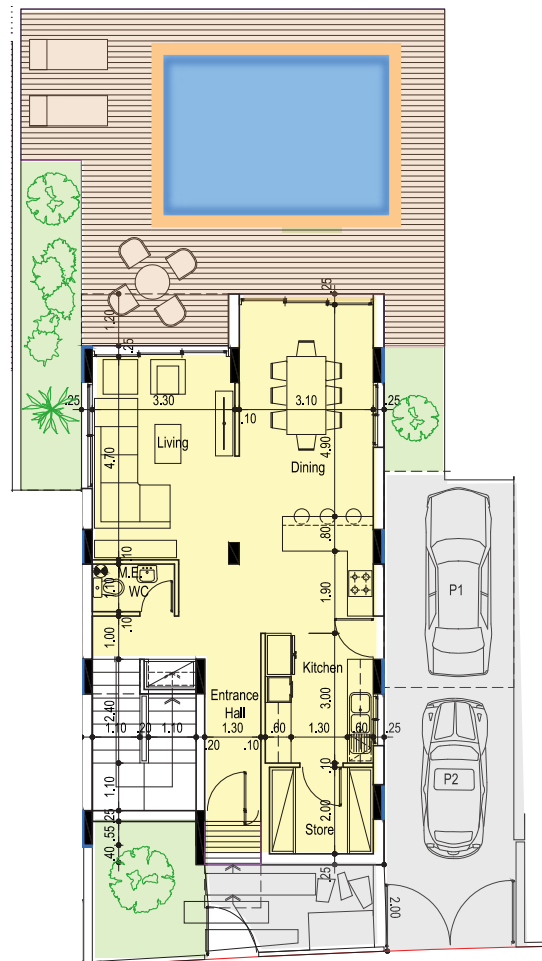
Detached Villa with Private Swimming Pool

Bedrooms: 3

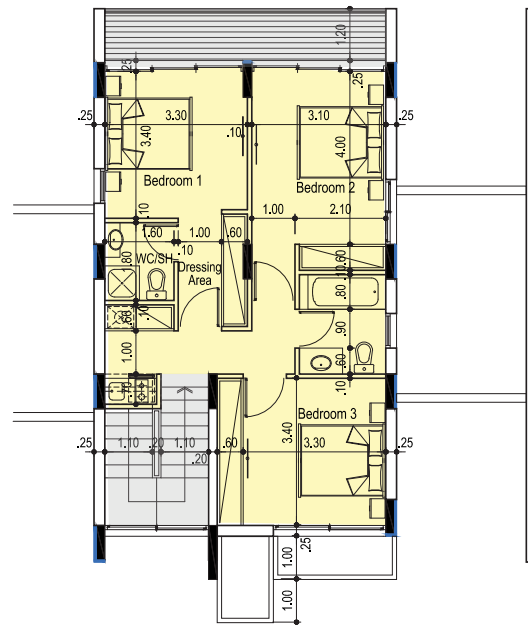
Covered Area: 206 square metres

Corresponding Land: 284 square metres

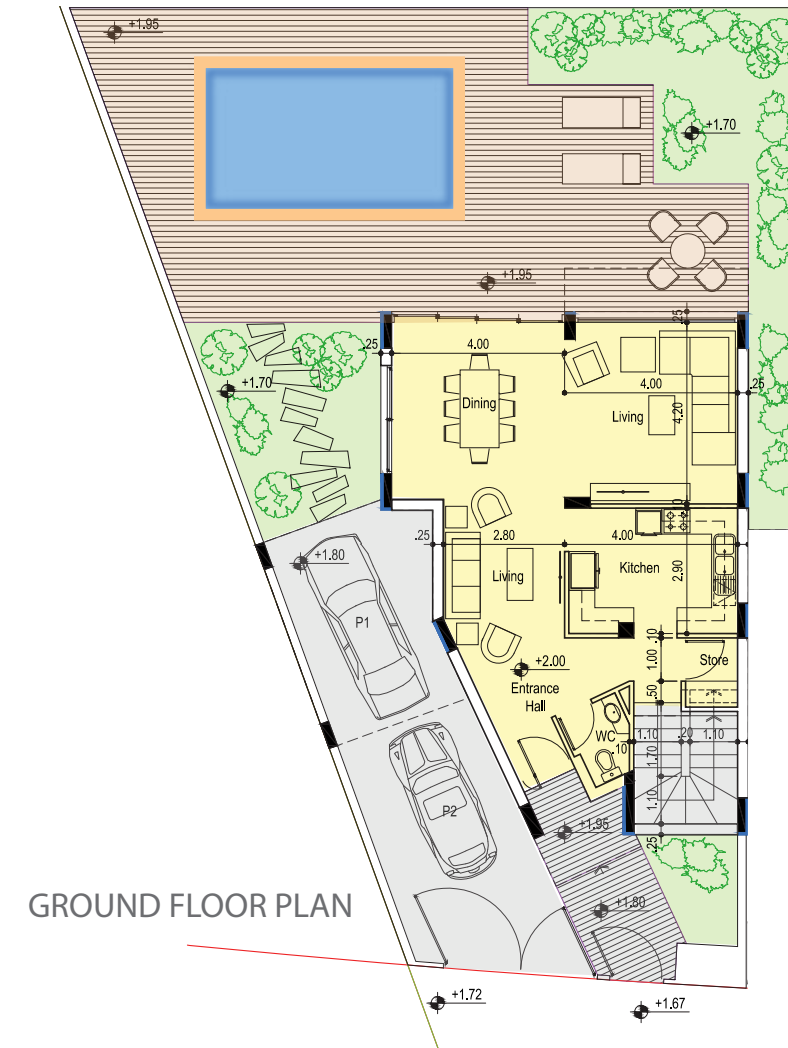
No. Of Villas Per Type: 1



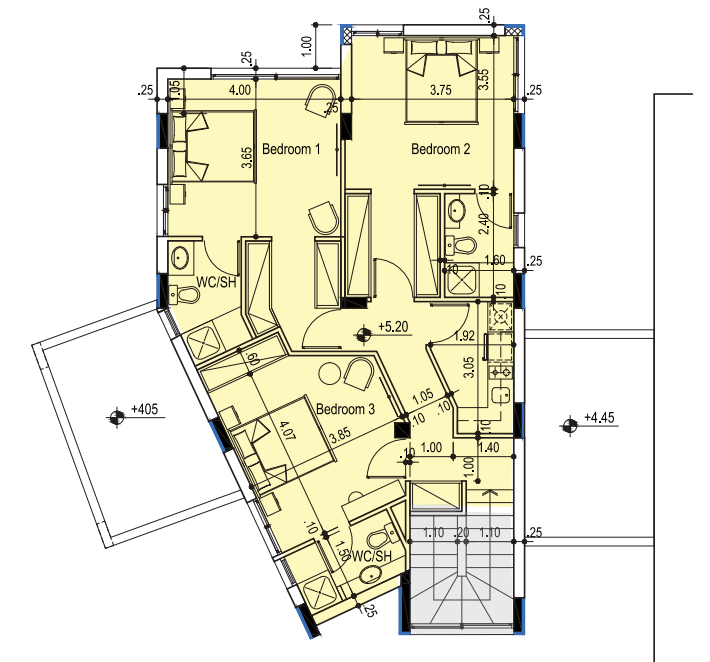
GROUND FLOOR PLAN



1st FLOOR PLAN



GROUND FLOOR PLAN



1st FLOOR PLAN

TYPE D

Detached Villa with Private Swimming Pool

Bedrooms: 3

Covered Area: 255 square metres

Corresponding Land: 320 square metres

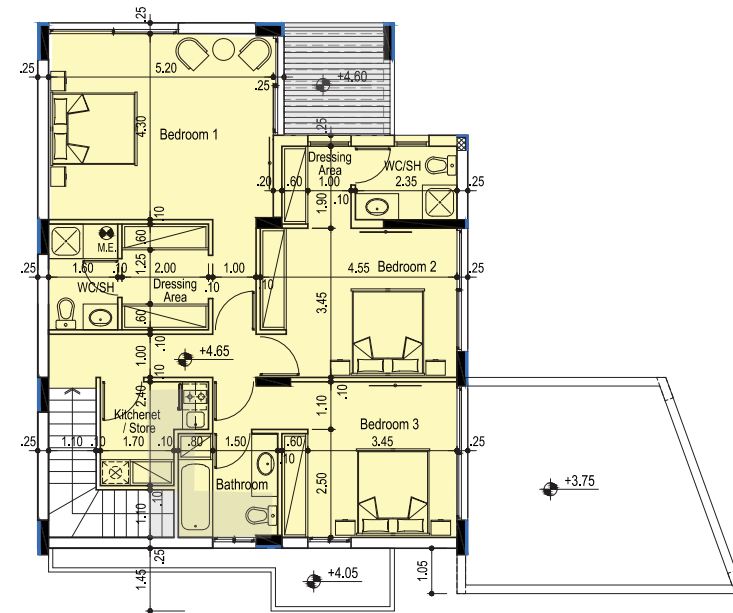
No. Of Villas Per Type: 1



GROUND FLOOR PLAN



1st FLOOR PLAN



TYPE E

Detached Villa with Private Swimming Pool

Bedrooms: 3

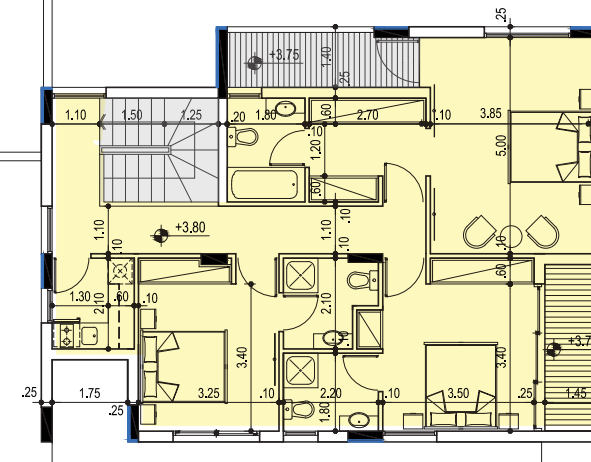
Covered Area: 267 square metres

Corresponding Land: 370-381 square metres

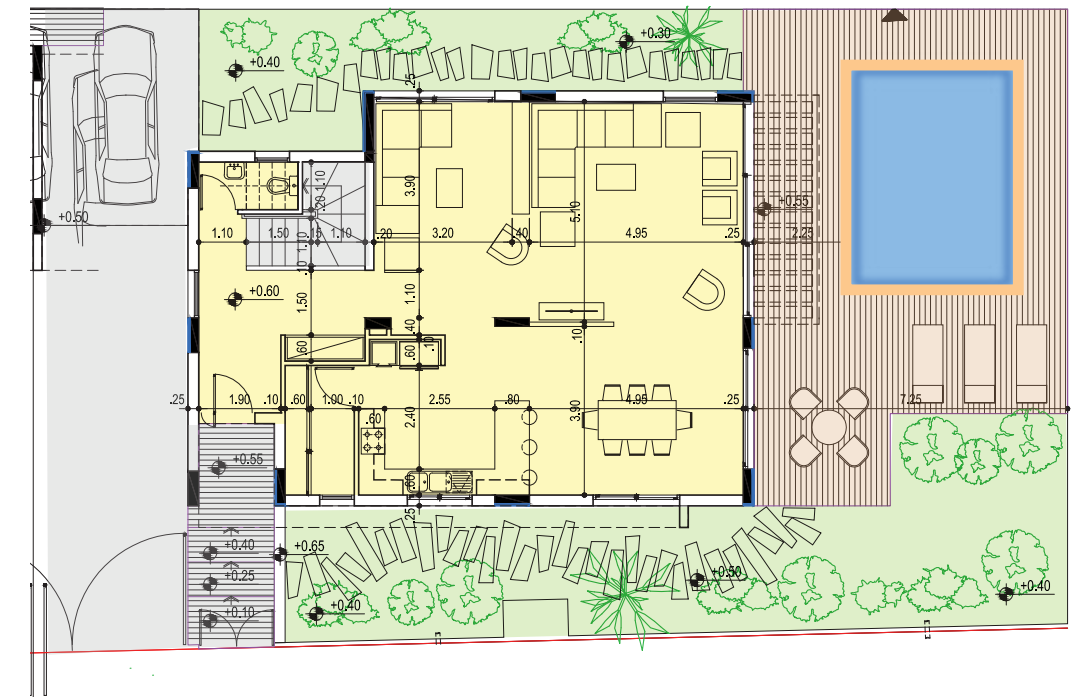
No. Of Villas Per Type: 2



1st FLOOR PLAN



GROUND FLOOR PLAN



TYPE F

Detached Villa with Private Swimming Pool

Bedrooms: 3

Covered Area: 219 square metres

Corresponding Land: 329 square metres

No. Of Villas Per Type: 1





TYPE G

Detached Villa with Private Swimming Pool

Bedrooms: 3

Covered Area: 215 square metres

Corresponding Land: 310 square metres

No. Of Villas Per Type: 1

TYPE H

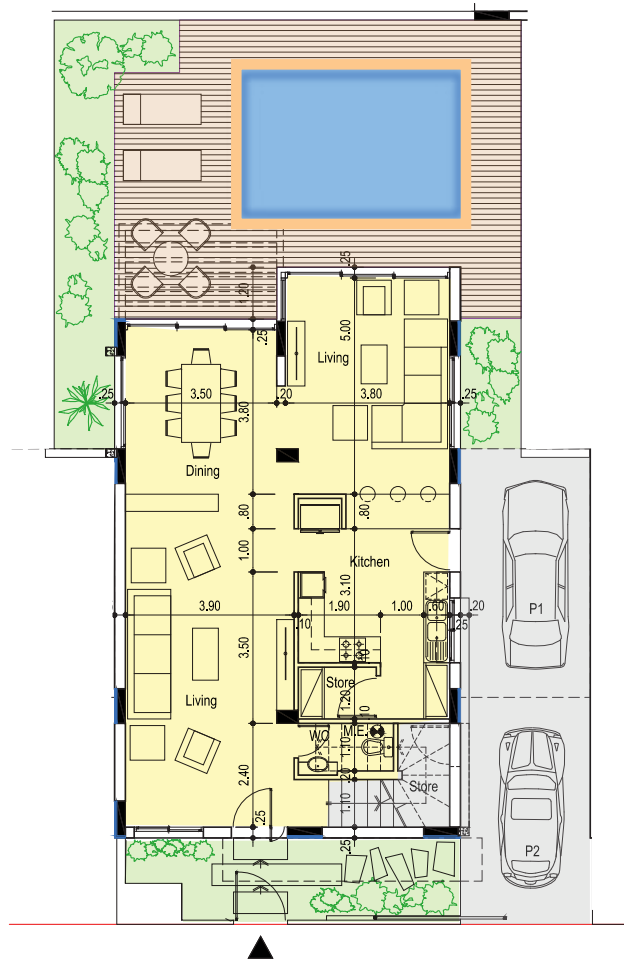
Detached Villa with Private Swimming Pool

Bedrooms: 3

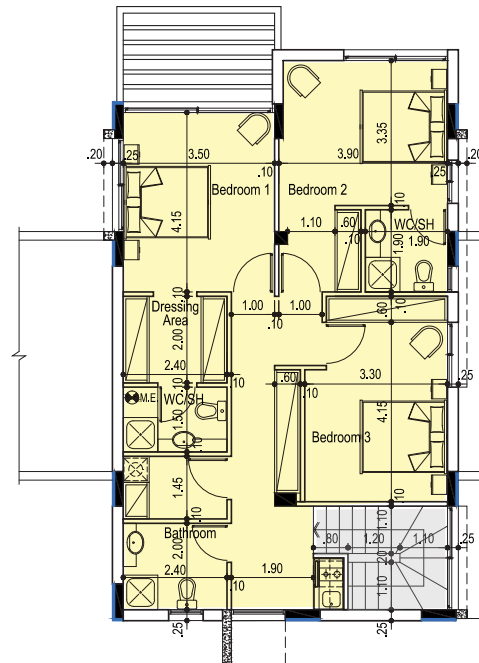
Covered Area: 219 square metres

Corresponding Land: 542 square metres

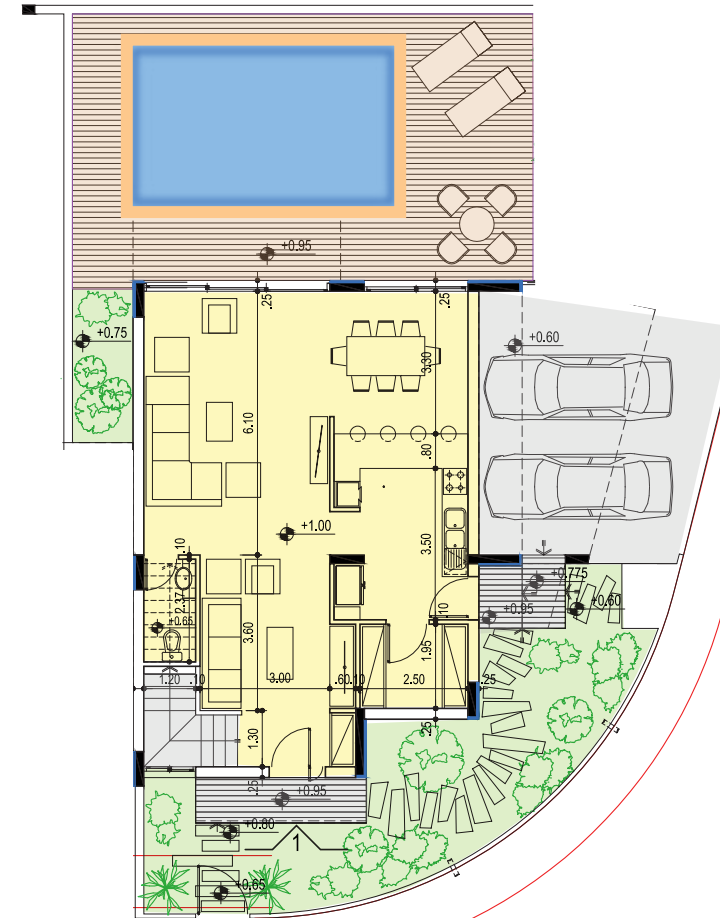
No. Of Villas Per Type: 1



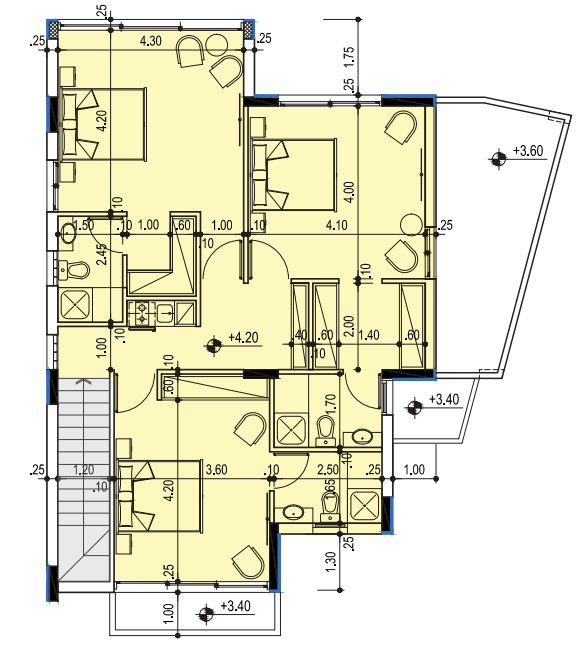
GROUND FLOOR PLAN



1st FLOOR PLAN



GROUND FLOOR PLAN



1st FLOOR PLAN



TYPE I

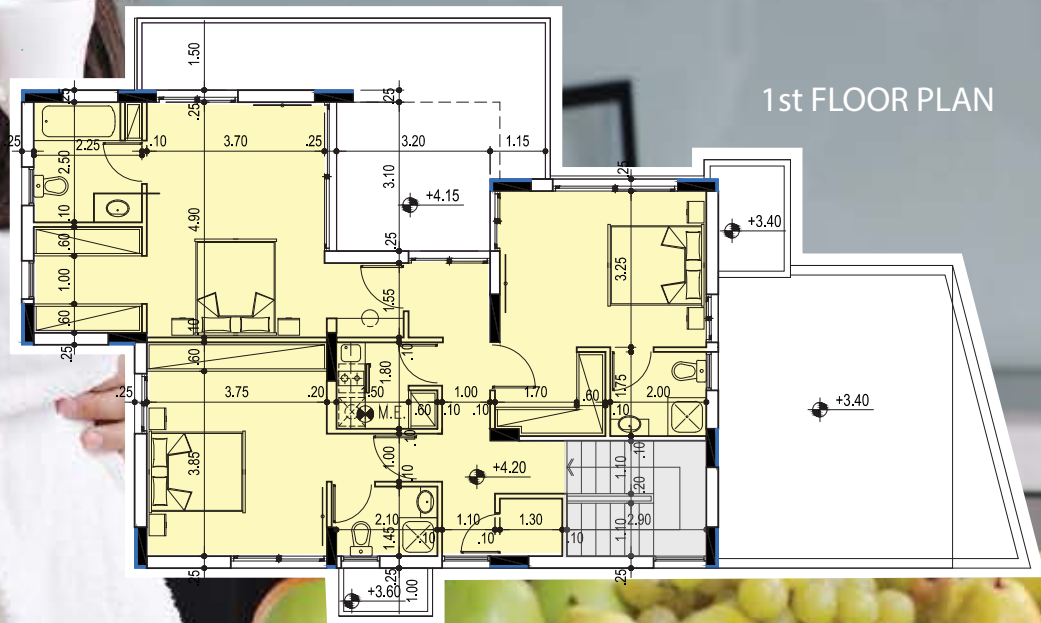
Detached Villa with Private Swimming Pool

Bedrooms: 3

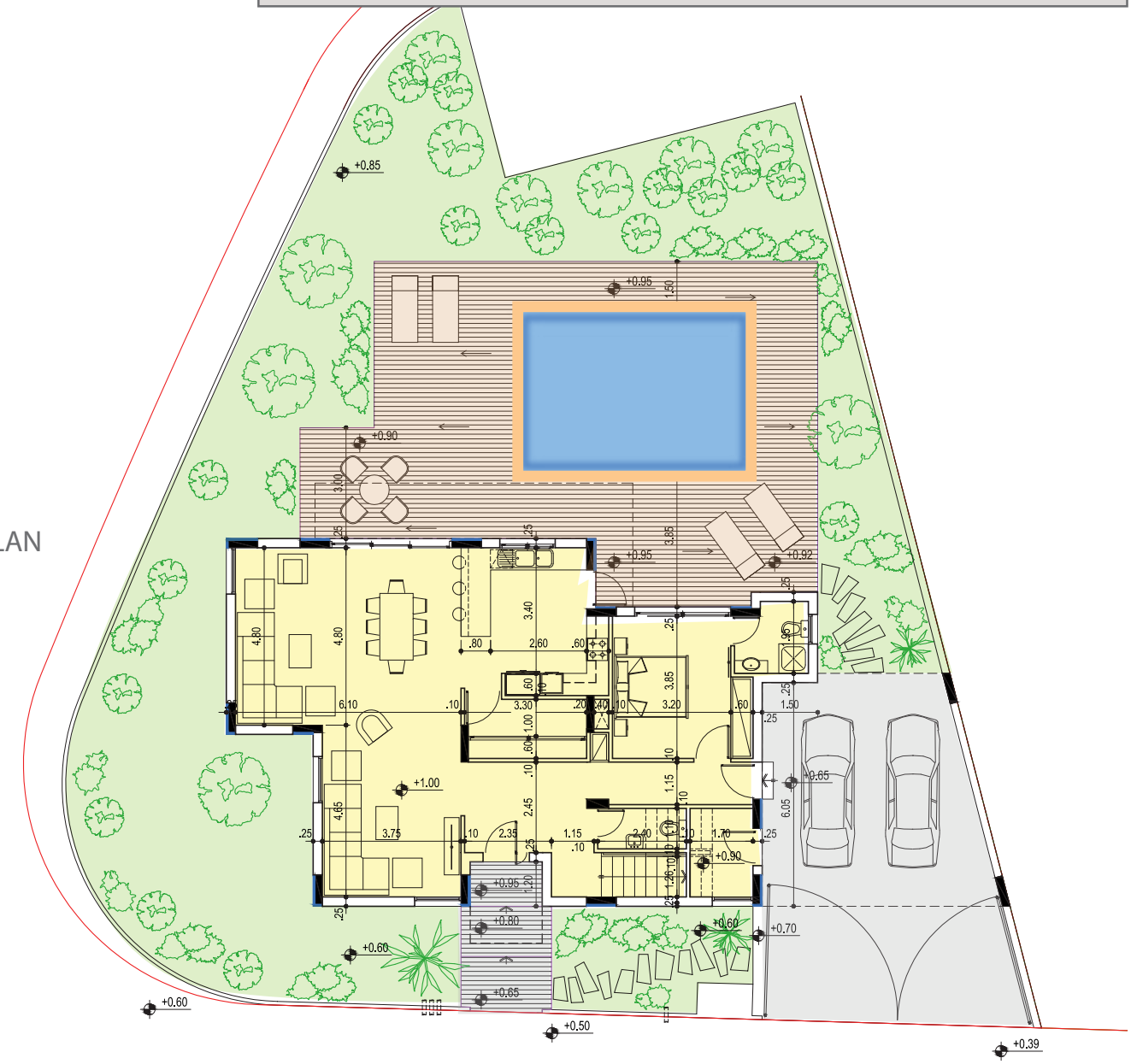
Covered Area: 223 square metres

Corresponding Land: 252 square metres

No. Of Villas Per Type: 1



GROUND FLOOR PLAN



Detached Villa with Private Swimming Pool
Bedrooms: 3
Covered Area: 299 square metres
Ground Floor: 126.47 square metres
First Floor: 106.97 square metres

CONSTRUCTION DETAILS

SUPERSTRUCTURE: Reinforced concrete according to the relevant Cyprus Structural and Aseismic Regulations. External areas of columns and beams that enclose habitable spaces will be covered by 50mm thick heat resistant polysterine.

WALLS: Exterior walls will be of heat resistant 25cm Klimalite blocks/bricks. Interior walls will be of 10cm hollow bricks.

WALL AND CEILING FINISHES:

- a) The walls will be plastered by 3 coats of rendering and will be painted in 3 coats of appropriate paint, i.e. Emulsion for internal areas and paint for exterior use outside
- b) Some areas will be covered by HPL sheets, according to the drawings.
- c) Ceilings will be rendered with 3 coats of thin plastering (spatula) and they will be d) painted with 3 coats of Emulsion paint.
- e) The wall between the kitchen cupboards will be covered with ceramic tiles €20/sq.m.
- f) Bathroom and toilet walls will be covered by ceramic tiles €15/sq.m. up to the height of the door.

FLOORS:

- a) Inside areas will be covered by ceramic tiles €20/sq.m.
- b) Bathrooms and toilets will be covered by ceramic tiles €15/sq.m.
- c) Verandahs will be covered by ceramic tiles €15/sq.m.

ELECTRICAL INSTALLATION: It will be carried out according to E.A.C. regulations (16th edition).

SANITATION - PLUMBING: Plastic pipes will be used for hot and cold water (pipe in pipe). For sanitation purposes P.V.C. pipes will be used. For each villa there will be a plastic water tank of 900kg, 2 solar panels and a pressure cylinder of 180lt.

SANITARY FITTINGS: Complete set of sanitary fittings, including kitchen tubs along with the corresponding mixers worth €1600.-/villa with all rooms ensuite and €1.200.- for villas with master bedroom ensuite.

CARRENTRY:

- a) Door frames will be of timber. Door will be enclosed by MDF sheets on both sides.
- b) Kitchen benches cabinets and wardrobes will be made of 18mm. melamine sheets. The top of the kitchen bench will be lined with granite top €150/r.m. The top of the washhand basin benches will be lined with marble €150/r.m. where applicable.

EXTERNAL WINDOWS AND DOORS: They will be of aluminium of RAL colour, with double glazing (6-12-4). The external glass will be of low-E and the internal clear.

The following Muskita types or equivalent will be used:

Sliding type: MU3000TH

Opening type: MU2000TH

BALCONY RAILINGS: They will be of aluminium and laminated glass 10mm thick, where applicable.

AIR CONDITIONING: All preparatory work for the installation of split units (one in each bdrm and two in the living/dining area) will be carried out at this stage, including the relevant electrical work and the drainage.

ROOF SLAB: It will be covered by 80mm thick heat resistant polysterine, reinforced concrete and woven water resistant polyester sheets 4mm thick.

BUILDING ENERGY PERFORMANCE: Each villa will be issued with a Building energy performance certificate of as least Class "B" from the relevant Certifying Authority.

SWIMMING POOL: Every villa will have a swimming pool of skimmer type with all its internal surfaces lined with plastic linen.



Destalo offers buyers the flexibility to customise certain fittings according to their taste

THIS IS DESTALO...

A Elia (Destalo) Property Consulting LTD was established in 1992 by Mr Andreas Elia and is a registered and licensed Estate Agency company in Cyprus with Registration No. 204 and Licence No. 502 in accordance with the Cyprus Read Estate Agents Law 2010.

The Company has earned its reputation of offering quality and value to investors and lifestyle buyers. A vast and diversified portfolio of properties, land and investment opportunities in Cyprus, and especially the Larnaka area, offers choices for every preference and budget.

Destalo is backed by an experienced team of Lawyers and Accountants who provide professional advice and guidance to all prospective clients.



...AND THIS IS HOW WE ADD VALUE

EU Citizenship as a result of your investment

Non-Cypriot Investors, are eligible to acquire the Cyprus Citizenship by Naturalization, following the fastest process in Europe.

A single application provides CYPRUS EU CITIZENSHIP & PASSPORTS for all the Family. This includes the spouse of the applicant, children under 18 years, and adult dependent children up to 28 years, without having to meet any financial criteria.

Other key benefits include:

- Investment amount has been reduced to a combined 2 million euros.
- No Tax Consequences: Applicant does not become a tax resident in Cyprus, unless he/she spends more than 183 days in one calendar year.
- Visa-free travel to more than 157 countries.
- Valid for life and passed on to new generations.
- Cyprus allows Dual Citizenship: The acquisition of citizenship in Cyprus is not reported to other countries.
- Applies for all nationalities.
- No requirement to physically reside in Cyprus, before or after obtaining the Citizenship.
- Cypriot citizens enjoy the freedom to live, work, study, travel or establish a business throughout Europe.
- No Restriction on Movement of Capital from any EU Member State to another.
- No local Language and History tests.
- No Inheritance Tax, allowing for long-term tax planning.
- No Government Donations, unlike other Citizenship programs.
- Excellent Rental Yields on Real Estate investments.

Destalo has an outstanding track record, based on close collaboration with authorities and reliable Tax and Legal Advisors.

For more detailed information on the Financial and other Criteria required, and a smooth process for EU Citizenship and Property ownership, contact Destalo and benefit from the in-depth knowledge of legislation and procedures.

More than anything we simplify everything, so you can enjoy real peace of mind.





A ELIA (DESTALO) PROPERTIES

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For Project Video 3D Tour
and Electronic Brochure
visit:

www.destalolakevillas.com