



QUALITY GROUP
DEVELOPMENTS & INVESTMENTS

Soleil Residences

By Quality Group

- ✓ NO VAT PROJECT
- ✓ 7 % RENTAL RETURN
- ✓ TITLE DEEDS READY
- ✓ DELIVERY 8 MONTHS
- ✓ FULLY RENOVATED



PROJECT FACTS

Status: Under Redevelopment

Location: Larnaca, Tersefanou

Highlights:

- 58 apartments available for sale
- Divided in 3 apartment blocks
- Studio, 1 & 2 bedroom apartments
- Title Deeds ready for each unit
- Fully furnished with appliances and fittings
- Common swimming pool
- 1 parking space for each apartment

Located in the serene village of Tersefanou, Larnaca, the project comprising with three apartment blocks, with a total of 73 apartments. Just minutes away from Larnaca city center, pristine beaches, Larnaca International Airport, and Mackenzie Beach, residents enjoy the perfect blend of tranquility and accessibility.

















Soleil Residences

To Limassol

To Nicosia

Lamaca City

Finikoudes Beach

Lamaca Salt Lake

Mackenzie Beach

Cyprus International Airport

Water Sports

Faros Beach



LARNACA, TERSEFANO

PROJECT LOCATION

DISTANCES
Airport 6km | University 10km | School 1km | Beach 5km | Hospital 10km | Shops 500m



TERSEFANO

Soleil
Residences



Majestic Gardens 1



Majestic Gardens 2



Majestic Gardens 3



BLOCK A

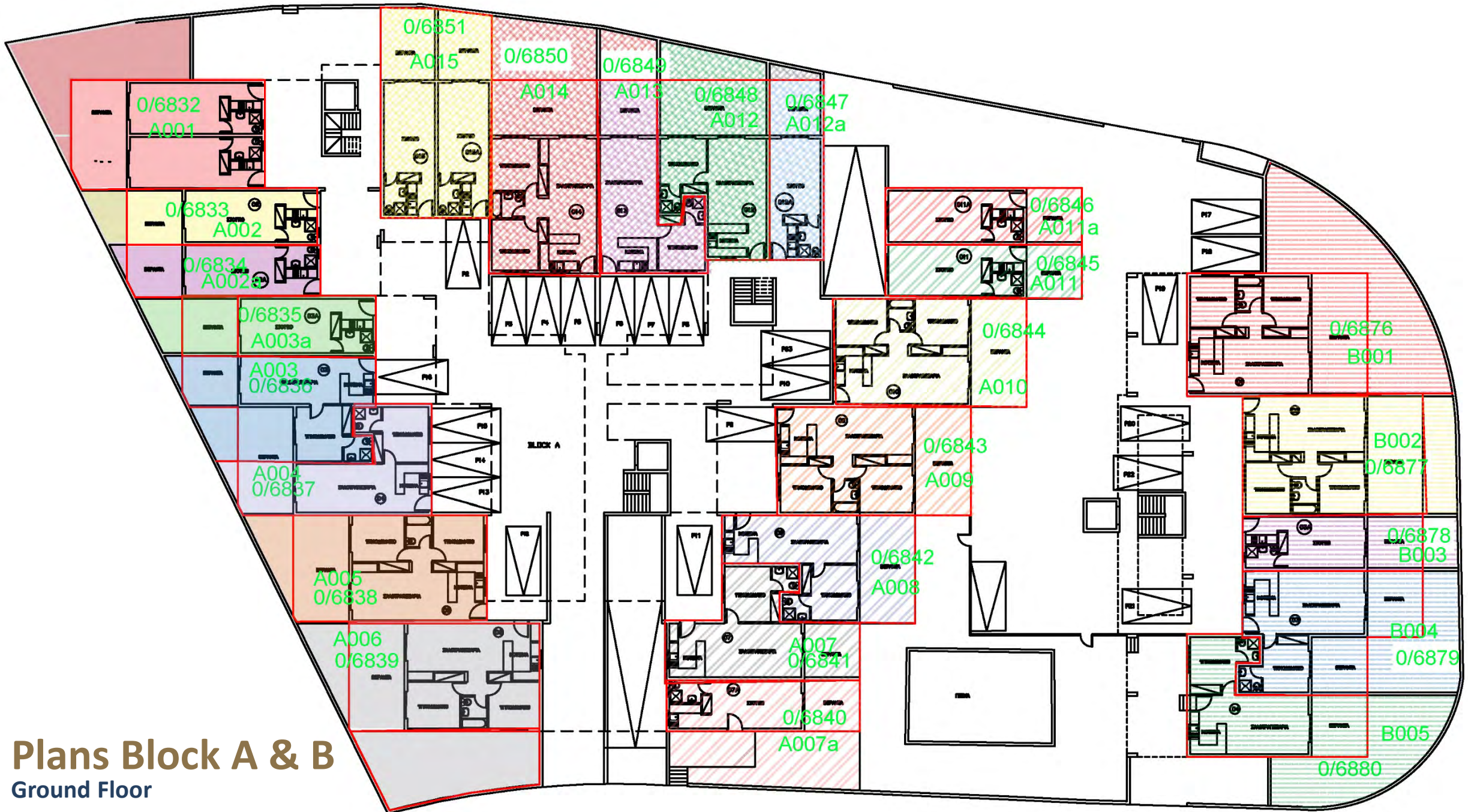


BLOCK B

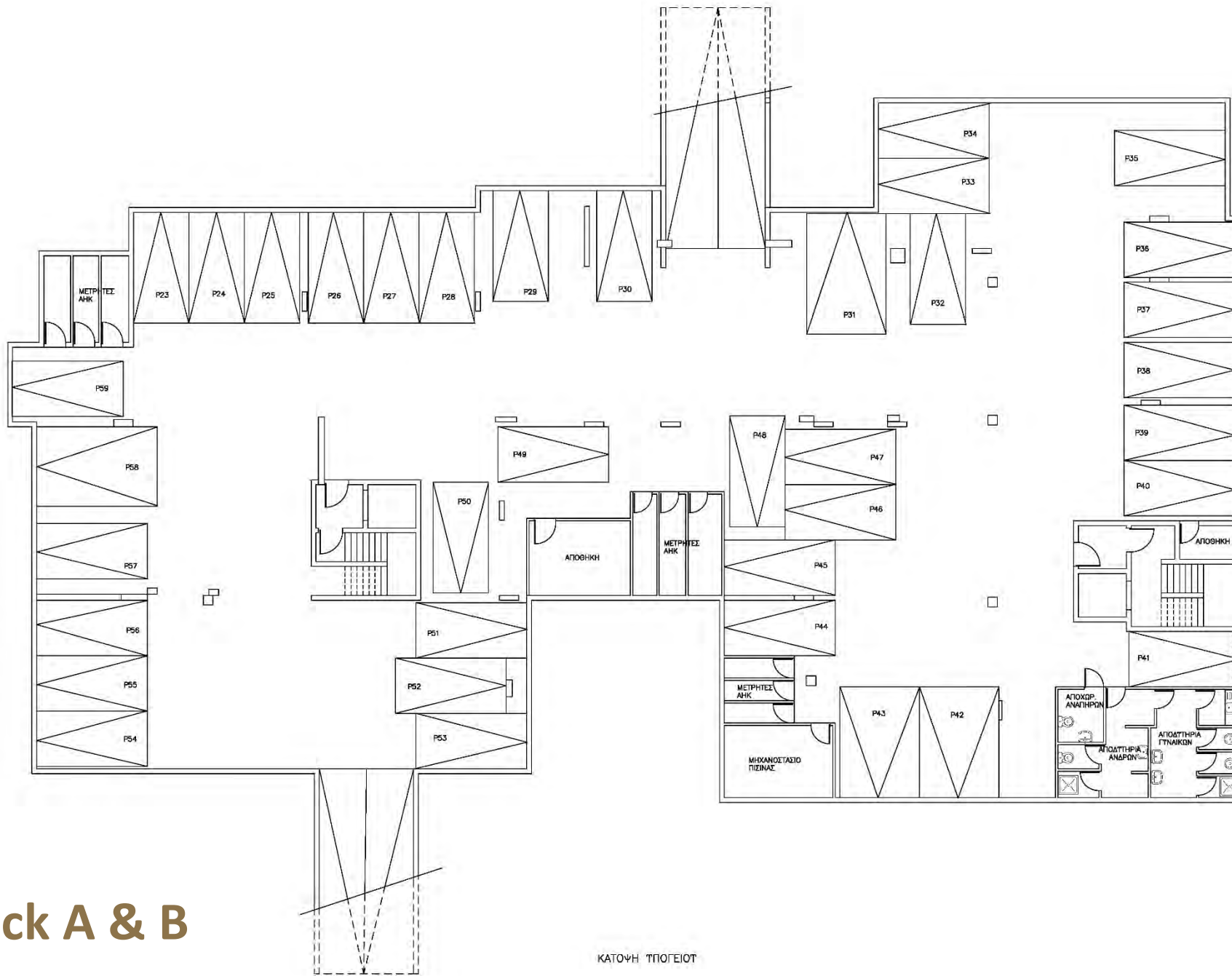


BLOCK C



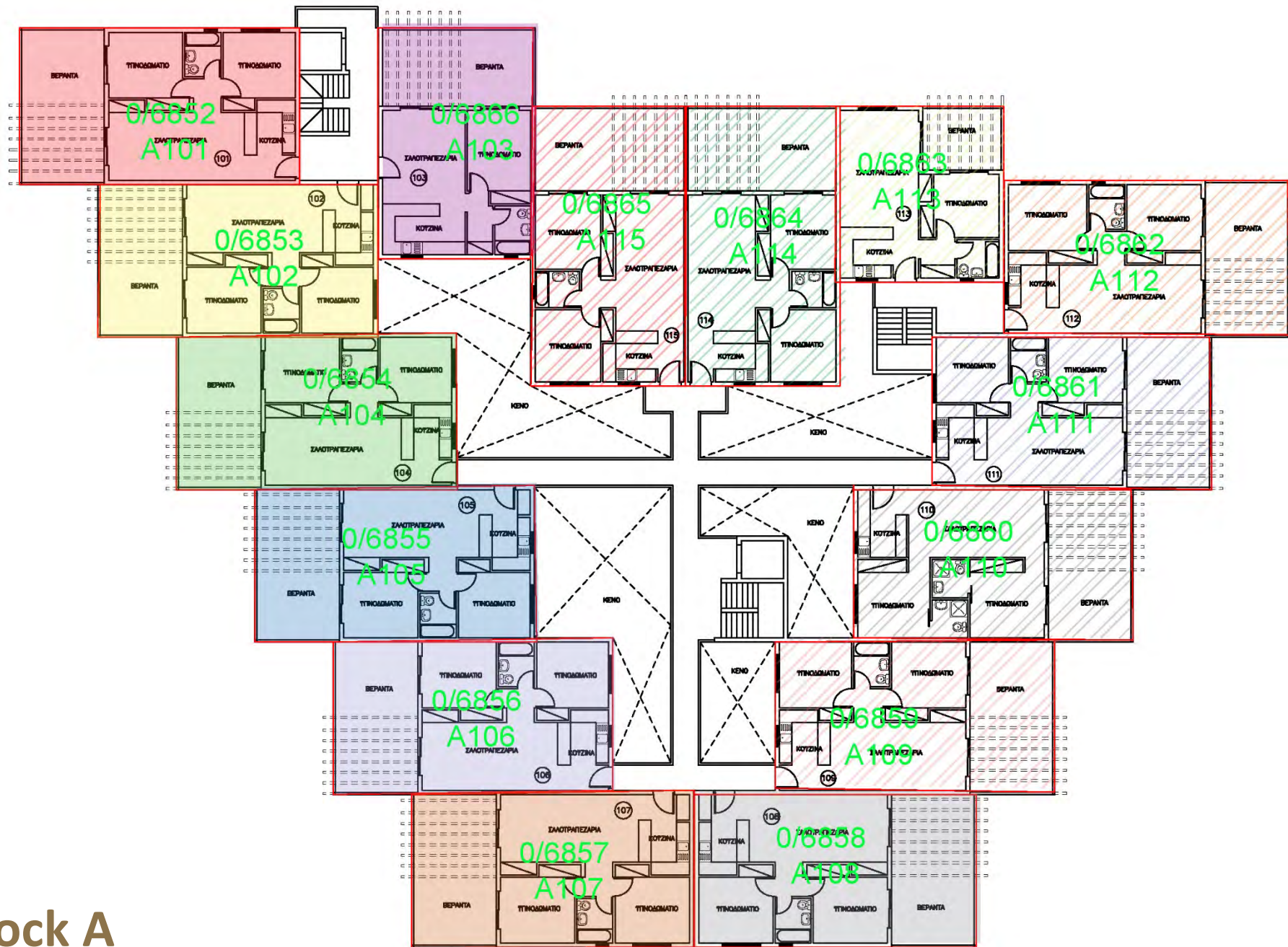


Plans Block A & B
Ground Floor



Plans Block A & B
Basement

ΚΑΤΩΦΗ ΤΠΟΓΕΙΟΥ

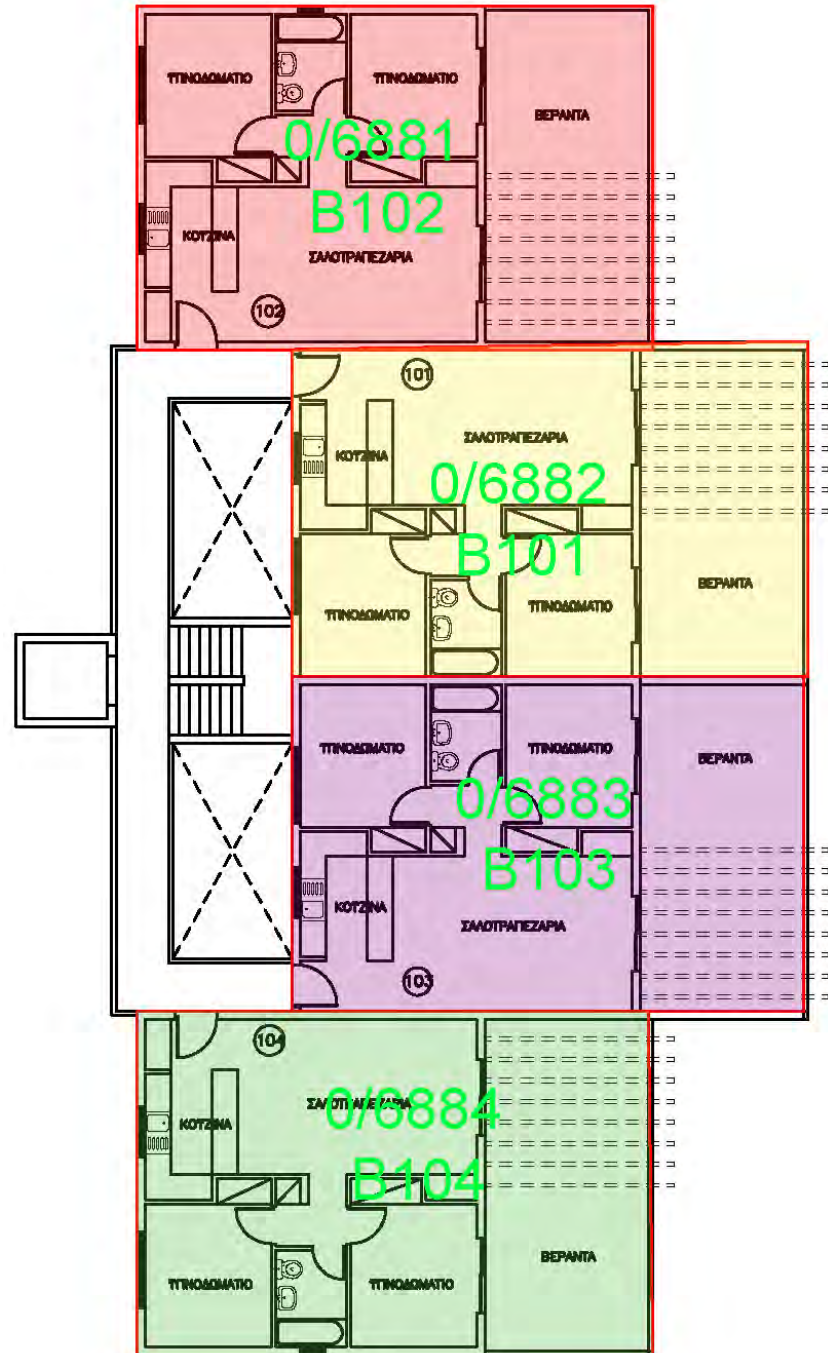


Plans Block A

1st Floor



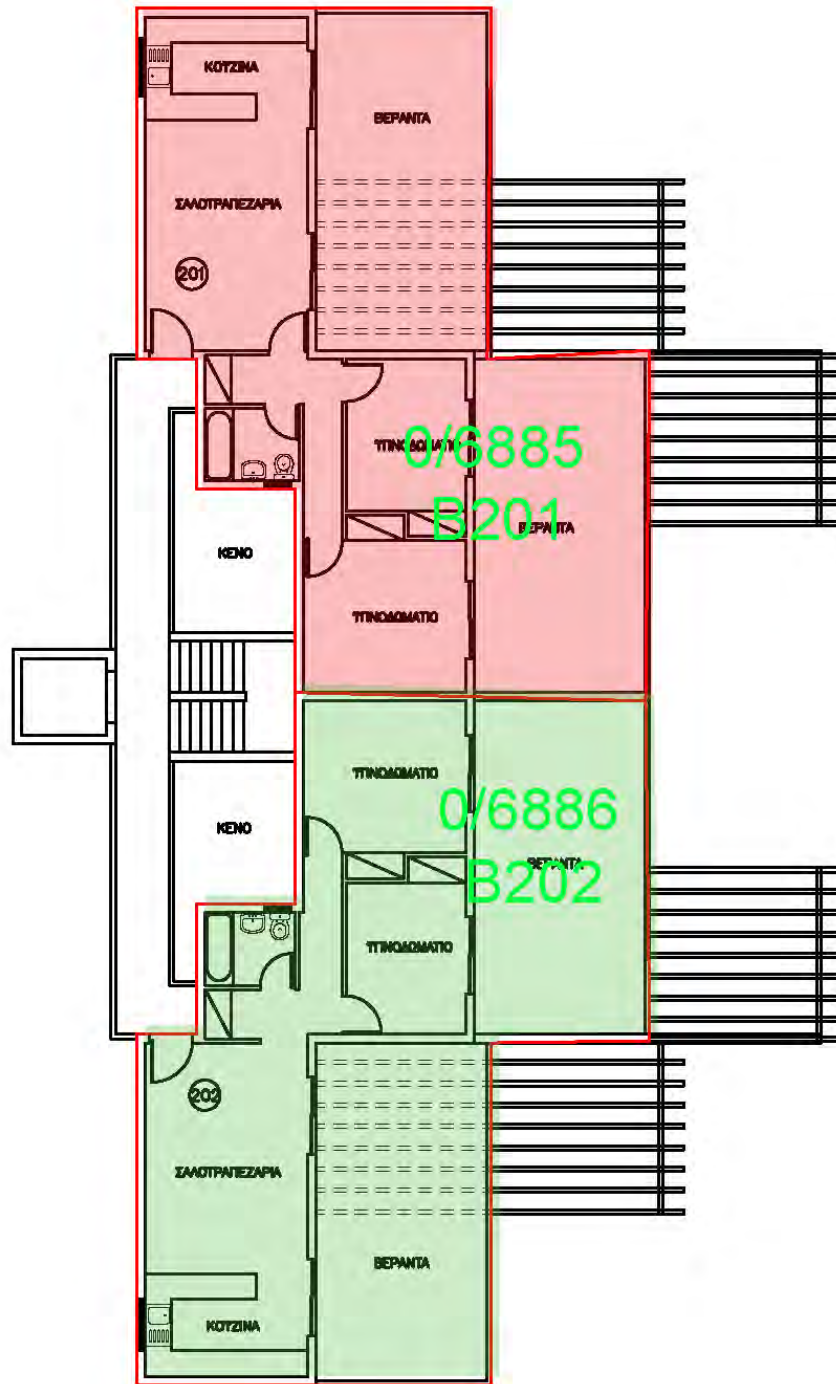
Plans Block A
2nd Floor



Plans Block B
1st Floor

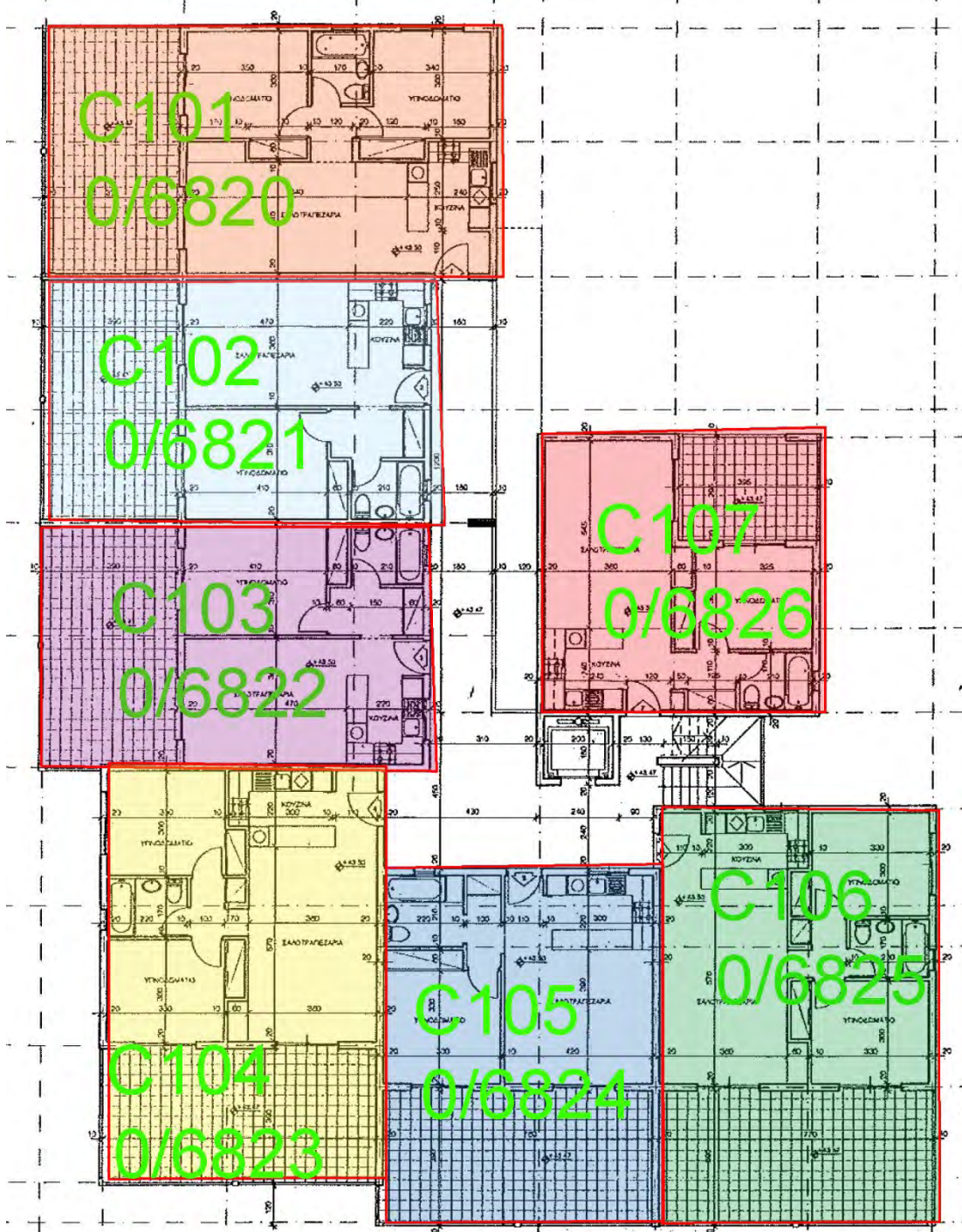
Plans Block B

2nd Floor

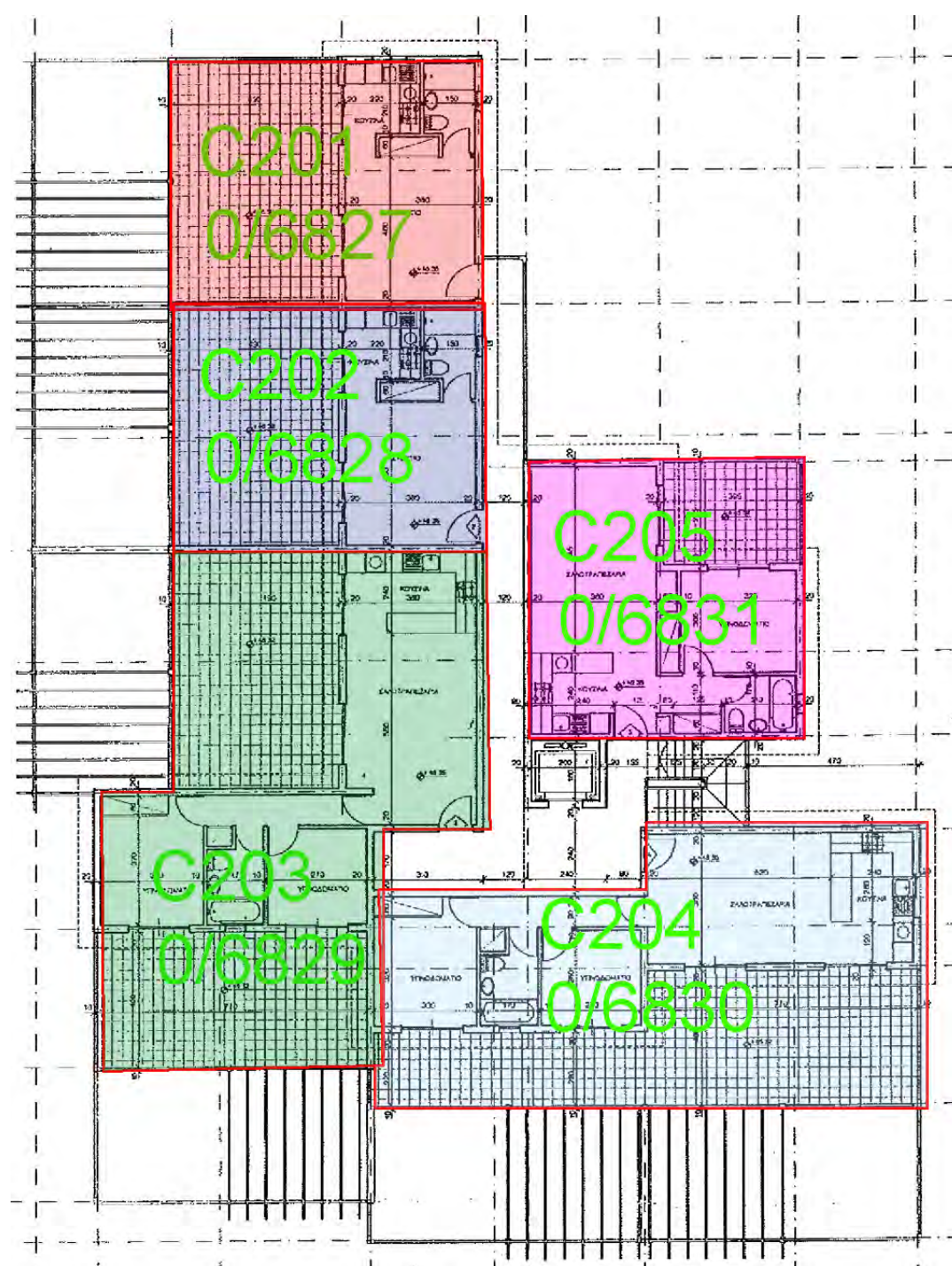




Plans Block C
Ground Floor



Plans Block C
1st Floor



Plans Block C
2nd Floor

FURNITURE PACKAGE

ELECTRICAL APPLIANCES	FURNITURE	WINDOW TREATMENTS
<ul style="list-style-type: none">• Refrigerator (1)• Electric Oven (1)• Ceramic Hob (1)• Hood (Extractor Fan) (1) Washing Machine (1)• Kettle (1)	<ul style="list-style-type: none">• Sofa (1)• Coffee Table (1)• TV Unit (1)• Dining Table (1)• Dining Chairs (4)• Double Bed (160x200) with mattress in every room• Bed Side Tables (2) in every room	<ul style="list-style-type: none">• Roller blinds : (Dim out in common area Black out in bedrooms)



TECHNICAL SPECIFICATIONS

DURING RENOVATION THE BELOW WORKS WILL BE EXECUTED:

1. EXTERIOR:

- Replastering and repainting external surfaces according to the choice of the architect.
- Changes in the Façade
- Landscape on all communal areas

2. VERANDAS:

- Removal of ceramic tiles, resurfacing, new insulation and installation of new ceramic tiles. All verandas will be covered with anti-slip tiles of supply price €17/m². All floors are finished with skirting of similar type.
- Replacement of current railings.

3. ROOF:

- Resurfacing and new insulation.

4. INTERIOR:

- Replastering and repainting external surfaces according to the choice of the architect

5. BATHROOMS:

- Removal and replacement of all bathroom tiles and sanitary fittings. All of 1st quality according to the EU standards of total supply cost €850 per apartment.
- Bathrooms will be tiled (floors and walls) with new ceramic tiles of supply price €17/m². All floors are finished with skirting of similar type.

6. WARDROBES & KITCHEN UNITS:

- Timber with melamine finishes to all areas shown on drawings. Kitchen worktop will be granite of supply cost €170/m.

7. DOORS & WINDOWS:

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

8. 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.

9. WATER SUPPLY:

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

10. AIR-CONDITIONING-HEATING:

- Air conditioning units (hot / cold) in all areas.

NOTES

- Prices quoted are the showroom retail prices, available only at Quality collaborator showrooms.
- V.A.T is included in the prices.
- The following services / extras can be offered to the clients:
- Proposals/advice for interior design

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 and illustrations are indicative only. The actual finished building may differ from the images shown here. Please consult the final plans and specifications for the building to ensure that you have an accurate understanding of its features and design.