

HOME CITY  
RESIDENCES 8



# Welcome

## HOME CITY RESIDENCES 8

*Experience the perfect blend of comfort and sophistication in our collection of 9 exclusive private apartments. Thoughtfully designed with refined finishes and premium materials, each residence promises a tranquil and luxurious lifestyle. Ideally situated just moments from Larnaca's Metropolis Mall, convenience meets elegance at your new address.*





Home City Residences 8



Hore City Residences 8

## Why Choose Home City Residences 8

- **Only 9 apartments** across 3 levels
- **Walking distance** from the new Metropolis Mall
- **Minimalist design** inspired by natural elements
- **Covered verandas** with every apartment

## Discover Your Home

*This modern residential development in Larnaca offers a **selection of one-bedroom, two-bedroom and three-bedroom apartments**. Each residence is designed with **functionality, elegance, and comfort** in mind, complemented by **spacious verandas, private parking, and exclusive roof gardens** for relaxation.*





Home City Residences 8



## Location

*Situated just a short walk from the new Metropolis Mall and mere steps from supermarkets, cafes, gyms and essential services, Home City Residences 8 offers convenience at your doorstep.*

*The apartments overlook an open field, offering scenic views of charming villas, lush greenery, city vistas, and distant sea views.*



## PROXIMITY TO KEY AMENITIES

### Prime Location in Aradippou

*Quiet, family-friendly neighborhood in Larnaca.*

**New Metropolis mall 1km**

**Gym / Padel 500m**

**Schools 500m**

**Cafe 200m**

**LIDL supermarket 750m**

## CONNECTIVITY & TRANSPORTATION

### Nicosia (45 km)

*The capital city is accessible within 35-40 minutes via the highway.*

### Limassol (70 km)

*Cyprus' second-largest city and business hub is 45 minutes away.*

### Larnaca Port & Marina (3 km)

*A growing maritime and commercial area set for redevelopment.*

### Public Transport:

*Several bus lines pass through, ensuring efficient public transit options.*



# Specifications

## PROJECT CONSTRUCTION

### 1. STRUCTURE

- The structure is made of reinforced concrete of strength C37 and high tensile strength steel of grade S500s.
- The structural design complies with the seismic regulations of Cyprus.

### 2. MASONRY

- External walls (25cm) and internal walls (10cm) will be made with high-quality hollow bricks, laid with cement in accordance with architectural and detailed plans.
- Plastic mesh will be placed at the joints of masonry with reinforced concrete.
- Waterproof coatings will be applied to ground floor walls.

### 3. PLASTERING

- Interior
- Masonry will receive two layers of plaster and two layers of spatula finish.
- Ceilings will be finished with two layers of spatula for a high-quality finish.
- Walls and ceilings will be painted with three coats of emulsion paint.
- External walls will be insulated using a shell-type system (80 mm polystyrene).

### 4. WATERPROOFING

- Foundations: Concrete surfaces in contact with the ground will receive two coats of bituminous emulsion.
- Ground Floor Verandas: The joint between ground slab and walls will receive two coats of cementitious waterproofing reinforced with plastic mesh.

- Balconies: Balconies will be covered with 4 mm polyester felt.
- Private Roof Terrace (roof garden) and Planters: Covered with 4 mm bitumen sheet.
- Roofs: Exposed flat roofs will have 70 mm polystyrene slope screed and 4 mm polyester bitumen sheet. A triangular clay fillet will be built at the junction between parapet walls and concrete slab.

### 5. FLOORING

- All ceramics will be selected by the buyer from a predefined range provided by the seller. If not chosen in time, the seller reserves the right to choose on behalf of the buyer.
- Floor ceramics across all floors will be priced at €15/m<sup>2</sup>.
- Floor tiles for toilets, showers, and bathrooms also priced at €15/m<sup>2</sup>.
- Verandas and external tiles: €15/m<sup>2</sup>, seller's choice.
- If the buyer chooses ceramics exceeding the specified budget, they will be charged the difference.
- Staircases will be covered with marble, chosen by the seller.
- Lobby will be finished in marble or ceramic, at seller's discretion.

### 6. WALL TILES

- Toilets, showers, and bathroom walls will be tiled up to the ceiling at €15/m<sup>2</sup> from seller's range.
- Part of kitchen walls (between worktop and upper cabinets) will be tiled at €15/m<sup>2</sup> from the predefined range.

### 7. SANITARY WARE & FITTINGS

Total cost must not exceed:

- €2,200 for 3-bedroom units
- €1,900 for 2-bedroom units
- €1,300 for 1-bedroom units

### 8. DRAINAGE

- Pipes and fittings will be of the best quality and installed per mechanical plans.
- External drainage will connect to the main system. If unavailable, provisions for future connection will be made.

**9. ELECTRICAL INSTALLATION**

- Will comply with electrical plans and EAC regulations. Provisions for sockets, TV, and phone in every bedroom and living room. Electrical appliance points in the kitchen.
- The main entrance will include intercom camera systems for each apartment. Door access by card, code, or equivalent system.

**10. AIR CONDITIONING**

- Provisions for AC units in all bedrooms and living room.

**11. PLUMBING INSTALLATION**

- Pipe-in-pipe system will be used.
- Includes hot/cold water supply to kitchen sink, baths, showers, and basins. Cold water supply for washing machine and dishwasher as per plans.

**12. CARPENTRY**

- Main apartment doors and stairwell doors will be fire-certified.
- Bedroom wardrobes and interior doors will be made of high-quality melamine, built to architectural dimensions

**13. KITCHEN**

- All kitchen counters and cabinets will be made of high-quality melamine per the architectural plans.
- Kitchen countertop will be granite, priced at €150/m.

**14. uPVC**

- All exterior openings will have uPVC frames (color selected by seller), sliding or opening type as per plans, with double glazing 4mm-14mm-5mm.
- Inner glass clear, outer glass tinted.

**15. SOLAR WATER HEATER**

- Each unit will include a 150/160 L electric boiler with storage, a 2.42 m<sup>2</sup> solar panel, a 1000 L water tank, and a pressure system on the roof.

**16. EXTERNAL WORKS**

- Balconies per architectural drawings with glass railings.

**NOTE:**

- a) VAT of 19% is not included in the stated prices.
- b) All prices are retail from showrooms.
- c) The listed prices are only available at partner stores.





# Plans

## GROUND FLOOR

- **Common Areas:**

*Entrance lobby, covered parking, private storage spaces, and waste disposal areas.*

- *No residential units on this level.*



1<sup>ST</sup> FLOOR

**APARTMENT 101**

Covered Living Area: **78 m<sup>2</sup>** Bedrooms: **2**  
Veranda Area: **22m<sup>2</sup>** Bathrooms: **2**  
Storage Room: **S101** Parking: **P101**

**APARTMENT 103**

Covered Living Area: **99m<sup>2</sup>** Bedrooms: **3**  
Veranda Area: **30m<sup>2</sup>** Bathrooms: **2**  
Storage Room: **S103** Parking: **P103**



**APARTMENT 102**

Covered Living Area: **50m<sup>2</sup>**  
Veranda Area: **14m<sup>2</sup>**  
Storage Room: **S102**  
Bedrooms: **1**  
Bathrooms: **1**  
Parking: **P102**

2<sup>ND</sup> FLOOR

**APARTMENT 201**

Covered Living Area: **78 m<sup>2</sup>** Bedrooms: **2**  
Veranda Area: **22m<sup>2</sup>** Bathrooms: **2**  
Storage Room: **S201** Parking: **P201**

**APARTMENT 203**

Covered Living Area: **99m<sup>2</sup>** Bedrooms: **3**  
Veranda Area: **30m<sup>2</sup>** Bathrooms: **2**  
Storage Room: **S203** Parking: **P203**



**APARTMENT 202**

Covered Living Area: **50m<sup>2</sup>**  
Veranda Area: **8m<sup>2</sup>**  
Storage Room: **S102**  
Bedrooms: **1**  
Bathrooms: **1**  
Parking: **P202**

3<sup>RD</sup> FLOOR

**APARTMENT 301**

Covered Living Area: **78 +8 m<sup>2</sup>** Bedrooms: **2**  
 Veranda Area: **22m<sup>2</sup>** Bathrooms: **2**  
 Storage Room: **S301** Parking: **P301**

**APARTMENT 303**

Covered Living Area: **99+9m<sup>2</sup>** Bedrooms: **3**  
 Veranda Area: **30m<sup>2</sup>** Bathrooms: **2**  
 Storage Room: **S303** Parking: **P303**



**APARTMENT 302**

Covered Living Area: **50m<sup>2</sup>**  
 Veranda Area: **14m<sup>2</sup>**  
 Storage Room: **S102**  
 Bedrooms: **1**  
 Bathrooms: **1**  
 Parking: **P302**

**4<sup>TH</sup> FLOOR  
ROOF GARDENS**







**Developed by Home City Investments**

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